

7. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

There are a number of resources, both natural and man-made, that would be expended in the construction and operation of the development expected to result from the proposed project. These resources include the materials used in construction; energy in the form of fuel and electricity consumed during construction and operation of the project-generated development; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed development.

These resources are considered irretrievably committed because their reuse for some purpose other than the project-generated development would be highly unlikely. The land use changes associated with the development of the proposed project site may be considered a resource loss. The projected and potential development under the Proposed Action also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. The public services provided in connection with the projected and potential developments under the Proposed Action (e.g., police and fire protection and public school seats) also constitute resource commitments that might otherwise be used for other programs or projects, although the Proposed Action would also generate tax revenues to provide additional public funds for such activities. Furthermore, funds committed to the design, construction/renovation, and operation of projected or potential developments under the Proposed Action are not available for other projects.

These commitments of land resources and materials are weighed against the public purpose and benefits of the proposed action, which are to provide an incentive for development to promote an active, vibrant streetscape while preserving existing neighborhood and commercial character in an area with significant transportation infrastructure. It would replace low-scale automotive-related commercial uses and revitalize the East Fordham Road corridor with new residential and commercial development that would be compatible with residential and mixed-use development in surrounding neighborhoods.