III. EXISTING CONDITIONS, IMPACTS AND MITIGATION

H. Utilities

H. Utilities

1. Water Supply

a. Existing Conditions

The Project site is located within the Yorktown Consolidated Water District (District). The District has been in existence since 1970and serves the Town of Yorktown, which includes approximately 10,000 accounts. The Town of Yorktown is part of the Northern Westchester Joint Water Works (NWJWW), which provides water to the District. The NWJWW is collaboration between the Towns of Yorktown, Somers & Cortlandt, along with the Montrose Improvement District.

Water is mainly provided to the District from two New York City water supply sources: the Amawalk Reservoir located east of Town and the Catskill Aqueduct located west of Town. Water is drawn from each source and treated at water treatment plants at each location prior to distribution to the District. A 24-inch transmission line, generally aligned along Route 202/35, extends between the two plants from Amawalk to Cortlandt Manor. From the transmission line, several connections to storage tanks and local distribution mains provide water service to the District community.

Representatives of the District indicated that the Amawalk Water Treatment Plant (WTP) is the main source of the Town's water supply to the District. The WTP has a treatment capacity of 7.5 million gallons per day (MGD) and provides an average daily flow of approximately 2.4 MGD to Yorktown. The NWJWW Water Treatment Plant in Cortlandt provides a backup water supply in the event that the Amawalk WTP would be unable to meet the Town's water demand.

The District reports that it maintains approximately 170 miles of water main, 1631 hydrants, and six active storage tanks having a total capacity of about eight million gallons. Within the existing Project Site there are five water users, four of which are District customers. The fifth water user's source is by private well. Water use records were provided by the District. During the period for which water use records were provided, the motel site functioned as a motel and a homeless shelter. No water use was recorded at the motel site after its apparent abandonment around January 2006. However, for the purpose of the analysis of the "existing" condition, the motel site is assumed to be active. The King Gates site was used as King Gates and various other commercial uses during the period for which water usage records were obtained. The residential use was consistent throughout the period for which records were obtained. The

average daily water use for each existing parcel is summarized in Table III.H.1.

Table III.H.1
Existing Water Usage

Current Use	Period of Record	Average Daily Flow Rate (gal/day) [2]
Motel [1]	August 2001 to January 2006	8,471
King Gates	August 2002 to November 2010	436
Residence #1	April 2003 to November 2010	217
Residence #2	April 2003 to November 2010	98
Nursery	-	Unknown [3]
Total	-	**9,222**

Notes:
(1) Presently not in use.
(2) Water use provided by YCWD.
(3) Site served by private well. Water use unknown.

Water mains in the vicinity of the site are situated within the rights-of-way of Route 202/35 (Crompond Road) and Old Crompond Road. The 24-inch transmission main is located in Route 202/35 along the site frontage and within Old Crompond Road west of the site. An 8-inch distribution main, from which connections to each of the existing site users is made, is also located in Route 202/35 and Old Crompond Road (refer to Exhibit III.H-1). There is some inconsistency between various record sources that indicate the distribution main in Old Crompond Road to be either 6-inch or 8-inch in diameter.

Existing water system flow and pressure in the vicinity of the site is known at a hydrant located on the south side of Route 202/35 some 900± feet west of the site. The District records indicate the hydrant to be at Elevation 346 having a static pressure of 164 psi, residual pressure of 128 psi and a flow of 2,954 gpm. No data was available for other hydrants located nearer to the site.

