

## **4.0 ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED**

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All significant adverse impacts resulting from the proposed development will be mitigated to the maximum extent practicable. The proposed development will have certain short-term and long-term adverse impacts, as would any development on the site.

### **4.1 Short-Term Construction Impacts**

The proposed development would result in short term construction related-impacts. It is anticipated that the Project will be constructed in phases in order to minimize the impacts. The phases will depend greatly on the economic factors such as product demand, but will also be dependent on the physical characteristics of the Site and the final proposed design. Unavoidable adverse impacts may include minor local increase in noise, dust and pollution with the presence of construction vehicles on-site during the construction period.

### **4.2 Long-Term Impacts**

Certain long-term impacts, although not considered to be significant adverse impacts in SEQRA terms, will result from the proposed development. Approximately 66 acres of land will be disturbed by the construction of the new housing.

#### *Town Population*

The total estimated population in the Town of LaGrange in 2008 was 17,774 persons<sup>1</sup>. It has been estimated that the proposed residential uses will generate a population of approximately 399 persons<sup>2</sup>. This figure represents 2.2% of the total 2008 population.

#### *Built Environment*

While over 130 acres of land will be conserved as open space or farmland, construction of the Proposed Action will build on a primarily undeveloped property. This loss of undeveloped land, 314 18" dbh or greater trees (of which 63 are over 24" dbh and eight are over 36" dbh), and habitat is an unavoidable adverse impact.

#### *Traffic*

The proposed project includes the opening of a connection to Colleen Court, eliminating the existing cul-de-sac, and providing two points of access to the Project Site.

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<sup>1</sup> ESRI Forecast; 2008 Projected Population Estimate

<sup>2</sup> The estimated population of 399 persons is based on standard multipliers from Urban Land Institute Assessment Handbook; in the Northeast, Single-Family (4 bedrooms) = 3.6248 x 71 units = 257.36; Townhouse (3 bedrooms) = 3.0060 x 28 units = 84.17; and Townhouse (2 bedrooms) = 2.0685 x 28 units = 57.92. [257.36 + 84.17 + 57.92 = 399.45]

*Service Demand (Utilities)*

As discussed in Sections 3.8 and 3.9, the proposed development includes a wetland crossing for the water supply, however, this crossing will not result in any significant impact. Preliminary meetings have been held with NYSDEC to review the wetland crossing, and the location has been deemed acceptable. There is currently a farm access road with a drainage pipe at the crossing location. The crossing will also include provisions for a roadway, and all site utilities including water supply and sewer collection facilities. The crossing will be designed to meet NYSDEC requirements. It is anticipated that the water line crossing of the wetland will be installed in a casing pipe to provide secondary protection. Erosion control and de-watering measures will be utilized during the installation of the infrastructure improvements to avoid any environmental impacts.

The wetland crossing will include all required underground water, sewer, electric, telephone, and cable facilities to serve the proposed project. The sewer main will be located as close as possible to the roadway crossing structure to limit wetland disturbance, and will likely be encased in a larger pipe to provide secondary protection.

There will be short-term traffic impacts for the final sewer connection along Titusville Road. To mitigate impacts, the Applicant's engineer will coordinate with the Town Engineer to determine whether the Daley Farm crossing pipe can be installed near the Town collection pipe under one contract. If not, then the Dutchess County DPW will approve maintenance and protection of traffic plans as part of the Daley Farm Highway Work permit process. These plans will include measures to limit traffic interruption during heavy traffic periods, and other measures such as signage and flag persons to facilitate motorists through the construction area.

*Visual*

Due to existing tree coverage around the property, visual impacts into the Project Site will be limited, especially from locations identified to be analyzed in the scope, including: along the Maybrook Rail Trail; the intersection of Noxon Road and Scenic Hills; and Davis Road. While views from Colleen Court to the north into the Project Site will reveal some of the proposed residences, these residences will be single-family homes (as are the homes along the adjacent Colleen Court) and will be landscaped to soften the viewshed and any visual impact.