

Chapter 17: Irreversible and Irretrievable Commitments of Resources

Following 2014 City Environmental Quality Review (CEQR) Technical Manual guidelines, this chapter summarizes the proposed project and its impacts on the loss of environmental resources, both in the immediate future and in the long term. Resources, both natural and man-made, would be expended in the construction and operation of the proposed project. Certain resources would be irreversibly and irretrievably committed to the proposed project, such as vegetation removed to allow the construction of the proposed project and the materials dedicated to its construction. Energy in the form of gas and electricity consumed during construction and operation and the human effort (time and labor) required to develop, construct, and operate the proposed project would also be committed. The proposed project also constitutes a long-term commitment of land resources, thereby rendering use of the project site for purposes other than the proposed project highly unlikely in the foreseeable future.

These commitments of resources and materials are weighed against the goals of the proposed project and its benefits to the surrounding area. In particular, the applicant's goal for the proposed project is to transform an underutilized site into a retail destination with a variety of locally oriented uses, including a large-scale supermarket and a wholesale warehouse, responding to local demand in this area of Staten Island. The proposed project would also provide an efficient site plan with access to local streets, while preserving and enhancing ecologically sensitive wetland areas. In particular, as discussed in Chapter 4, "Natural Resources," the proposed project would result in an overall improvement to natural resources on the project site through removal of invasive or nonnative plant species in the freshwater wetland buffer and freshwater and tidal wetland adjacent areas and replanting of native vegetation in these areas. *