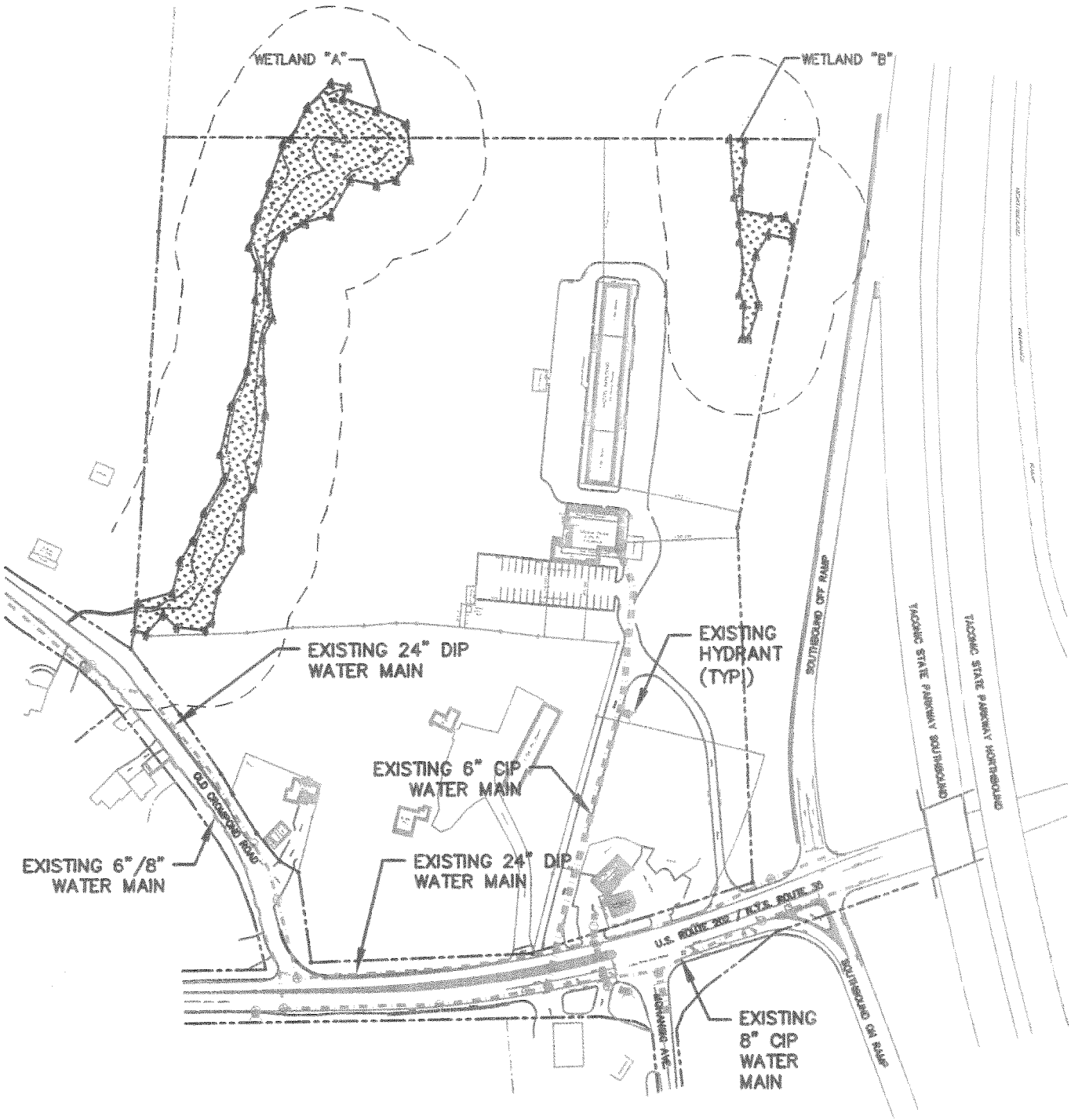

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Exhibit III.H-1

Existing Water Distribution Plan

COSTCO WHOLESALE

Town of Yorktown, New York

Q:\Acad16\01652\13\dwg\DEIS Exhibits\Exhibit III.H-1 Exist Water.dwg

The Applicant's engineer performed a coordinated flow test with District personnel on hydrants in the immediate vicinity of the Project Site in September 2011. The test hydrant used to measure static and residual pressures was an existing hydrant located on the south side of Route 202/35 at the corner of Mohansic Avenue. The hydrant used for flow measurement was located on the motel property at the north end of the exit driveway. The static pressure measured at the test hydrant was 128 psi. A test flow of 1,300+ gpm measured at the motel property hydrant resulted in a residual pressure of 120 psi at the test hydrant. Using the flow and pressure results from the test, the computed available flow at 20-psi residual pressure based on AWWA Standard M17 is 5,300 gpm.

b. Potential Impacts

The Proposed Action will require water for domestic use and fire protection. Water demand for a retail use is typically expected to be approximately 10 percent more than the sewage flow when calculated based on the New York State Department of Environmental Conservation (DEC) guidance as described in Section III.H.2b of this DEIS. The additional 10 percent is to account for water use such as irrigation that does not reach the sewage collection system.

Based on DEC methodology, the water demand for typical retail use of similar size is expected to be approximately 16,620 gallons per day (refer to Table III.H.2).

Table III.H.2
Estimated Water Demand
(Per DEC Standards)

Parameter	Unit	Flow Per Unit (gallons) (1)	Sewage Flow (gpd)	Water Demand (gpd)
Building Area (s.f.)	151,092	0.1	15,109	16,620

Notes:
(1) Table 3 of DEC Design Standards for Wastewater Treatment Works for retail use.
(2) Anticipated water demand = sewage flow + 10%.

However, since Costco functions as a retail/warehouse, the anticipated water use is significantly less than what would be expected for a typical retail store. Costco reports that their typical anticipated water use for this size store to be approximately 5,500 gallons/day. Assuming a 12 hour

period of operation and a peaking factor of 4, a peak hourly rate of 1,833 gallons per hour could be expected over a short duration.

Table III.H.3 summarizes the comparison of average daily water use under existing and proposed conditions. As summarized, the Proposed Action proposes a reduction in water demand.

Table III.H.3
Comparison of Average Daily Water Demand

Existing Condition (gallons/day)	Proposed Condition (gallons/day)
9,222 (1)	5,500 (2)

Note:
(1) Additional Nursery water use from private well not included.
(2) Water usage reported by Costco.

The Yorktown Consolidated Water District (District) will supply water to the project. Two connections to the District's distribution system are proposed. One connection will be to the existing 8-inch water main located in Old Crompond Road at its intersection with Route 202/35; and the second connection will be to the existing 8-inch main located in Crompond Road. All work associated with the connection must be performed in accordance with District requirements.

The proposed onsite water distribution system consists of an 8-inch water main having two points of connection to the existing offsite distribution system. The system will be looped around the building and provide service connections to the building. Service connections will be separated at the building to provide separate domestic and fire sprinkler services. A backflow prevention valve will be installed in the building in accordance with the Westchester County Department of Health requirements. Seven fire hydrants will be installed throughout the site to provide adequate fire protection coverage. Placement of all fire hydrants and fire supply connections to the building will be performed in accordance with the NYS Fire Code and local fire district requirements.

Exhibit III.H-2 illustrates the proposed onsite water distribution system.

