5.0 ALTERNATIVES

Section 617.9(b)(5) of the regulations implementing SEQRA requires that a draft environmental impact statement include a description and evaluation of the range of reasonable alternatives to the proposed action which are feasible, considering the objectives and capabilities of the project sponsor. The range of alternatives must include the "No Action" alternative.

In addition to the No Action alternative, the Scoping Document for this DEIS specifies an evaluation of one additional alternative: a Conventional Subdivision. These alternatives are described and evaluated below. A summary matrix of the varying impacts associated with each alternative is provided as Table 5-1 at the end of this section.

5.1 No Action Alternative

In accordance with SEQRA regulations, the No Action alternative must evaluate the adverse or beneficial impacts that would occur in the reasonably foreseeable future in the absence of the proposed action. For purposes of this analysis, the No Action alternative assumes that the proposed project site would remain vacant.

The No Action alternative would be inconsistent with the objectives of the applicant/property owner. In order for the entire site to remain in its current state or as open space, the Town or a land conservation organization would need to acquire the property for open space purposes and compensate the property owner accordingly.

Under the No-Action alternative, none of the impacts identified in this report, whether adverse or beneficial, would occur.

Geology, Soils and Topography: There would be no disturbance to the geology, soils, or topography under the No Action alternative.

Surface Water Resources: The No Action alternative would not result in any impact to on-site federally regulated wetlands, the Sheldrake Stream or its flood plain. The No Action alternative would not result in the alteration of drainage patterns on the project site or the introduction of impervious surfaces that would increase stormwater runoff rates. The No Action alternative would not result in any increase in nutrient loading beyond what currently results from overland flow carrying nutrients from the existing vacant land.

Public Water Supply: No extension of the water district would be necessary. No public water supply facility would be created. There would be no impact to groundwater resources.

Public Sewage Treatment: The existing septic system for hotel wastewater would remain, and not be replaced by a new sewage treatment facility.

Electric and Gas Supply: There would be no increased demand for electric and gas supplies under the no build alternative.

Ecology and Wetland Resources: No disturbance or removal of wetland, meadow or woodland vegetation would occur under the No Action alternative. The site would continue to provide habitat and cover for local wildlife.

Land Use & Zoning: The project site would remain vacant and available for development for any of the as of right uses permitted under the current zoning.

Traffic and Transportation: Under this alternative there would be no traffic generated, and therefore no impact to the local traffic network.

Visual Resources: The vacant portion of the site would remain vacant. Existing views of the site from Heiden Road and other local roads and viewing locations would remain unaltered. The Raleigh Hotel would remain as would the bungalows and abandoned pool on the Heiden Hotel site.

Historic and Archaeological Resources: There would be no potential impact to any historic or archaeological resources located on the project site.

Community Facilities and Services: There would be no demand placed on community services and facilities as a result of the No Action alternative.

Fiscal Resources: There would be no increase in municipal or school taxes, and no surplus tax revenues would be generated.

Construction Related Impacts: Under this alternative, the short term impacts associated with construction including noise and fugitive dust would not occur. There would be no temporary increase in vehicular traffic resulting from construction activities.

A comparison of impacts between the proposed action and this alternative is provided in Table 5-1.

5.2 Conventional Subdivision

The Scoping Document adopted for this DEIS required study of a Conventional Subdivision as an alternative plan. This layout was also used to determine allowable lot count for the proposed cluster plan, and therefore received close scrutiny regarding the ability of the plan to be constructed from an engineering standpoint. This plan is compared to the proposed action's impacts below.

Geology, Soils and Topography: There would be an increased disturbance of geology, soils, and topography under the Conventional Subdivision due to the more spread out layout which would result in a greater area of disturbance.

Surface Water Resources: The Conventional Subdivision alternative would result in greater impacts on surface water resources. The more spread out layout would require greater disturbance of existing wooded areas and replacement with increased areas of lawns and road surface thereby reducing infiltration of stormwater. The Conventional Subdivision would also have homes constructed in the dam failure floodway, subject to a potential flooding in the event of a catastrophic dam failure.

