

Greenpoint-Williamsburg Rezoning EIS

CHAPTER 26: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the construction, renovation, reuse and operation of developments projected to occur as a result of the proposed action. These resources include the building materials used during construction or renovation; energy in the form of gas and electricity consumed during construction and operation of buildings by various mechanical and processing systems; and the human effort required to develop, construct, renovate, and operate various elements of projected and potential developments. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The construction of the approximately 8,257 residential units and 337,160 sf of local commercial uses that are expected to be developed on the 76 projected development sites as a result of the proposed rezoning and related land use actions would also require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. As indicated in Chapter 15, “Energy,” it is estimated that the 76 projected development sites would use approximately 1.28 trillion BTUs of energy annually in the future with the proposed action under Scenario A, and approximately 1.29 trillion BTUs annually under Scenario B. Therefore, the proposed action would result in an incremental increase of approximately 1.04 trillion BTUs in annual energy use compared to No-Action conditions, under both scenarios.

The land use changes associated with the rezoning action may also be considered a resource loss. Projected and potential development under the proposed action constitutes a long-term commitment of sites as land resources, thereby rendering land use for other purposes infeasible. Further, funds committed to the design, construction/renovation, and operation of projected or potential developments under the proposed action are not available for other projects.

The public services provided in connection with the projected and potential developments under the proposed action (e.g., police and fire protection and public school seats, as well as the acquisition and development of a new waterfront park) also constitute resource commitments that might otherwise be used for other programs or projects, although the proposed action would also generate tax revenues to provide additional public funds for such activities.