

Chapter 18: Irreversible and Irretrievable Commitment of Resources

Under the proposed project, both natural and man-made resources would be expended in the construction, rehabilitation and/or reconstruction and reuse, and operation of the proposed development. These resources include the building materials used during construction or rehabilitation and/or reconstruction; 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, rehabilitate and/or reconstruct, and operate various elements of the proposed development, as well as the associated costs. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The land use changes associated with the proposed project may also be considered an irreversible or irretrievable commitment of land. The proposed buildings would constitute a long-term commitment of land resources, thereby rendering land use for other purposes infeasible. However, the new uses are consistent with the community's desire for a supermarket and with the goals of the Brooklyn Navy Yard Development Corporation. Further, the new land uses associated with the proposed project would be compatible with surrounding land uses. In addition, the proposed project would also rehabilitate and/or reconstruct two vacant and deteriorated historic buildings and return them to active use. *