

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed plan would commit the project site to residential use. Once committed to this use, the site would be unavailable for other uses for the foreseeable future.

As the project site is developed the wildlife habitat would be altered. The portions of the site that are not disturbed by the proposed project would continue to function as wildlife habitat areas. Portions of the developed area, as well, would become new habitat for some species.

The finite resources that would be irretrievably committed by implementation of the proposed action are the materials and energy required for construction and for maintenance of the development afterward. Construction would involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, asphalt, steel, lumber, paint products, and other building materials. However, it should be noted that many of the materials accumulated for construction may at some time be recycled or reused. The operation of construction equipment would result in consumption of fossil fuels and other finite energy sources.

When completed, the new residences would require electricity and the use of fossil fuels either directly as heating fuel or propane or indirectly as electricity. There would also be solid waste disposal requirements associated with the project; however, a significant portion of the total solid waste stream (30%) can be expected to be recycled. The new residences require potable drinking water as well. This resource is proposed to be supplied partly by the Town of Fallsburg and also by a created community water system on the property. Wastewater is proposed to be disposed of on the property, through a wastewater treatment system.

Construction of the project would 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 would come from Fallsburg and the immediate surrounding Sullivan County area. 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 if required for an emergency, would include the services of the police, fire department, or ambulance corps.