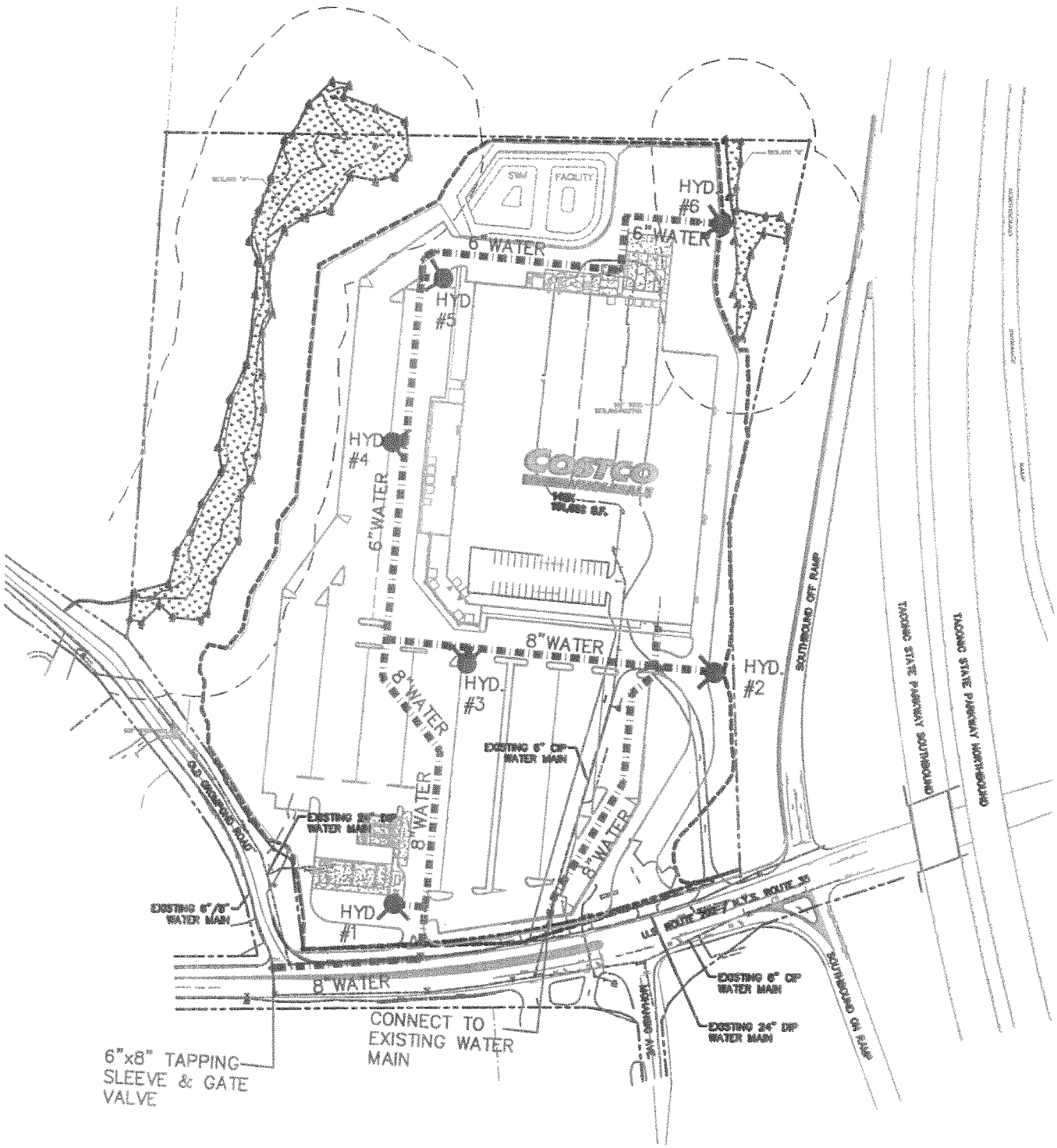

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Exhibit III.H-2

Proposed Water Distribution Plan

COSTCO WHOLESALE

Town of Yorktown, New York

c. Proposed Mitigation

Section15-0314 of the New York State Environmental Conservation Law mandates the use of water saving plumbing facilities in all new buildings. Costco employs high efficiency restroom fixtures, including faucets, urinals and toilets that they claim may save as much as 40 percent more water than required by industry building standards. Use of native plant species in the landscape design reduces the need for site irrigation, thereby realizing a further reduction in water demand. For other "green technology" implemented by Costco, refer to Section III.I of this DEIS.

Part 5 of the New York State Sanitary Code requires customers to protect the water distribution system from potential cross connection by installing a backflow prevention device. The appropriate device will be installed in accordance with District and Westchester County Department of Health requirements.

Costco requires a minimum flow of 100 gpm at a pressure of 75 psi to meet the domestic and fire protection requirements. Data from the District and the results of the September 2011 hydrant flow test performed by the Applicant's engineer indicate that the existing public water supply system in the vicinity of the project (see Section III.H.1.a.) has adequate flow and pressure to meet the demands of the Proposed Action. System improvements will not be necessary to meet the project's water supply demands. The Proposed Action will have less water demand (5,500 gpd) than the existing uses (9,222 gpd).

2. Sanitary Sewage

a. Existing Conditions

The Project Site is comprised of four separate tax lots. Of the four onsite properties, only the former motel site, Lot 26.18-1-19, is included in the Town of Yorktown's local Hunter Brook Sewer District (HBSD). None of the properties, including the former motel site, however, are included within the ~~nearby~~ Westchester County Peekskill Sewer District. None of the properties, therefore, are currently served by public sewers.

For the purpose of the analysis of the "existing" condition assumes that the abandoned motel site is active. The four site properties generate sewage flow, which is treated by onsite subsurface disposal systems (SSDS). Existing sewage flow data was not available; however, estimated daily flow rates were generated based on water usage as summarized in Table III.H.1. Sewage flows were assumed to be ninety percent of the water use accounting for ten percent loss/consumption. Where water use records

were not available (nursery), the hydraulic loading rate from Table 3 of the New York State Department of Environmental Conservation (NYSDEC) publication "Design Standards for Wastewater Treatment Works" dated 1988 was applied to estimate flow. The estimated sewage flows are summarized in the following table.

Table III.H.-4
Estimated Existing Sewage Flow
Onsite Properties

Lot	Use	Quantity	Unit	Flow Rate Per Unit (gal/day)	Estimated Average Daily Flow Rate (gal/day)
26.18-1- 17	Residence #1	-	-	-	195 (3)
26.18-1- 17	Residence #2	-	-	-	88 (3)
26.18-1-18	Zino's Nursery	1,128 (1)	Square Feet	0.1 (2)	113
26.18-1-19	Former Motel (4)	-	-	-	7,624 (3)
26.19-1-1	King Gates	-	-	-	392 (3)
Total	-	-	-	-	8,412 (3)

(1) Building area measured from topographic survey.
(2) Sewage flows ate based on Table 3 of the NYS DEC Design Standards for Wastewater Treatment Works
(3) Flow based on 90% of water use from Table III.H.1.
(4) Property is included in existing Hunter Brook Sewer District Extension #17.

The nearest public sewer with potential to serve the Project Site is an 8-inch diameter pipe located approximately 2,000 feet west of the site at the intersection of Stoney Street and Old Crompond Road. There is an existing sanitary manhole located within the Stoney Street right-of-way, which is suitable for connection to the public sewer main. From the existing manhole, an existing 8-inch tile pipe presently conveys sewage, which flows to the Peekskill Wastewater Treatment Plant. The main is owned and maintained by the Town of Yorktown as part of the local HBSD. The Town of Yorktown Engineering Department has advised that there are no known capacity issues with the existing main or within the Hunter Brook Sewer District.