Public Water Supply: The Conventional Subdivision would differ from the proposed cluster development as it was assumed that all new residences in the Conventional Subdivision would receive water from the Town of Fallsburg. In the proposed cluster development 181 units will receive water from a new public water supply separate from the Town water district.

Public Sewage Treatment: The sewage treatment facility would be of the same capacity and design compared to the proposed cluster development. However there would be a significant increase in the length of sewer pipe due to the more spread out nature of the Conventional Subdivision.

Electric and Gas Supply: Electric and gas use in the Conventional Subdivision would be comparable to the proposed cluster design, but there would be significantly more distribution infrastructure due to the more spread out nature of the layout.

Ecology and Wetland Resources: Disturbance or removal of wetland, meadow and woodland vegetation would be increased under the Conventional Subdivision alternative. Removal of more of the vegetation on the site would reduce the habitat and cover for local wildlife.

Land Use & Zoning: The number of units would be the same as the proposed project thus Land Use and Zoning Impacts would be similar to the proposed project.

Traffic and Transportation: The number of trips generated would be similar to the proposed cluster subdivision; however there would be a significant increase in internal distance travelled due to the increased length of roads in the Conventional Subdivision.

Visual Resources: The Conventional Subdivision results in less open space compared to the proposed project as the development would be more spread out. Views of the site from Heiden Road would not be screened as there would be a road parallel to Heiden Road providing internal circulation to homes facing Heiden Road. Views of the site from Park House Road would be similarly impacted with homes and driveways directly facing and connecting to the local road with little screening.

Historic and Archaeological Resources: There would be an increase in potential impact to any historic or archaeological resources located on the project site due to the increase in disturbed area.

Community Facilities and Services: Demands placed on community facilities and services as a result of the Conventional Subdivision would likely be significantly greater compared to the proposed project. This is because the conventional development pattern would not appeal to the anticipated seasonal homeowners. With year round residents there would be a significant impact on local schools and other local services. The roads would be public requiring an increase in Town maintenance such as snow removal and repairs.

