

SECTION 9

UNAVOIDABLE ADVERSE IMPACTS

9.0 INTRODUCTION:

This section of the DGEIS consists of a discussion of the unavoidable adverse impacts that will result from development of the Project Site as a proposed mixed use neighborhood. The SEQRA Regulations require that a DGEIS include an analysis of unavoidable adverse impacts resulting from a proposed project.¹

9.1 EVALUATION OF UNAVOIDABLE ADVERSE IMPACTS:

As is the case with any proposed development project, the proposed mixed use neighborhood will result in certain unavoidable short-term and long-term adverse impacts. Unavoidable adverse environmental impacts associated with the mixed use neighborhood will result from construction activities that will be relatively short-term and will include noise impacts resulting from construction equipment and construction related traffic.

The long-term unavoidable impacts resulting from the proposed mixed use neighborhood will include:

- changes in the character and use of the Project Site, resulting from a change in land use from a vacant former private country club and golf course to a publically accessible mixed use neighborhood;
- disturbance to soils in connection with construction activities;

¹ See 6 NYCRR Part 617.9(b)(5)(iii)(b).

- the use of resources including materials to be used for infrastructure improvements, buildings, etc. that are necessary to construct the mixed use neighborhood;
- changes of the existing drainage patterns on the Project Site;
- the loss of existing vegetation and the associated loss of wildlife habitat on those portions of the Project Site to be developed in a manner consistent with the Conceptual Master Plan;
- changes in lighting levels on the Project Site;
- the loss of open space that is not currently accessible to the public; and
- increases in traffic volumes on roadways in the vicinity of the Project Site;

The Project Sponsor believes the proposed mixed use neighborhood will result overall in positive community character impacts resulting from implementing the infill and mixed use planning objectives outlined in the Comprehensive Plan. The proposed mixed use neighborhood will include large areas of permanent open space, publicly accessible park areas and a network of recreational trails and sidewalks to provide a pedestrian friendly setting.

It is important to mention that the Project Sponsor has proposed extensive mitigation measures to minimize the unavoidable adverse impacts listed above to the maximum extent practicable. A detailed discussion of the proposed mitigation measures is provided in Section 6 of this DGEIS.