

CHAPTER 36 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

There are several resources, both natural and man-made, that would be expended through Plan implementation. These resources include the land that makes up the proposed facility sites; building materials used in construction of the facilities; energy in the form of gas and electricity consumed during the construction and operation of each facility; the fossil fuels used in tugs, trains and trucks transporting waste or construction materials; and the human effort required to develop, construct and operate the facilities and means of waste transport. All of these resources are considered irretrievably committed because their reuse for some other purpose, once exploited for the project, would be highly unlikely.

Development of the Harlem River Yard Site, East 132nd Street Site, Scott Avenue TS, Review Avenue TS, or Scott Avenue/Scholes Street TS, or use of any existing MTSs as part of Plan implementation, would not be new commitments of land to industrial use because those facilities would exist without Plan implementation. While all other sites proposed for development would be Plan-induced commitments, such as the Converted MTSs, they would also be re-activation of industrial uses in areas zoned for heavy industry.

Generally, the soil, shoreline and natural waterways in the areas of the proposed new facilities and the MTSs could be described as having been, in effect, already committed to industrial use as a result of prior industrial activities. The redevelopment and use of abandoned, derelict or underutilized infrastructure, therefore, could be considered the reclamation of the “working waterfront,” a man-made resource of economic importance to the City. It is within this planning and development context that the proposed developments could be considered improvements of their respective sites and waterfront areas, particularly as they utilize and often upgrade the existing rail and water transport infrastructure.