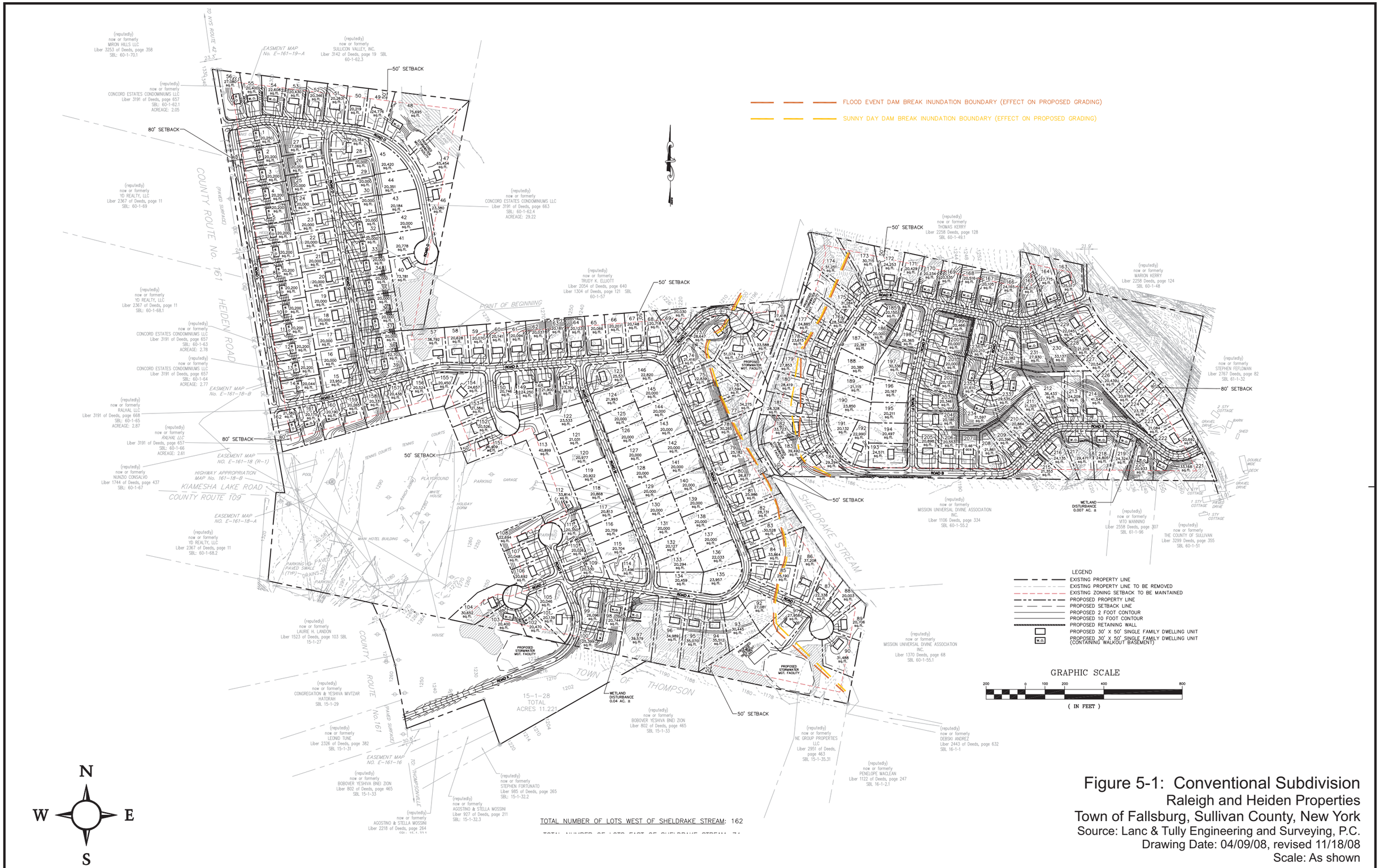
Fiscal Resources: While the increase in municipal and school taxes would be similar to the proposed project there would be a significantly higher level of expenditures to meet the needs of year round residents.

Construction Related Effects: Under this alternative, the short term impacts associated with construction including noise and fugitive dust would be slightly increased due to the increased area of disturbance.

5.3 Impact Comparisons

Table 5-1 below summarizes the quantitative impacts associated with the proposed subdivision plan compared to the alternative layouts.

Table 5-1 Alternative Impact Comparisons			
Area of Concern	***No Action***	***Proposed Project***	***Conventional Subdivision***
Land Use			
Impervious Surfaces (acres)	0.0	28.1	27.5*
Residential Units			
Residential Units	0	236	236
Internal Public Access Roads	0	4	13
Natural Resources			
Total Site Area (acres)	196.9	196.9	196.9
Total Area of Disturbance (acres)	0	64.2	TBD
Wetland Disturbance (acres)	0	0	4350
Steep Slope Disturbance (>15%) (acres)	0	TBD	TBD
Community Resources			
Population	0	944 (Seasonal)	855 (Year Round)
Residential Trips (peak hour)	0	234	227
Water Demand / Sewage Flow (380 gallons per new residence per unit per day)	0	89,680	89,680
School-age Children	0	NA (Religious)	206
Notes: Estimates are approximate. * - An approximate calculation. Source: Glenn Smith, P.E.; Tim Miller Associates, Inc.			



TOTAL NUMBER OF LOTS WEST OF SHELDRAKE STREAM: 162

Figure 5-1: Conventional Subdivision

Raleigh and Heiden Properties
Town of Fallsburg, Sullivan County, New York
Source: Lanc & Tully Engineering and Surveying, P.C.
Drawing Date: 04/09/08, revised 11/18/08
Scale: As shown

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