16 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

16.1 Introduction

In accordance with the guidelines establishes in the 2020 *CEQR Technical Manual*, this chapter summarizes the loss of environmental resources, both natural and manmade, as a result of the Proposed Actions. Both natural and manufactured resources would be used in the demolition, construction, and operation of the project-generated development. These resources include time and materials used in construction; energy (gas and electricity) consumed during construction and operation of the project when complete; and human effort (time and labor) required to develop, construct, and operate various components of the development. These resources very likely could not be reused and are thus considered permanently committed to future development resulting from the Proposed Actions.

The Proposed Actions would facilitate new mixed-use developments on sites heavily vegetated with overgrowth. The Reasonable Worst Case Development Scenario for this project established that the Proposed Actions would result in 659,644 gross square feet (gsf) of residential space (726 dwelling units), 19,834 gsf of local retail, and 102,874 gsf of accessory parking (351 spaces) over the No-Action Condition. In the With-Action Condition, public and private open space would be developed. During construction, some existing vegetation would be removed and replaced with native species in targeted areas throughout the site.

The Proposed Actions would facilitate development on two development sites, and would create a long-term commitment of land resources. This commitment of land would render the proliferation of other land uses on these development sites highly unlikely. Proposed land uses would be compatible with the surrounding area and similar to development trends in Downtown Staten Island typified by projects such as Lighthouse Point. Funds and human efforts committed to the planning, design, construction, and operation of project-generated development would not be available for other projects.

Per the *CEQR Technical Manual*, in considering the trade-offs of the project, short-term losses are weighed against the long-term benefits of the Proposed Actions. The Proposed Actions

would respond to multiple land use goals and objectives outlined in public policies such as OneNYC, Housing New York, and North Shore 2030. The Proposed Actions would facilitate the development of housing (including affordable options) collocated with local retail and accessory parking. A portion of privately owned land would be dedicated to a public open space, introducing a new open space resource to the surrounding area. Loss of vegetative overgrowth on the development sites would allow mixed-use, infill development proximate to transit that would be compatible with the goals of public policies, other nearby infill developments and land uses in Downtown Staten Island.