The HBSD is tributary to the Westchester County Peekskill Sewer District. Therefore, the existing main referenced above is situated within the County Sewer District. Sewage flow from the area is treated at the

County-owned and maintained Peekskill Wastewater Treatment Plant. The facility was initially constructed in the 1970's and was the last of the County's wastewater treatment plants to be built. All flows from the Peekskill Wastewater Treatment Plant discharge into Annsville Creek, which is tributary to the Hudson River.

The plant has received several upgrades since its initial construction. In 2010, the Westchester County government announced that approximately $7.35 Million in bond funding would be appropriated towards two additional upgrade programs. Under the first program, $5.75 Million would be bonded and spent on the plant to transition from the present use of chlorine as a disinfectant and move to an ultraviolet disinfection technology. This advancement will improve the effluent that discharges to the Hudson River, and reduce use and cost of chemical treatment.

A second initiative, costing $1.6 Million, will bring upgrades to the plant's operational systems, including the roofing of the digester, which at age thirty-five has reached the end of it useful life. The bond funding will allow the replacement and upgrading of systems and process components associated with aeration, digester, and heating gas at the plant. Also to be installed are three new boilers and associated valves, piping and controls. The boiler upgrades will help reduce odors and provide for safe transmission of digester gas to be used onsite as fuel in plant boilers, again reducing energy costs at the facility.

According to Westchester County, the Peekskill plant has a design capacity of 10 million gallons per day (MGD). The plant is currently operating below its design capacity, actually treating approximately 6.7 MGD. The Town of Yorktown Engineering Department has advised that neither the DEC nor the Westchester County Department of Environmental Facilities (WCDEF) have placed any moratoriums against new sewer main extensions and/or net increases in sewage flows to the sewer district.

b. Potential Impacts

Costco indicates their typical average daily water demand for similar projects is 5,500 gallons per day. Assuming a ten percent water loss due to such uses as irrigation and consumption, we anticipate the average daily sewage flow to be approximately 5,000 gallons per day or 0.005 million gallons per day (MGD). The adjusted peak hourly flow based upon an assumed peaking factor of 4.0 is 20,000 gallons per day, or 0.02 MGD. This anticipated average daily flow represents less than one-tenth of one percent of the 6.7 MGD currently being treated by the Peekskill Wastewater Treatment Plant and therefore, more than ample capacity is available to treat the site generated sewage flow.

In order to provide public sewer service to the Project Site, extension of the existing sewer system will be necessary. Connection to the existing sanitary sewer system will be made at the existing manhole located at the intersection of Old Crompond Road and Stoney Street. From the existing manhole, an existing 8-inch pipe presently conveys sewage to the Peekskill Wastewater Treatment Plant. The Applicant proposes extension of this sewer to the Project Site.

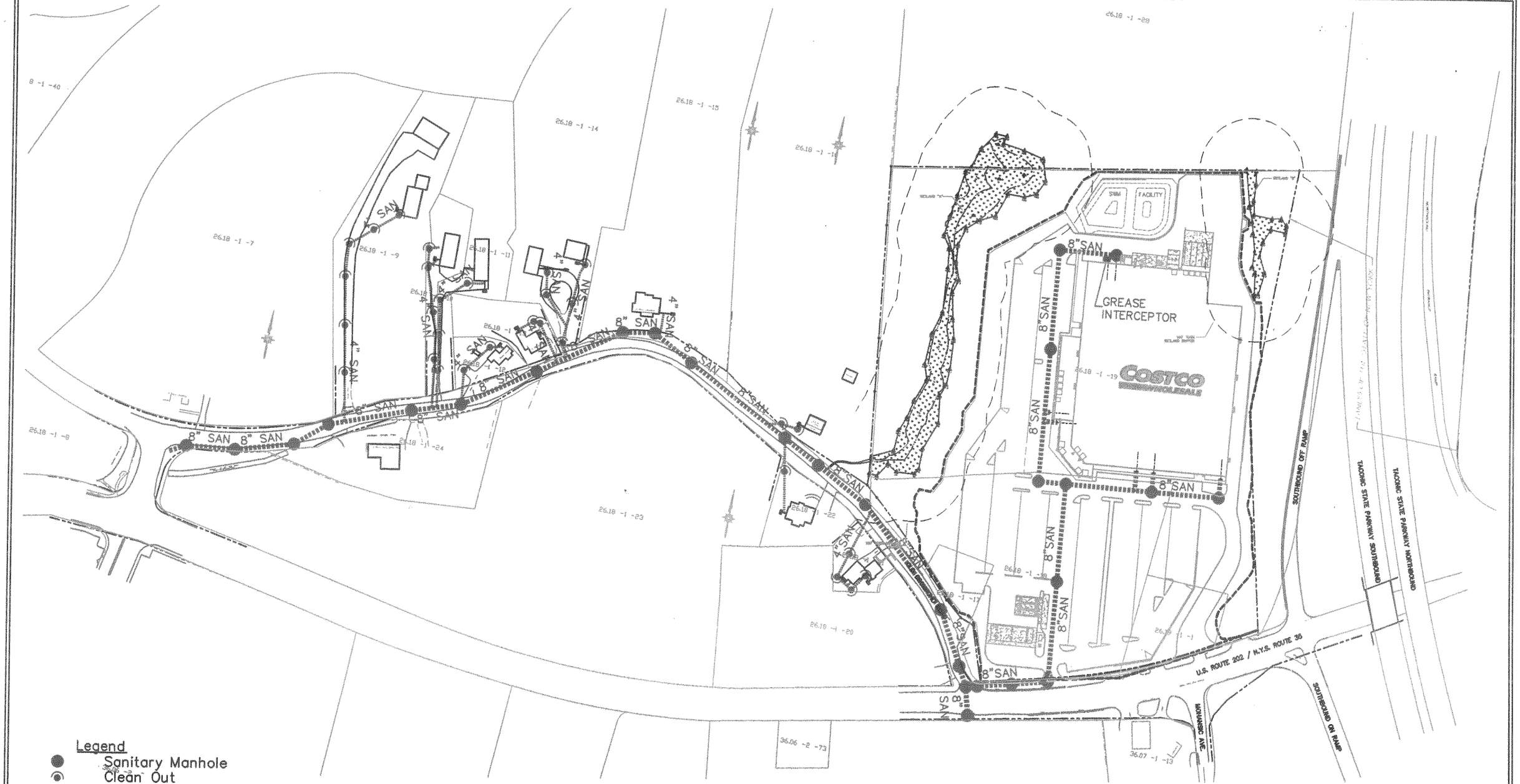
Extension of the sewer will entail the installation of some 2300± linear feet of 8-inch sewer pipe and twenty (20) manholes. The alignment will extend some 2100± feet along Old Crompond Road within the existing Town right-of-way and then along Crompond Road (Route 202/35) for approximately 200± feet within the NYS DOT right-of-way (see Exhibit H-3). The proposed sewer extension will pass 12 (offsite) properties fronting on Old Crompond Road and/or Crompond Road that are presently outside the County Sewer District. The Applicant proposes to provide sewer connections to 11 properties that have expressed interest in connecting to the proposed sewer extension. Service connections will be extended to each dwelling. Prior to connection, the existing subsurface disposal systems, currently serving these properties, will be abandoned. Table III.H.5 lists the referenced properties to which sewer service will be provided.

