

Unavoidable significant adverse impacts are defined as those that meet the following two criteria:

- There are no reasonably practicable mitigation measures to eliminate the impacts; and
- There are no reasonable alternatives to the proposed project that would meet the purpose and need of the action, eliminate the impact, and not cause other or similar significant adverse impacts.

As described in Chapter 20, “Mitigation,” most of the potential impacts that could occur as result of the proposed and future actions could be mitigated. However, as described below, the significant adverse impact on historic resources would not be fully mitigated.

A. HISTORIC RESOURCES

The proposed Boricua Village project would require the demolition of the Bronx Municipal Court – Second District building to allow for the development of a new campus for Boricua College. As described in Chapter 7, “Historic Resources,” this building is in a state of advanced disrepair. In addition, with 57,600 gross square feet of floor area, it does not contain enough space to accommodate the proposed college campus. As described in Chapter 21, “Alternatives,” reuse of the building, either by itself or as part of a larger structure, is not feasible because of the building’s deteriorated state and because Boricua College’s program requires a more open and flexible layout than the existing building provides.

Because the New York City Landmarks Preservation Commission (LPC) has determined that this building meets eligibility criteria for New York City Landmark (NYCL) designation, its demolition would be a significant adverse impact on historic architectural resources. Therefore, Historic American Buildings Survey (HABS) level archival documentation has been prepared as partial mitigation and was accepted by LPC on March 30, 2007. However, a significant adverse impact caused by the demolition of an historic architectural resource cannot be fully mitigated. The HABS documentation would constitute partial mitigation of this impact. *