

Chapter 9: Irreversible and Irretrievable Commitment of Resources

This chapter describes the irreversible and irretrievable commitment of resources resulting from the proposed project. Certain resources, both natural and manmade, would be expended in the construction and operation of the project. These resources include use of the land, building materials, energy, wildlife habitat, and the human effort required to develop, construct, and operate the Four Seasons at Hamptonburgh. They are considered irretrievably committed because their reuse for some purpose other than the project would be highly unlikely.

The land that makes up the project site is the most basic resource irretrievably committed. Construction of the project will commit a total of approximately 115 acres of the site to development. Should the proposed project be approved, once developed for the proposed residential community, a portion of the land could no longer be used for agricultural purposes.

The actual building materials used in the construction of the project (wood, steel, concrete, glass, etc. and energy, in the form of gas and electricity, consumed during the construction and operation of the proposed project by the various mechanical systems (heating, hot water, air conditioning) would also be irretrievably committed to this particular undertaking. It should be noted, however, that it is likely that a portion of the building materials could be reused or recycled. None of these impacts are considered significant.