

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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

Development of the project will result in the loss of approximately 24.62 acres of existing upland wildlife habitat. Approximately 43 percent of the site will not be disturbed by the proposed project and will continue to function as wildlife habitat area.

The finite resources that will 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 will 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 will result in consumption of fossil fuels and other finite energy sources. When completed, the new residences will require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity. There will also be solid waste disposal requirements associated with the project.

The proposed residences are projected to have a total market value of approximately \$22.1 million. 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 with respect to the generation of jobs. Based on labor hour estimates included in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), and accounting for secondary employment resulting from the construction, this project is expected to generate up to 38 person-years of employment.

It is anticipated that a portion of the construction-related workers at the site will come from Yorktown and the immediately surrounding Westchester County area. The majority of construction workers are likely to come from areas throughout Westchester 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 if required for an emergency, would include the services of the police, fire department, or ambulance corps.