Table 5-26 Trip Generation Estimates for Reduced Scale Alternative

Generator	Weekday AM Peak Hour Volumes		Weekday PM Peak Hour Volumes		Saturday Peak Hour Volumes		Sunday Peak Hour Volumes	
	Enter	Exit	Enter	Exit	Exit	Exit	Exit	Exit
Land Use # 210 Single Family Homes 13 Units	2	7	8	5	7	6	8	7
Land Use # 230 Townhouse/Condo 166 Units	21	61	58	28	42	37	31	32
Land Use #310 Hotel 300 Rooms incl. Banquet, Conference Facilities, Retail, & Restaurant	102	66	93	84	120	96	77	91
Land Use # 931 Quality Restaurant 5,000 Square Feet	0	0	25	12	32	22	32*	22*
Land Use # 492 Spa/Health/Fitness 30,000 Square Feet	15	21	62	59	62**	59**	62**	59**
Land Use # 814 Specialty Retail 12,500 Square Feet	0	0	23	29	23**	29**	23**	29**
Total Site Activity – Reduced Scale Alternative	**140**	**155**	**269**	**217**	**286**	**249**	**233**	**240**
Total Site Activity – Proposed Action	150	221	268	190	260	216	196	211

* In the absence of ITE Trip Generation Data, Saturday Peak Hour Volumes were utilized.
** In the absence of ITE Trip Generation Data, Weekday PM Peak Hour Volumes were utilized.

The lower population in this Alternative would result in a lower cost burden for municipal and school services and larger surplus tax revenues than the Proposed Action. Consequently, the Reduced Scale Alternative would be more fiscally positive than the Proposed Action, with $288,000 more in annual surplus tax revenue to the Town and over $716,000 more to the WCSD. However, it should be noted that the Traditional Neighborhood Alternative is the most fiscally positive scenario analyzed in this DEIS (see Table 5-1, Comparison of Alternatives).

5.4 Conforming Zoning Alternative

This alternative consists of a conventional development of 41 detached single-family dwellings on minimum lots of five acres and 648 townhomes, consistent with the existing RA Zoning District. The existing 18-hole public golf course would not be retained under this alternative. See Figure 5-20 for a conceptual depiction of this alternative.

This alternative would generate a total of 1,984 residents, 905 more residents than the Proposed Action. Without the draw of a golf-oriented resort on the project site in this Alternative, it is more likely that residents would be year-round occupants of the site, whereas under both the Proposed Action and the Traditional Neighborhood

Alternative, the development is anticipated to be a vacation and second-home community. Therefore, this Alternative would generate more traffic, solid waste, and wastewater due to the larger permanent population that would be expected. It would also generate demand for more water and create a greater demand for public services such as police, fire, and emergency medical services. This alternative would also generate 89 more school children (217 school children in total), and would yield a fiscal deficit to both the Town and School District when comparing the costs of providing services to generated tax revenues.

Without retention of the golf course, this alternative preserves significantly less open space than the Proposed Action. It should also be noted that the Conforming Zoning Alternative does not meet the Applicant's desired objectives.

5.5 Alternative Energy Option

The Applicant has evaluated the potential and feasibility for the use of alternative energy resources at the Silo Ridge Resort Community, including wind power, solar energy, groundwater heat pump sources, and methane from the Harlem Valley Landfill. The use of geothermal energy to supplement conventional heating methods for the proposed project does not appear to be feasible on the project site, as it would be cost-prohibitive for a project of this size. Wind power is not practical on this site, as it requires large amounts of land for windmills. In addition, there would be significant visual impacts from the number of windmills that would be necessary to provide a source of energy for a project of this size. Use of methane from the Harlem Valley Landfill is not feasible as a source of energy for the proposed project because the quantity available would be insufficient to meet the demands of the proposed project. The use of solar energy as an alternate energy source may be possible in some areas of the site and will be considered when the project moves forward in the design phase.