

Chapter 26: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

There are several resources, both natural and built, that would be expended in the construction and operation of any development that may result from the proposed action. These resources include the building materials used in the construction of the project; energy in the form of natural gas, petroleum products, and electricity consumed during construction and operation of the residential buildings and commercial space; and the human effort required to develop, construct, and operate various components of any potential development. They are considered irretrievably committed because their reuse for some other purpose would be impossible or highly unlikely.

The proposed action would constitute an irreversible and irretrievable commitment of a potential development site, as a land resource, thereby rendering land use for other purposes infeasible. However, as described in Chapter 25, “Growth-Inducing Aspects of the Proposed Action,” the proposed action would not induce development in the surrounding area.

In addition, building materials and the non-renewable energy that would be utilized for the construction associated with implementing the proposed action, and the non-renewable energy associated with the operations of the residential and commercial spaces introduced with the proposed action, would also constitute an irreversible and irretrievable commitment of resources. However, as described in Chapter 13, “Energy,” the new buildings introduced by the proposed action would be required to comply with the New York City Energy Conservation Code, which governs performance requirements of heating, ventilation, and air conditioning (“HVAC”) systems, as well as the exterior building envelope of new buildings, thereby meeting standards for energy conservation, which include requirements relating to energy efficiency and combined thermal transmittance. In addition, as described in Chapter 1, “Project Description,” and Chapter 2, “Land Use, Zoning, and Public Policy,” the proposed action’s buildings would include solar panels and/or wind turbines as part of each building group. Therefore, although land and non-renewable energy resources would be irreversibly and irretrievably committed with the proposed action, the demand for such commitment of non-renewable energy would be lessened with the implementation of alternative energy technology as part of the proposed action.

The irreversible and irretrievable commitment of non-renewable energy would facilitate the provision of needed affordable housing, and the commitment of substantially underutilized State-owned land resources comprising the project site, for the purpose of providing affordable housing in this location, would be in the public interest. Therefore, considered together, the irreversible and irretrievable commitment of resources would not represent a significant adverse impact.