
ENERGY CONSUMPTION AND CONSERVATION

Chapter Twenty-One

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As indicated in earlier chapters, the Crossroads 312 project will consume energy or foster the consumption of energy. The applicant is aware of the increasing cost of energy on budgets for construction and operation and on the finances of consumers.

Construction activities are dependent upon energy, usually in the form of fuel for: construction vehicles, delivery of supplies and for, workers to commute to the site. Energy costs are also built into the cost of all supplies for example, the cost of energy to produce steel, the cost of energy to produce glass, the cost of energy to produce paving products. The Crossroads 312 development has no control over energy prices and will be subject to the whims of the market. These energy costs impact construction budgets and financing opportunities.

During operation, the cost of energy is sometimes a landlord expense and at other times a tenant expense. In either instance, all parties are particularly driven to produce facilities which are energy efficient. The applicant will be exploring the most efficient systems to heat and cool the development. The project site plan which, unlike most big box retail developments, situates retail users above and below one another allowing for the potential of combined HVAC systems, reduces site coverage and roofing materials.

It is clear, as shown in the Chapter 4, Economic Impacts, that there is an excess of consumer dollars not spent on retail in the market area of the site. Presently, these excess dollars are being spent outside of the area either in the Danbury area or, perhaps, the Fishkill/Poughkeepsie region. These distant commutes for area shoppers wastes energy. The construction of Crossroads 312 will allow market area consumers to shop more locally and save energy.

In regard to conservation, builders today are aware of the importance to conserve energy and other resources. The project will use the most efficient heating and cooling systems. The buildings will be designed with appropriate insulation. Most building products are recyclable. Some products used on the development may derive from recycled products such as steel. Stone ballast for paving base, rip rap and retaining walls will be produced on site.