

Chapter 22: Irreversible and Irretrievable Commitment of Resources

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

This section pertains to resources that cannot be recovered or reversed. Adoption of the Proposed MOD Zoning will not result in any direct irreversible and irretrievable commitment of resources. To the extent that development or redevelopment is facilitated by the Proposed MOD Zoning, certain resources will be committed including for example construction, labor, and energy resources which will be addressed in site-specific environmental reviews.

B. MOD DEVELOPMENT PLAN

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EVERGREEN

Construction of the proposed Evergreen Manor Project, including buildings, parking areas and landscape areas will result in the alteration of approximately 17 acres of disturbance. As discussed in Chapter 5, “*Natural Resources*,” a substantial part of the site was previously cleared and open landscape for residential use, and as recently as 1990 the majority of the northern half of the site was maintained lawn and managed landscape. Most of the proposed development will occur in these areas.

The Project will also result in new water supply demand, sanitary sewer flows and electric and gas demands. It is anticipated that low flow devices and energy efficient mechanical systems and lighting will reduce potential impacts related to these utilities.

Economic resources committed in the construction of the Evergreen Manor Project will include construction materials (i.e. timber, steel, concrete and glass), energy (i.e. petrochemicals and electricity) and labor resources. Post-construction, the new buildings will require electricity, water, and fossil fuels for heating, cooling, lighting, operation, and other purposes. Additionally, the Project will result in a limited commitment in community services in terms of police, fire protection and emergency medical services. It is anticipated that the direct and indirect benefits of the construction spending and tax generation from the Evergreen Manor Project will offset potential impacts related to the construction and operation of the Project.

GYRODYNE

A significant portion of the Gyrodyne Project Site has already been utilized for medical offices and residential homes. However, all of those existing uses will be removed and the site will be graded and built upon, resulting approximately 9 acres of disturbance and a loss of the open space

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which currently exists on the property. As discussed in Chapter 5, “*Natural Resources*,” a substantial part of the site was previously cleared and open lawn. The open space and woody vegetation currently surrounding Orchard Lake will remain as part of the Proposed Action.

The Project will also result in new water supply demand, sanitary sewer flows and electric and gas demands. It is anticipated that low flow devices and energy efficient mechanical systems and lighting will reduce potential impacts related to these utilities.

In addition, certain resources will be committed for construction of new buildings, roadways and parking areas, and supporting utility infrastructure, such as concrete, steel, asphalt, lumber, paint, and clean fill. The operation of construction equipment will require electricity, fossil fuels, and water resources (e.g. for cleaning construction vehicles and washing down work areas to prevent off-site sediment transport). Further, construction will commit manpower resources and time.

Post-construction, the new buildings will require electricity, water, and fossil fuels for heating, cooling, lighting, operation, and other purposes. Additionally, the Project will result in a limited commitment in community services in terms of police, fire protection and emergency medical services. It is anticipated that the direct and indirect benefits of the construction spending and tax generation from the Gyrodyne Project will offset potential impacts related to the construction and operation of the Project.