

V. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

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Development of the site will result in some environmental impacts that cannot be avoided. Some of these will be temporary or short-term impacts associated with construction of the project, while others will be long term associated with alteration and occupation of the site.

A. Short-Term Impacts

During construction, the proposed development would have temporary or short-term impacts. Those impacts relate directly to construction efforts and include sediment and erosion control, dust, noise and construction related traffic. These impacts are unavoidable but can be mitigated through proper planning and sequencing of construction activities. All significant adverse impacts resulting from implementation of the Proposed Action can be mitigated to the maximum extent practicable through the implementation of the best management practices described in this DEIS. Construction activities will be monitored to ensure that all activities are performed in accordance with applicable standards and regulations as well as specific criteria imposed for the project by the approving authorities. The following short-term mitigation measures will be applied:

Construction Sequencing – Construction will be sequenced in such an order as to maximize construction efficiency and minimize site disturbance and community impact. The sequence of construction shall generally include site preparation, demolition, site construction, offsite utility construction and offsite roadway improvements.

Soil Erosion and Sediment Control Plan – Construction shall be performed in accordance with the SPDES General Permit for Stormwater Discharges from Construction Activity and in strict conformance with the detailed sequencing provided in Section III.O of this document. Construction will need to disturb greater than five (5) acres of soil at one time and the proposed maximum disturbed area will be fourteen (14) acres, exclusive of excavated areas for the permanent pond. Prior to commencing with demolition or earthwork operations, erosion and sediment control measures shall be installed in accordance with the New York Standards and Specifications for Sediment and Erosion Control. Sensitive areas including the wetlands will be cordoned off with double rows of silt fence for their continued protection.

During construction, the potential for soil erosion and sedimentation will be controlled through the use of temporary soil erosion and sediment control devices. Implementation of the soil erosion and sediment control plan shall minimize offsite sedimentation onto adjacent waterways, roads and properties by controlling onsite erosion. Erosion and runoff shall be controlled at its source by minimizing runoff from flowing through disturbed/exposed areas, reducing flow velocities and directing runoff to controlled areas. The objectives of the erosion control plan will be achieved

through the management of stormwater runoff during construction. Proposed measures shall be applied during site clearing, earthwork and grading operations to meet the following objectives:

- Minimize the amount of land disturbance at any one time
- Retain existing vegetation where feasible
- Stabilize disturbed areas that will not require further earthwork operations within 48 hours
- Trap sediment onsite prior to discharge from the site.

Sediment laden runoff during construction will be captured by temporary swales and directed to sediment traps/basins. Sediment basins will retain the sediment and then release clean runoff at a controlled rate.

Demolition - Demolition will include removal of existing buildings, pavements, utility infrastructure, pavements and previously identified hazardous wastes including but not limited to above and underground storage tanks, related piping, impacted soils, and sewage disposal fields. All handling, removal and transporting hazardous materials shall be performed for the protection of workers and the community in accordance with the Environmental Site Assessment, Health and Safety Plan and all applicable environmental regulations.

Earthwork - Earthwork operations including removal of vegetation, stripping and stockpiling of topsoil and general earth excavation and filling shall be conducted in a controlled and planned manner. Topsoil shall be stockpiled and protected from erosion for future use. Existing pavements shall be removed from the site or reclaimed for use as fill material. Subsoil shall be excavated and placed as fill. Fugitive dust shall be controlled by maintaining soil moisture through the application of water by water trucks. Limits of the disturbed area shall be protected to prevent erosion and sediment from being eroded and conveyed offsite.

Construction Noise – During construction, noise levels may increase. Typical construction equipment used on the site would include bulldozers, compressors, front-end loaders, dump trucks and pavers. In order to mitigate potential temporary noise impacts, all equipment will be periodic inspections to ensure that properly functioning muffler systems are employed; unnecessary equipment idling should be kept to a minimum and construction activities should be limited to the hours set forth in the Town's Code.

Construction Related Traffic – Impacts to traffic on surrounding roadways will be mitigated. Direct impact to adjacent roads resulting from construction traffic entering and exiting the site will be minimized as site access will be provided through the signalized intersection at Mohansic Avenue. Offsite impacts to Route 202/35 resulting from roadway construction will be mitigated through implementation of an approved Maintenance and Protection of Traffic Plan. Temporary traffic control will include but not necessarily be limited to utilization of flagmen, placement of barrels, cones and signage.

Impacts to Old Crompond Road resulting from construction of the offsite sewer extension will be mitigated through the implementation of temporary traffic control measures. Such measures will include but are not necessarily limited to utilization of flagmen, placement of barrels, cones and signage. The sewer extension will be installed along the frontage of 14 properties, which front Old Crompond Road. Access to each lot could be temporarily impacted during sewer installation at each driveway. In order to minimize impact and inconvenience, the contractor shall proactively coordinate the construction schedule with each property owner. Installation of the sewer will be scheduled such that at the end of each workday the utility trench will be backfilled or covered. No utility trenches will be left open after work hours, thereby minimizing potential public hazard.

B. Long-Term Impacts

Long-term impacts that cannot be avoided include the increase of greenhouse gas emissions and lost carbon sequestration. Greenhouse gas (GHG) emissions due to construction activity at the site would only occur during the construction time period (approximately 14 months). Thus, the greenhouse gas emissions are temporary and are expected to be minor. For example, per the calculations provided in Section III.I, the greenhouse gas emissions from the construction time period would be approximately equivalent to the lifetime residential GHG emissions from only ten U.S. citizens.

As part of the construction process there will be lost carbon sequestration at the site in the form of trees being removed from the property. Per EPA estimates of the ability of trees to act as a carbon sink, it is expected that the lost carbon sequestration due to the removal of existing trees will be on the order of 10 tons of CO₂ per year. This equates to the approximate residential GHG emissions from only two U.S. citizens per year, or otherwise, an inconsequential amount.