

**6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Development of the Project will commit the Project Site to residential uses with associated ancillary uses. Once committed to these uses, the site will be unavailable for other uses for the foreseeable future.

The finite resources that will be irretrievably committed by development of the Project are the materials and energy required for construction and for operation and maintenance of the development once completed.

Construction will involve the commitment of a variety of materials, including but not limited to: fill, concrete, asphalt, steel, lumber, paint products, and other building materials. The operation of construction equipment will result in consumption of fossil fuels and other energy resources. The Project Sponsor proposes various energy-saving measures that would reduce the irretrievable commitment of energy dedicated to the operation of the building.

When completed, the new residences and commercial space will consume fossil fuels and electricity to meet heating, cooling, lighting and other energy needs. However, the Applicant has minimized energy consumption by employing various sustainable technologies - these technologies are set forth in Section 8.0 of this DEIS.

The proposed residences and commercial uses are projected to have a total construction value of approximately \$131 million. Based on this value, the project would require a commitment of approximately 490 full-time equivalent construction jobs.<sup>1</sup> Construction of the project will require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry. A portion of the construction-related workers at the site are likely to come from the City of Yonkers and Westchester County.

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<sup>1</sup> *Urban Land Institute Development Impact Assessment Handbook, 1994.*