Just putting in laterals? Or making connections? on private property

Table III.H.5
Offsite Properties
To be Served by the Proposed Sewer Extension

Adjacent Properties (Tax Map Designation)[1][2]	Use	Existing Sewage Disposal
26.18-1- 9	Residential	SSDS
26.18-1-10	Residential	SSDS
26.18-1-11	Residential	SSDS
26.18-1-12	Residential	SSDS
26.18-1-13	Residential	SSDS
26.18-1-14	Residential	SSDS
26.18-1-15	Residential	SSDS
26.18-1-16	Residential	SSDS
26.18-1-21	Residential	SSDS
26.18-1-22	Residential	SSDS
36.06-2-72 [3]	Proposed Temple	-

Notes:
(1) Section-Block-Lot
(2) Property owner of lot 26.18-1-20 has expressed no interest in connecting to the proposed sewer extension.
(3) Property is presently vacant. A temple is proposed for this site. Property is included in Hunter Brook Sewer District Extension #17.



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TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532

Exhibit III.H-3
Proposed Onsite Sanitary Sewer
and Extension Plan

COSTCO WHOLESALE
Town of Yorktown, New York

Yorktown Hunter Brook Sewer District (HBSD)

Neither the onsite properties of the Project Site (Table III.H.4) nor the offsite properties adjacent to the proposed sewer extension (Table III.H.5) are served by public sewers. The former motel and the proposed temple sites, however, are located within the Town's Hunter Brook Sewer District Extension #17. The remaining referenced onsite and offsite properties are situated outside the local HBSD (see Exhibit III.H-4). The proposal includes annexation of the three onsite lots and the first 10 properties listed in Table III.H.5 into the Town's Hunter Brook Sewer District Extension #20.

Approval of the sanitary sewer extension will first require formation of the local HBSD #20 by the Town Board. The referenced onsite and offsite property owners have joined together to make application to annex their properties into the HBSD #20.

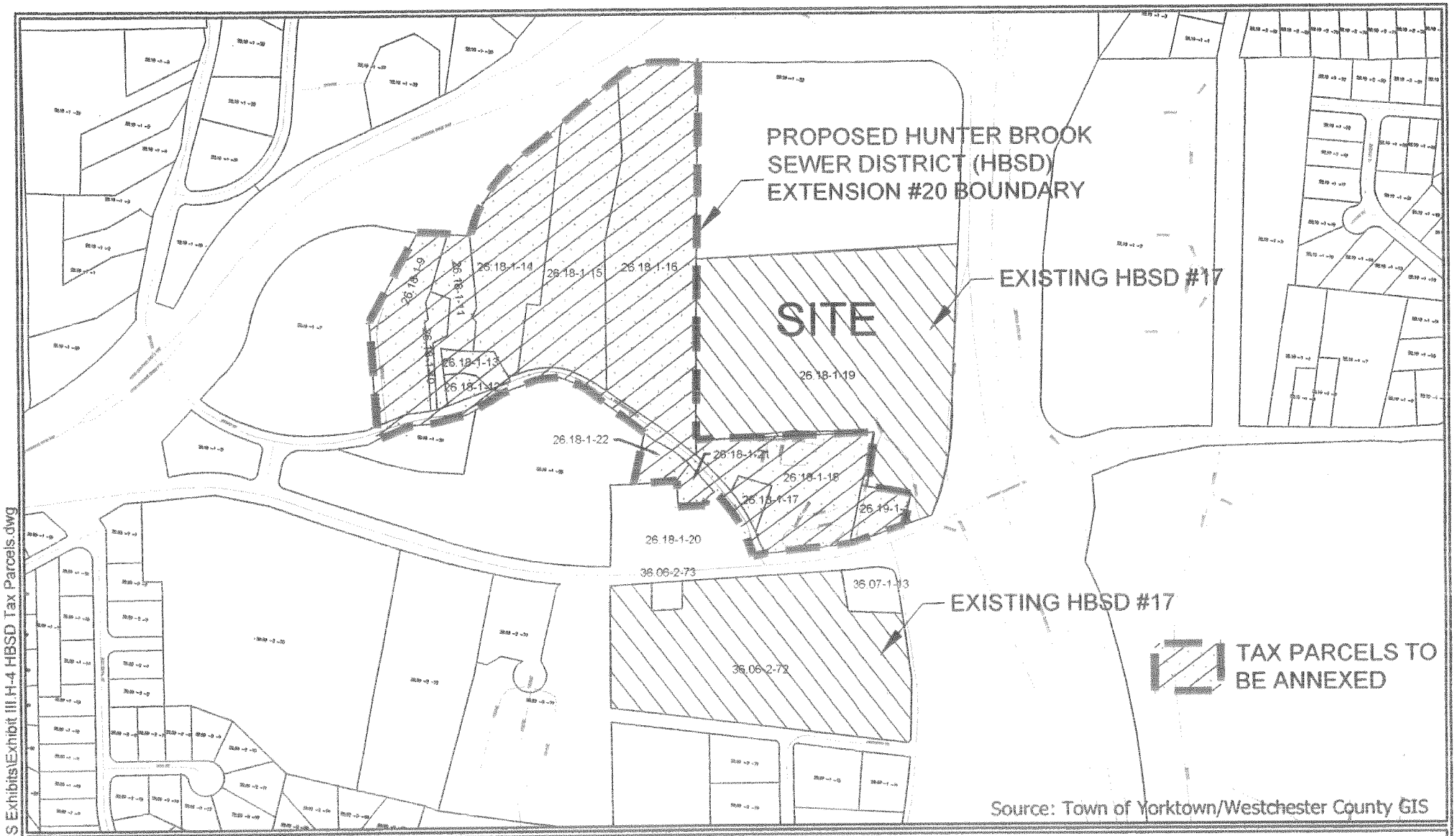
Westchester County Peekskill Sewer District

