

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Development of the Orchard Ridge project site will commit the site to residential use. Once committed to this use, the site will be unavailable for other uses for the foreseeable future. The impacts to the commitment of resources are similar in the Meola Road Access Alternative as compared to the Hemlock Drive Access Plan.

Development of the project will result in the loss of existing upland wildlife habitat. The 11.4 acres, or some 38.5 percent of the site that are not disturbed, including the on-site wetlands, and areas contained within the 100-foot protection area, would continue to function as wildlife habitat. Proposed landscape plantings will enhance the project site, and would provide forage and cover for wildlife species that are adaptable to living in suburban environments.

The finite resources that will be irretrievably committed by development of the project are the materials and energy required for construction and for operation and maintenance of the development once completed. Construction will involve the consumption of a variety of materials, including but not limited to: fill, concrete, asphalt, steel, lumber, paint products, and other building materials. The operation of construction equipment will result in consumption of fossil fuels and other energy resources.

When completed, the new residences and commercial space will consume fossil fuels and electricity to meet heating, cooling, lighting and other energy needs.

The proposed residences are projected to have a total market value of approximately \$112,000,000 million. Based on this value, the project would require a commitment of approximately 196 full-time equivalent construction jobs.¹ Construction of the project will require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry. It is anticipated that a portion of the construction-related workers at the site will come from the Town of Clarkstown and the greater Rockland County region. The majority of construction workers are likely to come from areas throughout Rockland County and nearby counties. These workers are expected to have a positive impact on existing local businesses providing such services as food convenience shopping, gasoline, etc.

Other manpower commitments, which would be incidental and required only in an emergency, would include the services of the police departments, fire departments, and/or ambulance corps.

¹ *Urban Land Institute Development Impact Assessment Handbook.*