Chapter 26: Irreversible and Irretrievable Commitment of Resources

There are a number of resources, both natural and built, that would be expended in the construction and operation of the Proposed Project. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the Proposed Project; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the Proposed Project. The resources are considered irretrievably committed because their reuse for some purpose other than the Proposed Project would be highly unlikely. The Proposed Project constitutes an irreversible and irretrievable commitment of the Island as a land resource, thereby rendering its use for other purposes infeasible, at least in the near term.

These commitments of land resources and materials are weighed against the public purpose and benefits of the Proposed Project: to create a major new public open space to serve the City and surrounding region, replace vacant land and underutilized buildings with active uses, fulfill long-term public policies for the Island, and meet the requirements set forth in the deed from the federal government.

As noted in Chapter 2, "Analytical Framework," the uses associated with the Later Phases-Island Redevelopment are not specifically proposed, defined, or designed and their operations have not yet been planned. When such development has been planned and designed, it is anticipated that it would require zoning and other land use actions that would be subject to CEQR, and the associated future environmental review would consider the irreversible and irretrievable commitment of resources associated with the development proposed at that time. ✷