



VIII

Effects on the Use and Conservation of Energy Resources

A. Energy Sources to be Used

Construction of the Proposed Project would result in the consumption of gasoline, oil, and electricity used in the operation and maintenance of construction equipment. Upon completion of construction, operation of the Proposed Action would result in the use of fuel (electricity, natural gas, and other fuels) for heating, lighting, air conditioning, and other operational utilizations. The Proposed Action would connect to Orange and Rockland Utility Company. Preliminary load information is being developed by the MEP Engineer and will be provided as part of the site plan approval process. Solar will be investigated as a potential energy source for some of the energy needs as means of achieving net zero emissions goals.

B. Energy Consumption, Efficiency, and Conservation Measures

The Applicant is committed to green building and sustainability in all of their projects and strives to be good corporate citizens focused on the community and environment. The Applicant is committed to achieving net zero emissions on all projects, including this project by 2050. Some of the initiatives to achieve net zero will include the development of renewable energy including solar and installing electric vehicle charging stations and installing conduits in anticipation of electric trucks in the near future. The Proposed Project would use green building techniques during construction, materials selection, and operational practices to achieve a sustainable and environmentally friendly project as required by applicable building codes. The Proposed Project has been designed as a smart growth low-impact development, with features that are intended to promote energy efficiency, reduce carbon emissions, and protect natural resources.

Specific preliminary features to promote net zero for the Proposed Project include:

- › Electric vehicle charging stations for cars

- › Natural light in facilities and office spaces to lower electric usage to the greatest extent possible and high-efficiency LED lighting in lieu of fluorescent lighting in all other areas Installation of power over ethernet for low wattage lighting
- › White TPO roofing that reflects sunlight and lowers heat island effect
- › Glazing on windows to reflect heat and keep office space cool
- › Import locally sourced fill and materials (such as concrete) to result in fewer truck vehicle miles traveled
- › Implementation of Well Building standards for more efficient heating and cooling units

The Proposed Project has been conceived as a model of environmental sustainability from the conception of a plan that strives to achieve net zero emissions. Not only environmentally sustainable, but the proposed development has also been designed to be economically and socially sustainable such as:

- › Native landscaping on the Project Site
- › Managing water runoff and cleaning stormwater discharge to improve stormwater management conditions
- › Offset loss of vegetation during construction by planting new trees