

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Due to the nature of the proposed project, approval of this action will result in the commitment of human resources and natural resources. Those resources that will be consumed are discussed below:

Land and Open Space

There is a commitment of 69.37 acres of land resources as a result of the proposed development for the equestrian center, homes, roads, driveways, and infrastructure. Development of Depot Hill Farm will commit approximately 48 acres of soils designated as prime farm land to residential development and related infrastructure improvements.

Growth and Related Infrastructure

At full build-out, Depot Hill Farm will consist of 137 single family homes with an expected total increase in population to the Town of Amenia of 508 people. New uses on the site will require an estimated 63,020 gpd of water and generate 53,020 gpd of wastewater. Additionally, the total 137 new building units and a new 48-stall equestrian center, will require power, fuel and telecommunications infrastructure; capacity exists for these utilities to meet the demands of Depot Hill Farm. The development will require the use of renewable and nonrenewable building materials.

There will be a minimal commitment of human resources by the proposed project. The development will require police, fire and rescue protection in the event of an emergency.

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