

CHAPTER 25: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Both natural and manufactured resources would be used in the demolition, construction, renovation, reuse, and operation of developments projected to be generated by the Proposed Actions. These resources include time and materials used in construction; energy (gas and electricity) consumed during the construction and operation of project-generated development; and human effort (time and labor) required to develop, construct, and operate various components of the project-generated development. These resources cannot be reused and are thus considered permanently committed to future development resulting from the Proposed Actions.

The Proposed Actions are anticipated to facilitate new residential, commercial, and mixed-use development, resulting in an additional 2,553,585 square feet (sf) of residential space (2,557 dwelling units); 275,348 sf of commercial uses, including retail, office, and restaurant space; 46,799 sf of community facility space; and 1,290 parking spots. The projected and/or potential development would result in change in land uses in the area, which would create a long-term commitment of land resources, rendering the growth of other land uses unlikely. However, the projected changes in land use resulting from the Proposed Actions would be compatible with the surrounding area as well as recent and ongoing land use and development trends on Staten Island's North Shore. In addition, funds committed to the design, construction, renovation, and operation of projected and/or potential developments under the Proposed Actions would not be available for other projects. However, this is not considered a significant adverse fiscal impact or a significant adverse impact on New York City resources.

Public services associated with the projected and/or potential developments, such as police and fire protection, public education, open space, and other City resources also constitute resource commitments that might otherwise be used for other programs or projects. However, the Proposed Actions would induce economic growth, generating substantial tax revenues and providing a new source of public funding that would offset these expenditures.

These commitments of resources and materials are weighed against the benefits of the Proposed Actions. The Proposed Actions respond to the community goals and objectives identified as part of the Bay Street Corridor Neighborhood Planning Initiative; they are intended to support the Initiative's guiding principles that include creation of new diverse housing opportunities, including permanently affordable housing under the Mandatory Inclusionary Housing (MIH) program; the creation of a vibrant, mixed-use downtown environment that provides stronger connections to the New York Harbor and surrounding neighborhoods; support of new and existing businesses; and alignment in infrastructure, public open spaces, and services to support current demands and future growth.