

VIII. IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

This chapter of the Draft Environmental Impact Statement (“DEIS”) identifies those environmental resources that could be irretrievably lost due to the implementation of the Proposed Action. These include irretrievable and irreversible use of both natural and man-made resources that would be expended during both construction and full implementation of the Proposed Action, including the use of building materials, energy and human effort required to construct, implement and operate the project. These resources are considered irretrievably committed because their reuse for other purposes would be highly unlikely.

Both natural and man-made resources would be expended and utilized under the Proposed Action. Except for a few small natural portions, the majority of the project area along the north side of Glen Cove Creek has been previously developed with industrial related and other uses. As such, the irretrievable and irreversible commitment of resources involves the construction materials and labor associated with the redevelopment of the project area, including equipment and energy committed to assist construction workers.

While the Proposed Action involves the long-term redevelopment of former industrial uses into a mixed-use development containing residential, commercial, retail, cultural, hospitality, recreational and public open space, the changes in land use associated with the project may also be considered an irretrievable and irreversible resource loss. The Proposed Action constitutes a long-term term commitment of land within the project area, thereby rendering the property infeasible for other land uses. Furthermore, any public funds necessary for the construction and maintenance of the proposed project area, including related roadway improvements, would not be available for other projects within the City of Glen Cove. However, as the project is a public-private partnership between the City’s IDA and CDA and redeveloper, any funds that may be expended will be in furtherance of a City objective. The Applicant will attempt to acquire the Gateway Properties through negotiation. Certain properties, may, however, be acquired by a public entity through the use of eminent domain and then sold to the Applicant for this public purpose.

Additionally, public services (e.g. police and fire protection, public school seats, etc.) necessitated in connection with the project also constitute resource commitments that might otherwise be used for other programs or projects (see **Chapter III.I, Community Facilities and Services**). However, the Proposed Action would generate a significant amount of additional tax revenues to the City of Glen Cove and the Glen Cove School District (see **Chapter III.K, Economics**) which would far exceed public funds needed to provide services.