CHAPTER 19: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the construction and operation of the facilities and elements that would be developed as part of the Proposed Project. A total of approximately 10 acres of upland forest in four locations would be lost as a result of the proposed development, representing a loss of habitat for some small mammals and birds. The approximately 1,172,700 gross square feet of new development (to be housed in three new buildings and a new parking garage), the additional surface parking lots, new internal roadways and related roadway improvements that would be constructed under the Proposed Project also would require the irreversible and irretrievable commitment of energy, construction materials, land, and funds. These resources are considered an irretrievable commitment because they would be irretrievably committed to or consumed by the Proposed Project and would be unavailable for use elsewhere.

Development of the Proposed Project constitutes a long-term commitment of portions of the Project Site as land resources, thereby rendering land use for other purposes infeasible. Further, funds expended on the design, construction and operation of the Proposed Project would not be available for other SBUMC projects.

The SBUMC is Suffolk County’s only tertiary-care hospital and Long Island’s only academic medical center, serving as the primary training site for SBU’s HSC schools. Positive long-term benefits of the Proposed Project include supporting and enhancing the SBUMC via substantial investments in infrastructure and equipment that are required to meet the clinical and academic needs of its service area. The Proposed Project would also help SBUMC maintain its commitment to care for a large, medically indigent population. The proposed MART would provide a state-of-the-art environment for translational medical research and cutting-edge cancer research, and would address an unmet need for cancer care on Long Island. Academic benefits include space for teaching and lectures and breakout rooms for smaller conferences; increased work-study opportunities for undergraduates in cancer center labs; greater opportunities for medical school residents to practice in a specialized setting; and expanded research opportunities for undergraduates, graduates, medical students, residents and fellows. Furthermore, the Proposed Project would allow SBUMC to retire the leases for its scattered, outpatient clinical practices; consolidating practices into one central location on the SBUMC campus would enable the creation of SBUMC’s first on-campus medical office building with the ability to generate additional revenue by leasing space for private practice. The primary economic benefits of the Proposed Project include the creation of 955 new jobs at SBUMC (many of which would be highly-specialized jobs with competitive compensation packages), and contributing to the state and local economies through the multiplier effect and through spin-off effects supported by state-of-the-art medical and research facilities.