The HBSD is tributary to the Westchester County Peekskill Sewer District (WCPSD). The sewer district is served by the Peekskill Wastewater Treatment Plant, which is owned and operated by the Westchester County Department of Environmental Facilities. The treatment plant has an actual flow of 6.7 MGD, a design flow of 10 MGD and a maximum hydraulic capacity of 25 MGD.

The Project Site (properties listed in Table III.H.4) and all the offsite properties listed in Table III.H.5 are located outside the Westchester County Peekskill Sewer District. After the Town Board adopts a resolution to extend the local Hunter Brook Sewer District Extension #20, the Town must file a petition with the Westchester County Board of Legislators requesting the expansion/extension of the Peekskill Sanitary Sewer District to include the above referenced onsite and offsite properties as also shown on Exhibits III.H-5 & 6). The proposed Peekskill Sewer District expansion will include the properties of HBSD #20 and the properties noted above as part of the HBSD #17.

After expansion of the WCPSD has been granted, the proposed sewer extension must be approved by the Westchester County Department of Health (DOH). This DOH approval cannot be provided until after the Site Plan Approval and SEQR processes for the main Action have been completed.

The anticipated sewage flow from all the properties seeking annexation is 11,515 gallons per day (0.012 MGD) as summarized in Table III.H.6. As noted earlier, the Peekskill Wastewater Treatment Plant is operating at 6.7 MGD, which is below their design capacity of 10 MGD and therefore, the plant has sufficient capacity to treat the project generated sewage flow.



Source: Town of Yorktown/Westchester County GIS

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7 Skyline Drive
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Exhibit III.H-4
Tax Parcels to be Annexed to Hunter
Brook Sewer District

COSTCO WHOLESALE
Town of Yorktown, New York

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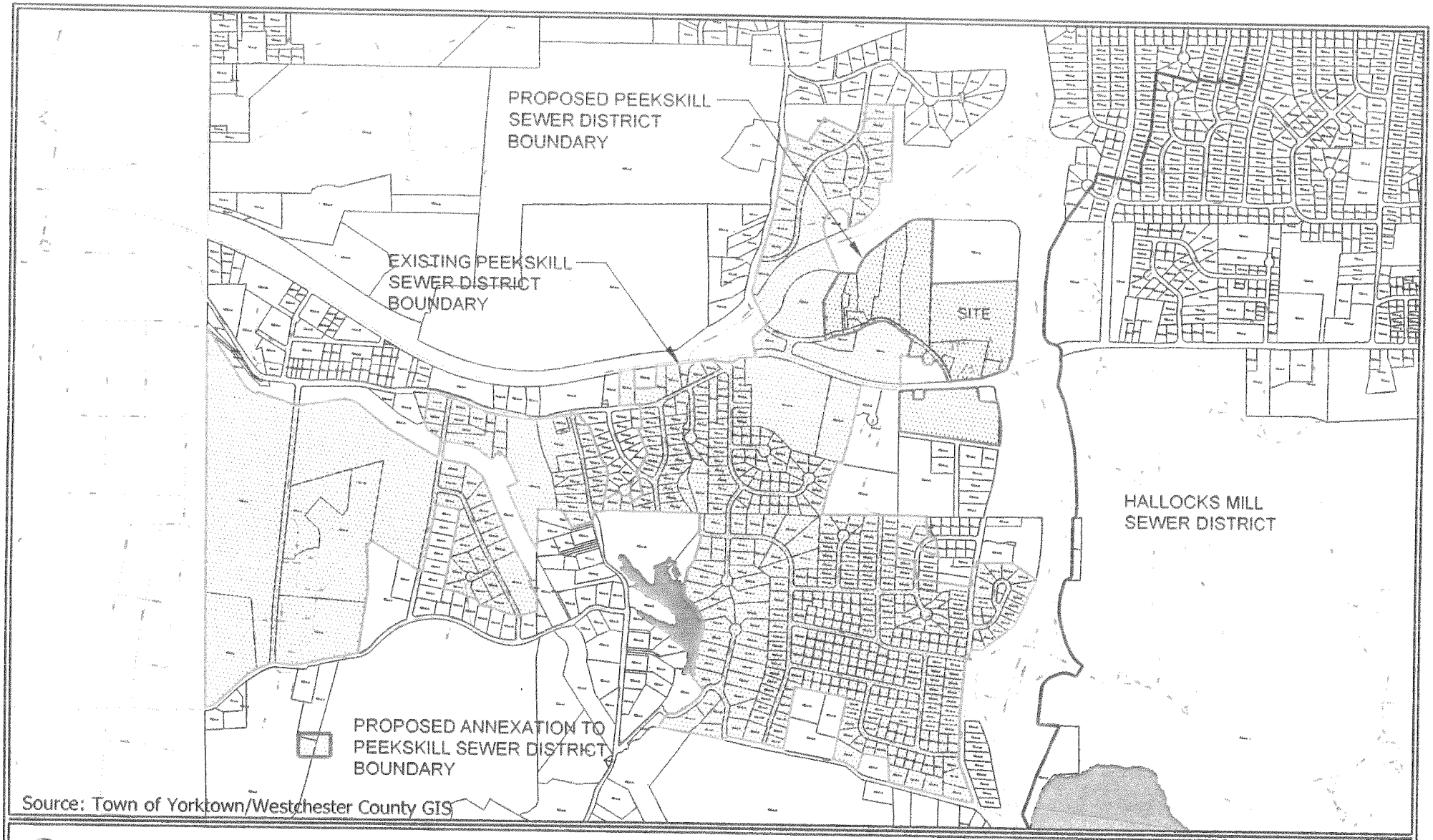

