

5.0 ALTERNATIVES

The New York State Environmental Quality Review Act (SEQRA) calls for the evaluation of reasonable alternatives to a Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. In accordance with the Final Scoping Document, the following alternatives to the Proposed Action were considered:

1. No-Build Alternative
2. Traditional Neighborhood Alternative
3. Reduced Scale Alternative
4. Conforming Zoning Alternative
5. Alternative Energy Option

The five alternatives are described below. A quantitative analysis of impacts associated with the original proposal and the three build alternatives is provided in Table 5-1, "Comparison of Alternatives." The No-Build Alternative and the Alternative Energy Option are not included in the table because they would not affect any of the analyzed items.

5.1 No-Build Alternative

The "No-Build" alternative is the scenario that would occur if no development were to take place on this site. Without development of the site as a resort golf community, the site would remain as a public golf course for the time being, although there is no guarantee that the site would not otherwise be developed at some point in the future. In addition, the golf course is currently operating at a loss and without the proposed development it is likely that the facility would close. This alternative is not consistent with the objectives of the Applicant. Figure 5-1 shows the existing site conditions, which would remain under the "No-Build" Alternative.

Under the "No-Build" Alternative, there would be:

- No increase in vehicular traffic.
- No impacts to wetlands or wetland buffer areas.
- No soil or vegetation disturbance.