

Chapter 20: Irreversible and Irretrievable Commitment of Resources

To improve the efficient use of resources, the Proposed Project would comply with the Yonkers Green Development Standard (updated in 2014) designed to conserve natural resources, increase energy and water efficiency, and improve indoor air quality. A Green Development Checklist (“Checklist”) for each Project Site is included in Appendix O-1.¹ The Proposed Project includes a number of sustainability measures that exceed the requirements of the Yonkers Green Development Standards. These measures include access to fresh, local foods; proximity to services; access to public transportation; tree plantings; use of recycling, salvaging, or diversion practices to reduce non-hazardous construction and demolition waste by at least 75 percent; and, for the Teutonia Project and Chicken Island Project, brownfield redevelopment.

Notwithstanding the above, construction and operation of the Proposed Project would result in the expenditure of natural and human-made resources. Natural resources include the use of land and energy. Human-made resources include the effort required to develop, construct, and operate the Proposed Project (time and labor); building materials; financial funding; and motor vehicle use. Resources are considered irretrievably committed because it is highly unlikely that they would be used for some other purpose.

The land that makes up the three Project Sites is the most basic of irretrievably committed resources. With City approval of the Zoning Amendments and the Proposed Project, the Teutonia Site and Chicken Island Site would no longer be available for future development.

As detailed in Chapter 5, “Geology, Soils and Topography,” and Chapter 15, “Construction,” of this DEIS, grading activities are anticipated to involve cut operations. No fill material would be required at any of the Project Sites. Soils that would be disturbed and removed at each of the Project Sites would be disposed of in accordance with the New York State Department of Environmental Conservation requirements.

The Teutonia Project would require excavation that ranges from 5 to 30 feet below the existing grade. The deepest cuts would occur along the eastern and southern property lines where the existing grade is approximately elevation 50 feet. Bedrock is not anticipated to be encountered during excavation. Earthwork for the Teutonia Project would result in approximately 22,150 cubic yards of material to be removed from the Site. No fill material would be required. Material removal would require approximately 1,477 truck trips (based on 15 cubic yards/truck). Removal of the excavated material would be spread out over two construction phases. As currently anticipated, excavation for Building 1 would occur over a period of approximately four months during Phase 1 in construction year one. Excavation for Building 2 would occur over a period of approximately seven months during Phase 3 in construction year four.

¹ It is noted that these Checklists are preliminary in nature. They represent the minimum sustainability measures that would be included in the buildings of the Proposed Project. As design of the buildings progresses and additional measures are incorporated, these Checklists will be updated.

AMS Yonkers Downtown Development

Construction of the Chicken Island Project would involve excavation of up to 40 feet below existing grade. Although unlikely, there is a chance that bedrock could be encountered during construction at the Chicken Island Site. The deepest cuts would occur in the locations of below-grade levels of Building 1, Building 2, Building 3, and Building 5 of the Chicken Island Project. Approximately 99,300 cubic yards of material would be removed from the Site; no fill material would be needed. Removal of this material would require approximately 6,620 truck trips (based on 15 cubic yards per truck). As currently anticipated, excavation for the Chicken Island Site components would be as follows:

- Building 1: approximately five months during Phase 1 in construction year one.
- Buildings 1A/1B: approximately three months during Phase 1 in construction year three.
- Buildings 2 and 3: approximately seven months during Phase 4 in construction years five and six.
- Buildings 4 and 5: approximately seven months during Phase 5 in construction years seven and eight.

Construction of the North Broadway Project would result in the removal of approximately 36,000 cubic yards of material. Approximately 2,400 truck trips (based on 15 cubic yards per truck) would be required to export the material off site. Excavation for Building 1 would occur prior to excavation for the remaining North Broadway Project components. Therefore, these truck trips would be spread out over multiple construction phases. As currently anticipated, excavation for Building 1 would occur over a period of approximately five months during Phase 2 in construction years two and three. Required excavation for the remainder of the North Broadway Project construction would occur over a period of approximately five months during Phases 2 and 3 in construction year four. The soils that would be disturbed and removed would be disposed of in accordance with the requirements of regulatory agencies having jurisdiction over the Site. At the North Broadway Site, bedrock was found as shallow as 4 to 25 feet below ground surface elevations and, therefore, would likely be encountered during construction.

The Proposed Project would require water to serve the on-site uses. As described in Chapter 8, “Infrastructure and Utilities,” in total, the Proposed Project would require approximately 620,670 gallons per day (GPD) of water. The estimated water demand for the Teutonia Project would be approximately 155,440 gallons per day (GPD). The anticipated fire demand for the Teutonia Project would be 1,000 gallons per minute (GPM) for each of the two towers. The estimated water demand for the Chicken Island Project would be approximately 350,550 GPD. The anticipated fire demand for each of the buildings would be 1,000 GPM. The estimated water demand for the North Broadway Project would be approximately 114,680 GPD. The anticipated fire demand for each of the buildings associated with the North Broadway Project would be 1,000 GPM.

The actual building materials used in the construction of the Proposed Project (brick, wood, steel, concrete, glass, etc.) and energy, in the form of gas, diesel, and electricity, consumed during the construction and operation of the Proposed Project by the various mechanical systems (heating, hot water, air conditioning, and manufacturing) would also be irretrievably committed to the Proposed Action.

None of these irreversible or irretrievable commitments of resources is considered significant. *