

**6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Development of Minisceongo Park will commit the project site to residential and commercial uses. Once committed to these uses, the site will be unavailable for other uses for the foreseeable future.

Development of the project will result in the loss of marginal upland wildlife habitat. The site has been extensively modified due to mining activities. The portions of the site that are not disturbed, namely the south branch of Minisceongo Creek, the on-site wetlands, and areas contained within the 100-foot buffer, would continue to function as wildlife habitat.

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 commitment 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.

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. The proposed residences and commercial uses are projected to have a total market value of approximately \$93,906,176. Based on this value, the project would require a commitment of approximately 149 full-time equivalent on and off site construction industry jobs.<sup>1</sup> It is anticipated that a portion of the construction-related workers at the site will come from the Towns of Haverstraw and Ramapo. 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.

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<sup>1</sup> *Urban Land Institute Development Impact Assessment Handbook, 1994.*