ACME FISH EXPANSION
Chapter 21: Irreversible and Irretrievable Commitments of Resources

Consistent with guidance in the *City Environmental Quality Review (CEQR) Technical Manual*, this chapter summarizes the manmade and natural resources that would be expended due to the Proposed Actions. Resources, both natural and man-made, would be expended in the construction and operation of the development projected to occur as a result of the Proposed Actions. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the Proposed Development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of the Proposed Development. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

Although the Proposed Development would result in an increase in new commercial and industrial land uses and publicly accessible open areas on the Development Site, the Proposed Development would constitute an irreversible and irretrievable commitment of the Development Site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term. The Development Site does not possess any natural resource values and is currently developed and occupied by a mix of industrial/manufacturing uses, with open and vehicle storage uses occupying the southern portion of the block.

These commitments of materials and land resources are weighed against the benefits of the Proposed Development, which, as noted in Chapter 1, "Project Description," would be in keeping with the City's policy of encouraging the retention and expansion of industrial businesses, especially in IBZ areas, by providing increased commercial floor area and acknowledging the site constrains that such developments may entail. Furthermore, introducing additional commercial office space in Greenpoint would promote job and business growth in a transit accessible area within an emerging office submarket of Brooklyn. The Proposed Development would help meet a borough-wide demand for more commercial office space and locate offices closer to where workers live, consistent with the vision and strategy of *New York Works*. The Proposed Development would complement the existing and ongoing development in the area, introducing a higher intensity of uses and further contribute to the vitality of the streetscape. The Proposed Development would also provide publicly accessible open areas within an existing mixed-use area that is considered underserved by open space.