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September 10, 2012

Annette Vietti-Cook
Secretary of the Commission
Office of the Secretary
Rulemakings and Adjudications Staff
U.S. Nuclear Regulatory Commission
Washington, DC 20555-0001

DOCKETED
USNRC

September 19, 2012 (8:30 a.m.)

OFFICE OF SECRETARY
RULEMAKINGS AND
ADJUDICATIONS STAFF

Re: Indian Point Units 2 and 3 License Renewal Application
NRC Docket Nos. 50-247-LR and 50-286-LR
ASLBP No. 07-858-03-LR-BD01

Dear Secretary Vietti-Cook:

It is my understanding that the NRC is considering numerous contentions in conjunction with Indian Point Energy Center's license renewal application, including 1) the potential for alternative energy sources; and 2) the effect of relicensing on land values in the area. I have more than 40 years of experience in the nuclear industry – much of it onsite at Indian Point – and retired as the Director of Licensing for Entergy's northeast operations in 2003. I have lived less than 4 miles from Indian Point for more than 40 years and still live here. I am writing to express support for the license renewal of Indian Point Units 2 and 3.

Indian Point is a critical power source for New York, accounting for 30 percent of the City's electric supply, and 11 percent of power used statewide. The 2000 megawatts of energy supplied each day by Indian Point is essential to electric reliability – it powers our homes and businesses and allows our critical transportation, health, and municipal systems to operate. The New York Independent System Operator (NYISO) relies on Indian Point for voltage support, acting as a de facto "pumping station" to help bring power from northern areas to southern locations in New York more efficiently. That includes supporting the transmission of electricity from alternative energy sources around the state.

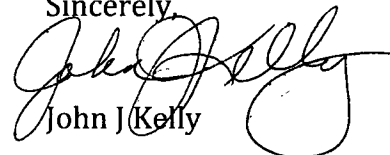
Repeatedly, NYISO has stated that New York will have transmission issues even if equivalent generation capacity is available to replace Indian Point. Most recently, NYISO determined that there would not be enough generation to meet the state's electric demand prior to the expiration of the plant's operating licenses. NYISO's 2013 draft Reliability Needs Assessment says New York will suffer serious reliability problems beginning in 2016, forcing the grid operator to take emergency measures, including load relief – not meeting the demand of electricity customers.

Indian Point is also essential to electric affordability, which is a key component of economic development. A report commissioned by the New York City Mayor's Office shows that shutting down Indian Point would cause a 10-15 percent increase in wholesale electricity prices throughout the state. This would inevitably affect all New York ratepayers – big and small, residential and commercial – causing serious harm to residents and setting back productivity and economic development.

As a former employee at Indian Point and the owner of a home located less than four miles from the plant for the last 40 years, I can attest to the plant's positive impact on land values. My own home was purchased in 1971 for \$40,000 comparable to other homes not near Indian Point and increased in value over the years as did other homes not near Indian Point. My home was assessed at 100% valuation in July 2011 at \$313,000 by my town and school district. Zillow.com currently values the home at \$341,000. This home has not been depressed in value because of proximity to Indian Point at any time in the past forty years. Indian Point serves as both a large-scale local employer and a major source of annual economic activity – more than \$900 million in total impact.

Indian Point's role in maintaining affordable electric rates and ensuring grid reliability, as well as its significant positive economic impact are contributing factors to the land values in communities near the plant. I encourage the ASLB and the NRC to consider the many benefits that Indian Point brings to New York, as well as the major harm its closure would cause to downstate land values, economic development and system reliability, and renew its operating license.

Sincerely,



John J Kelly

cc: Administrative Judge Lawrence G. McDade
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