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Exhibit III.H-5
Proposed Expansion to
Peekskill Sanitary Sewer District

COSTCO WHOLESALE
Town of Yorktowr ew York

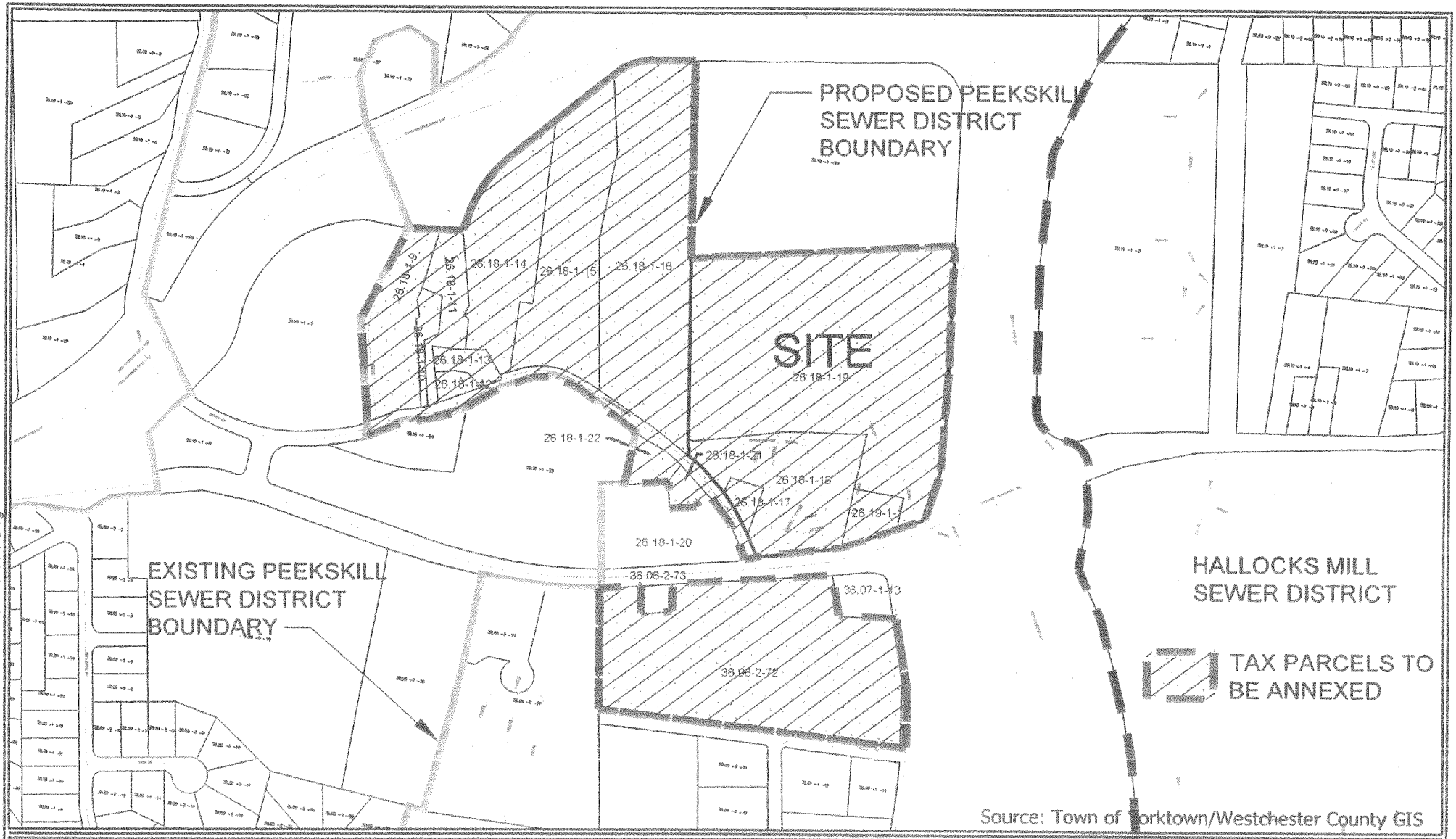

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Exhibit III.H-6
Tax Parcels To Be Annexed To
Peekskill Sewer District

COSTCO WHOLESALE
Town of Yorktown, New York

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Table III.H.-6
Proposed Peekskill Sewer District Expansion
Calculated Sanitary Sewage Flow

Lot #	Use	Average Daily Flow Rate (4) (gpd)
Lot 26.18-1-9	3-bedroom Residential	400
Lot 26.18-1-10	3-bedroom Residential	400
Lot 26.18-1-11	2-bedroom Residential	300
Lot 26.18-1-12	2-bedroom Residential	300
Lot 26.18-1-13	3-bedroom Residential	400
Lot 26.18-1-14 (Dwelling 1)	4-bedroom Residential	475
Lot 26.18-1-14 (Dwelling 2)	2-bedroom Residential	300
Lot 26.18-1-15 (Note 1)	12-bedroom Residential	1,400
Lot 26.18-1-16	4-bedroom Residential	475
Lot 26.18-1-21 (Dwelling 1)	2-bedroom Residential	300
Lot 26.18-1-21 (Dwelling 2)	2-bedroom Residential	300
Lot 26.18-1-22	4-bedroom Residential	475
Project Site (Note 2)	Costco	5,000
Temple (Note 3)	Temple	990
Design Average Flow Total		11,515
Peaking Factor		4.0
Peak Hourly Flow (Design average flow x Peaking Factor)		46,060

Notes:
(1) Assumes two 5-bedroom units plus one 2-bedroom unit (550+550+300)
(2) Project sewage flow provided by Costco based on historic flow data.
(3) Proposed Temple sewage flow provided by Cronin Engineering. (330 seats x 3 gpd/seat = 990 gpd per note 4)
(4) Sewage flows calculated based on Table 3 of the NYS DEC Design Standards for Wastewater Treatment Works, except for Costco.

