25 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

25.1 Introduction

Per the guidelines of the 2021 *CEQR Technical Manual*, this chapter summarizes the loss of environmental resources, both natural and manmade, that could result from the Proposed Actions.

25.2 Principal Conclusions

Both natural and manufactured resources would be used in the demolition, construction, and operation of the Proposed 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 plan, design, develop, construct, and operate various components of the development. These resources likely could not be reused and are thus considered permanently committed to future development resulting from the Proposed Actions.

The Proposed Actions would facilitate a long-term commitment of land resources in the Affected Area and remove public parkland. This commitment of land would render the proliferation of other land uses on the Development Site or Ring Road highly unlikely. The Proposed Actions would allow a new gaming facility on the Development Site, which would remove the existing golf clubhouse, surface parking lot, a portion of the golf course practice area and additional landscaping within the Golf Course. This development would only occur with the Proposed Actions, which would include the removal of parkland from Ferry Point Park.

As described in Chapters 2 through 24 of this Environmental Impact Statement (EIS), new development on the Development Site would result in up to 3,500 permanent jobs, up to 1,800 temporary construction jobs, and significant tax revenue for both the City and State.

Additionally, the Proposed Actions would allow improvements to Ring Road to enhance circulation, safety, and access to the Park (on the east and west sides of the Whitestone Bridge), as well as the Development Site for pedestrians, cyclists, and vehicles.

The Proposed Actions would enable Bally's to construct the Proposed Facility, replacement golf clubhouse, and improvements to the Waterfront Access Roadway and Ring Road. This would change the land use on the Development Site from parkland (containing the golf clubhouse, surface parking, a portion of the practice area and landscaping) to gaming, recreational, and associated accessory uses. Funds and human efforts committed to the planning, design, construction, and operation of project-generated development would not be available for other projects.

Habitat within the Development Site generally comprises previously developed areas such as paved surfaces, buildings, and landscaping. Habitat within Ring Road generally comprises an active paved roadway, the Whitestone Bridge, and adjoining landscaped areas. A freshwater wetland is present south of Ring Road. The Proposed Development allowed by the Proposed Actions would not significantly alter the character of the existing Study Area. Buildings, paved surfaces, and landscaping would still be present on the Development Site with the Proposed Actions and Ring Road would remain an active roadway. The majority of the Golf Course (including all 18 golf holes) and existing vegetated parkland to the west and south of Ring Road and along the East River would remain undisturbed by the Proposed Development. Additionally, work would not occur within the freshwater wetland and no impacts to natural resources nearby are anticipated.

Per the *CEQR Technical Manual*, when 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 2050, Rebuild, Renew, Reinvent: Blueprint for New York City's Economic Recovery*, and the 2015 *Hutchinson River Transportation Corridor Parkway Study*. In addition to the Proposed Facility, Park improvements and replacement parkland would be provided consistent with the requirements of the State alienation legislation. Bally's would contribute funds to the City of New York to be devoted to NYC Parks for such public improvements and would deed the designated new parkland to NYC Parks. Improvements to Ring Road would be privately funded by Bally's and include roadway widening, new pedestrian and cycling infrastructure, and improvements to stormwater drainage.

In conclusion, the Proposed Actions would allow the development of a new gaming facility and replacement golf clubhouse, which would generate new jobs, significant economic activity, and tax revenue for both the City and State. The Proposed Facility would complement the Golf Course and Ferry Point Park, and improvements to Ring Road would be compatible with the roadway's existing use as a vehicular throughway that provides access to Ferry Point Park and the Golf Course. The Proposed Actions would not result in an immediate or long-term loss of environmental resources, since the Proposed Development would not negatively affect any nearby natural resources, and the Development Site has been previously developed as a municipal solid waste landfill before the landfill was closed and redeveloped as a Golf Course with supportive uses. The long-term commitment of land resources needed for the Proposed Development would be balanced by the beneficial aspects of the project including economic development, job creation, park and roadway improvements, and resiliency measures in accordance with City policy goals.