

Exhibit VIII.17.C - INFRASTRUCTURE REQUIREMENTS

Electrical Utility Improvements

The electrical utility, Orange and Rockland, will require a modification to the 69KV transmission system, to support an on-site substation (69KV to 13.2KV), which will be required to support the project's estimated peak demand.

Full electrical service redundancy to support the entire facility upon loss of the primary utility feeder will be provided by one of the following methods:

- Redundant utility feeder
- A combination of a 2nd utility feeder (not full capacity) and standby generation
- Full standby generation

Critical systems will be supported by UPS until the alternate utility feeders(s) and/or standby generators are online (less than 10 seconds).

- | | | |
|------|---|---|
| i) | Estimate Cost of Improvements – | Cost for electric service will be based on Orange & Rockland Utilities Public Service agreements and regulations. |
| ii) | Estimated Date of Completion – | June 2016 |
| iii) | Parties Responsible for Initiating Improvements – | OCCR |
| iv) | Parties Responsible for Cost of the Improvements – | OCCR/O&R Utilities |
| v) | If more than one party, proportion distribution of cost – | Service requirement responsibility will be established by O&R as part of service agreement. |

Approvals –

- | | | |
|------|---|---|
| i) | Government Approvals – | None |
| ii) | Procedure to obtain government approvals – | N/A |
| iii) | Conditions to be placed on the local government approvals – | N/A |
| iv) | Estimated Date Approval will be granted – | O&R Service agreement will be in place prior to start of construction |

Water System Improvements –

The water supply improvements will include the following:

- 3 wells with associated pump building, emergency generator, access road, and water main to water storage tank.
- An elevated water storage tank with a capacity of 500,000 gallons.
- Water main to connect to the existing 8-inch Village water main in Route 208.
- Onsite water main from the water storage tank to the site building. The water main will be looped around the building and parking structure to provide fire protection and domestic water supply.

- v) Estimate Cost of Improvements – \$1,250,000
- vi) Estimated Date of Completion – June 2016
- vii) Parties Responsible for Initiating Improvements – OCCR
- viii) Parties Responsible for Cost of the Improvements – OCCR
- ix) If more than one party, proportion distribution of cost – N/A

Approvals –

- i) Government Approvals –
 - The Village of South Blooming Grove will expand the Consolidated Water District 1 to include the project site in accordance with the Village Code. The design and construction of the water wells, storage tank and water distribution system, to be dedicated to the Village will be reviewed and approved by the Village Engineer.
 - Application will be made to Orange County Department of Health for review and approval of extension of Village of South Blooming Grove Water District and well testing.
 - Application will be made to the Orange County Department of Health for extension, capacity and connection to Orange County Sewer District #1
 - The Village of South Blooming Grove shall seek a Water Withdrawal Permit from the DEC (6 NYCRR Part 601.6).
- ii) Procedure to obtain government approvals – The Village Board will enact required resolutions for the expansion of the water district after the issuance of the special permit. The review and approval of the construction plans for the water wells, storage tank and water distribution system will be by the Orange County Health Department, Orange County Sewer District #1, NYSDEC and Village Engineer prior to issuance of construction permits.
- iii) Conditions to be placed on the local government approvals – The proposed improvements will be required to be installed, inspected and accepted by the County and the Village prior to the occupancy of the building. The cost of the improvements will be OCCR’s responsibility
- i) Estimated Date Approval will be granted – June 2015

Sanitary Sewer System Improvements

The sanitary sewer improvements will include the following:

- Sanitary Pump House with wet/dry well with duplex pumps and emergency generator. Access will be provided from the site circulation road.
- Sewer force main to connect to the existing 12-inch Village force main in Route 208.
- Onsite gravity sewers from the building to the sanitary pump station.

- i) Estimate Cost of Improvements – \$270,000
- ii) Estimated Date of Completion – June 2016
- iii) Parties Responsible for Initiating Improvements – OCCR
- iv) Parties Responsible for Cost of the Improvements – OCCR
- v) If more than one party, proportion distribution of cost – N/A

Approvals –

- i) Government Approvals – The Village of South Blooming Grove will expand the Consolidated Sewer District 1 to include the project site in accordance with the Village Code. This will include transfer and payment of the sewer allocation. The design and construction of the pump station and force main, to be dedicated to the Village will be reviewed and approved by the Village Engineer.
- ii) Procedure to obtain government approvals – The Village Board will enact required resolutions for the expansion of the sewer district after the issuance of the special use permit. The review and approval of the construction plans for the pump station and force main will be by the Village Engineer prior to issuance of construction permits. In addition, a request/reservation for sewer capacity has been filed with the Village Board of Trustees and the Orange County Department of Public Works.
- iii) Conditions to be placed on the local government approvals – The proposed improvements will be required to be installed, inspected and accepted by the Village prior to the occupancy of the building. The cost of the sewer capacity will be OCCR’s responsibility
- vi) Estimated Date Approval will be granted – June 2015

Attachment included:

Civil and Off Site Improvement Issues