Sewer Design

The required sewer main pipe is designed to meet the projected peak hourly flow of 0.046 MGD. Based upon a proposed 8-inch PVC pipe at a minimum one-half (0.5) percent slope, the design capacity of the pipe will be 1.0 cfs (0.65MGD) with a velocity of 3.2 feet per second, which exceeds the project peak demand and the minimum velocity requirements.

Onsite sanitary sewer service will be provided from the proposed 8-inch sewer extension. Connection will be made to the sewer in Crompond Road (Rte 202/35). An 8-inch sewer will extend into the site and building service connections will be provided along the north, west and south sides of the building to receive domestic sewage. A grease interceptor is situated outside the northwest quadrant of the proposed building. All work associated with the proposed sanitary sewer must be performed in accordance with Town and County requirements.

c. Proposed Mitigation

The Proposed Action is, in and of itself, a form of mitigation since sewage flow from the Costco Wholesale will result in less flow (5,000 gpd) than the existing and former onsite uses (8,412 gpd) that are being replaced. Additional mitigations include: incorporating water saving devices in the Costco Wholesale; removal of the existing onsite subsurface disposal systems; extending the Town's sewerage infrastructure system; expansion of the Town and County sewer districts, extending service connections to ten offsite residential properties, abandonment of ten residential SSDSs and providing a service connection stub to the proposed temple site.

Request for a Segmented Review

This combined process to form the new HBSD #20 by the Town Board, expansion of the Peekskill Sewer District by the County Board of Legislators and approval of the sanitary sewer extension by the DOH is a lengthy process. In order to complete these approvals within the same time frame as the review and approval of the Proposed Action, the Applicant requests a segmented review of the formation/expansion of the sewer districts.

The formation of HBSD #20 does not have any impact since there will be no physical construction of the sewer system. No physical construction can occur until the County Board of Legislators acts to expand the

Peekskill District and other County agencies act to approve the physical construction of the sewer. All those impacts are addressed in this DEIS.

3. Gas, Electrical, Cable & Telecommunications

a. Existing Conditions

Gas - Consolidated Edison Company of New York (Con Edison) currently provides natural gas in the vicinity of the Project Site. An existing 8-inch high pressure gas line extends eastward along Route 202/35 terminating approximately 250 feet east of BJ's and approximately 750 feet west of the Project Site. There is also a 6-inch high-pressure gas line located in Stoney Street at its intersection with Old Crompond Road, which is approximately 2100 feet from the southwest corner of the Project Site. The service provider has indicated to the Applicant's engineer that sufficient service, capable of meeting the project demand, is available.

Electric - Con Edison provides electrical service to the area in the vicinity of the Project Site consisting of overhead low tension transmission lines within the rights-of-way of Route 202/35 and Old Crompond Road. Electric service is presently provided to the existing users on the Project Site. Based on typical energy demand for the existing onsite uses, the existing annual electric use is estimated to be 0.5 million kWh.

Cable – Cablevision and Verizon are able to provide television service to the Project Site. Verizon presently provides FIOS (fiber optics) television service to the Project Site.

Telecommunications – AT&T, Verizon and Cablevision provide telephone service to the project area. Verizon and Cablevision presently provide internet service to the project site.

b. Potential Impacts

Gas - The Applicant has corresponded with representatives of Con Edison regarding the need for service to the Proposed Action. Based on natural gas usage from other Costco facilities, the Applicant anticipates required annual loads by the Project to be approximately 76,000 Therms. Con Edison has indicated that the required service needs can be provided.

Extension of the existing gas line from Stoney Street is proposed. A new gas line will be extended some 2,300 feet along Old Crompond Road to the Project Site. The extended gas main will generally follow the alignment of the new sanitary sewer (Section III.H.2.b) thereby simplifying simultaneous construction and minimizing disruption to traffic and local residents.

Letters from utility companies provided in the Appendix?

* App L correspondence

Installation of the gas main along Old Crompond Road will facilitate service to the properties fronting Old Crompond Road and Crompond Road as well as to the proposed Project. This is a significant benefit to the residents, as they now would be provided gas service. The Applicant has discussed the gas line extension with Con Edison and several of the residents of Old Crompond Road. It is understood that each resident is required to submit separate Applications to Con Edison in order to receive service.

Electric - The Applicant has corresponded with representatives of Con Edison regarding the need for electric service to the Project Site. Based on electric usage from other Costco facilities, the Applicant anticipates annual electric usage by the Project to be approximately 4.124 million kWh, which is an increase of approximately 3.6 million kWh over present service. (Also, see Section III.I, Use and Conservation of Energy, of this DEIS.) The service provider has indicated to the Applicant's engineer that sufficient service, capable of meeting the project demand, is available.

Cable and Telecommunications - Verizon and AT&T have indicated to the Applicant that the required service for telephone, TV and internet service needs can be provided.

c. Proposed Mitigation

Gas - No significant impacts to the gas supply are anticipated as a result of the Proposed Action; therefore, no mitigation is necessary. A new gas line will be constructed from the existing line at the intersection of Stoney Street and Old Crompond Road. This line would then extend along Old Crompond Road and provide service to the existing residences along Old Crompond Road as well as the Proposed Action. This would benefit the residents.

Electric - No significant impacts to the electric distribution system are anticipated as a result of the Proposed Action; therefore, no mitigation is necessary.

Cable and Telecommunications - No significant impacts to the distribution system are anticipated as a result of the Proposed Action; therefore, no mitigation is necessary.