

## **Chapter 22: Irreversible and Irretrievable Commitment of Resources**

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Certain resources, both natural and human-made, would be expended in the construction and operation of the Proposed Project. These resources include use of the land, building materials, energy, and human effort (time and labor) required to develop, construct, and operate the Proposed Project. These resources are considered irretrievably committed because their reuse for some purpose other than the Proposed Project would be highly unlikely.

The land that makes up the Project Site is the most basic resource irretrievably committed. Should the Proposed Zoning be approved and the Proposed Project constructed, the existing office buildings on the Project Site would be removed, and the previously developed portion of the Project Site (and certain undeveloped areas) would be redeveloped with residential uses and would not be available for another future use for some period of time. Given that much of the Project Site is already developed, the redevelopment of the Site for the Proposed Project is not considered a significant or an adverse impact.

The actual building materials used in the construction of the Proposed Project (e.g., wood, steel, concrete, and glass) and energy (in the form of gas, diesel, and electricity) consumed during the construction and operation of the Proposed Project or by construction equipment, and the various mechanical systems (heating, hot water, and air conditioning), would be irretrievably committed. None of these impacts are considered significant.

Construction of the Proposed Project would require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. It is anticipated that a portion of the construction-related workers at the Project Site will come from Yorktown and surrounding Westchester County communities. These workers are expected to have a positive impact on existing local businesses.

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