# 15.0 CONSTRUCTION IMPACTS

## 15.1 Construction Phasing & Schedule

Phasing of the site development operations is anticipated in order to manage the various aspects of the project -- site preparation, earthwork, building construction and site improvements -- although the construction will be carried out in one continuous process. Tree clearing at the beginning of the construction process will only occur during the months of November through March.

Construction is expected to occur over an 18- to 21-month period. A construction phasing plan will be developed to allow for the sequential development of the site, accommodating an efficient earthwork sequence to move excavated materials to fill areas of the project and appropriately manage stormwater during construction operations. The first phase will include site preparation and the installation of temporary stormwater management practices, including soil erosion control features. Erosion control measures such as protective construction fencing to establish disturbance limits, silt fencing, diversion swales and stabilized construction entrances will be installed prior to any excavation or grading on the site.

A preliminary sequence envisioned for construction operations, for purposes of the DEIS, is shown in Figure 15-1. Outlined therein are operations necessary for site preparation, earthwork, construction and site stabilization. Development of the final Stormwater Pollution Prevention Plan (SWPPP) for this project will include further detailing for purposes of implementation in the construction process.

Equipment and materials storage / staging areas have not been determined at this time. All equipment and materials storage will occur within the property boundaries, outside of wetland and stream buffers and outside of tree root zones. The site-specific stormwater management plan will identify locations for these storage / staging areas as part of the construction sequencing plan. Site security during the construction process will be accomplished with construction fencing (typically chain link fencing) around the perimeter of construction areas and may include 24/7 video monitoring or personnel. All active construction areas will be secured 24 hours a day for safety of the public. Lighting for project security is anticipated to be localized at equipment and materials storage areas and at the project trailers. Deliveries during the construction period will be managed to ensure orderly arrival and unloading, with access to the site strictly via the newly improved Pugsley Road intersection at NYS Route 312. Truck routes will primarily use Interstate 84 and Route 312.

Hours of construction work will conform with Town regulations, within these hours: Monday to Friday 7:00 AM to 8:00 PM, and Saturday 9:00 AM to 5:00 PM. Excavation work that can generate noticeable noise will be further limited, as discussed below. No construction work will be scheduled to occur on Sunday or holidays.

A site and building construction project of this size can be anticipated to involve an estimated 212 construction jobs (person-years) created and added to the local economy.

## 15.2 Potential Impacts and Mitigation of Traffic, Air Quality & Noise during Construction

*Traffic*

The vast majority of construction employees will arrive and depart the Project Site out of phase with the weekday AM and PM peak traffic hours. Construction truck traffic is anticipated to access the site primarily from nearby Interstate Route 84, which is within 1.5 miles of the site via NYS Route 312. This access route is in an area of commercial development and therefore will avoid impacts to residential neighborhoods and local roads. No construction traffic will be allowed to utilize Fields Corner Road to Fair Street.

*Air Quality*

The construction of the proposed Brewster Yards development will involve grading activities that may result in the release of fugitive dust and particulate matter from the project site. During this period, dust from the site may be released into the air and carried off-site by wind. Air emissions will result from the use of diesel fuel as a source of energy for construction vehicles and equipment. Mitigation measures are proposed as a part of the project during construction to limit the generation of dust and potential emissions from construction equipment.

Generation of dust and equipment emissions from construction will be temporary and will cease at the conclusion of construction. Further discussion of the mitigation of fugitive dust is provided in Section 13.4 of the DEIS.

*Noise*

Local daytime ambient noise levels will increase on and off the project site during construction operations at the Brewster Yards development. Noise from construction activities is an expected consequence of any new development and cannot be avoided.

The level of impact from construction noise sources depends upon the type and number of pieces of construction equipment being operated, the duration of their activity, and the distance of a sensitive receptor from the construction site. The period of most noise impact will occur during site clearing and grading activities early in the construction period, although all construction activities at the site are likely to produce increased noise levels. In particular, rock removal that could involve blasting would cause temporary and short term noise that is substantially higher than ambient conditions.

Grading for proposed improvements at the north end of the site will occur within 250 feet of the nearest residential neighbor. Noise above measured ambient levels will occur at the residential property line when tree clearing and grading is done in this area. This will be temporary noise as the improvements are constructed and will be limited to between the hours specified for “excavation” in the Town Code (Section 69-10) -- “7:00 AM to 5:00 PM, Monday through Friday, and 7:00 AM to 1:00 PM on Saturday”. As further described in DEIS section 14, noise from construction will conform to the Town of Southeast Town Code.

Intermittent occurrences of noise from project construction occurring elsewhere on the project site may be noticeable to the closest neighbors on Fields Corner Road and residents to the north near Theodore Court and to the west on Twin Brook Court, but such levels will be in the

range of ambient daytime conditions given the distance between the property and those residences.

Noise resulting from construction activities is a temporary impact and will cease upon completion of construction.

### 15.3 Temporary Stormwater Management Practices

This project will employ conventional stormwater management practices that are typical for development projects in this region and based on the standards of the New York State Department of Environmental Conservation as published in its design manuals: *New York State Stormwater Management Design Manual* and *New York State Standards and Specifications for Erosion and Sediment Controls.*

Temporary erosion and sediment control measures that are typically used in a project of this size include the following:

- swales to divert clean water from construction areas
- silt fencing to contain sediments within the limits of disturbance (LOD)
- sediment traps to allow for onsite treatment of silted waters
- re-seeding or mulching to stabilize areas of disturbed soils
- reuse of native soils stockpiled during construction.
- stabilized construction entrances
- storm drain inlet and outlet protection
- phased land grading operations
- scheduling of earthwork outside of seasonal periods of rainfall and snowmelt
- prompt stabilization of exposed soils following their disturbance
- reuse of organic soils, if encountered, in areas of non-structural fill

All areas of disturbed or relocated soils within the LOD would be subjected to soil restoration techniques intended to recover the original properties and porosities of the soils. Restoration techniques could include mechanical decompaction and compost amendment, followed by fine grading and the establishment of a permanent deep-rooted groundcover.

Areas of the site where bedrock, boulders, or copious amounts of cobble are removed would be backfilled with structural fill and compacted to reduce erosional impacts in these areas.

The proposed project is designed to avoid most areas of steep slopes that are present on the parcels, thereby avoiding significant adverse modification of the site topography. All design changes to the topography of the site would adhere to applicable provisions of the Town Code.

Temporary stormwater management practices will be removed or replaced, depending on their purpose, to conform to the site-specific SWPPP designed and approved for the project. The SWPPP will be designed to replicate pre-development hydrology to the maximum extent practicable, maintaining the existing drainage patterns across the site.

Potential temporary impacts to soils and topography that inevitably occur on a construction site will be avoided or minimized through the implementation of the approved erosion and sediment control plans during construction and implementation of permanent measures specified in the

SWPPP. Key elements of the permanent measures to protect water quality of onsite and downstream waterbodies and watercourses will include the following:

- layout of project elements respective of the existing topography and drainage patterns
- utilizing site-specific information from soil testing for project design -- percolation testing, infiltration testing, and deep test pit observations
- avoiding wetlands and watercourses, including their respective buffer areas
- limiting the extent of exposed soils at any one time
- implementing an approved, site-specific SWPPP

Figure 15-1
BREWSTER YARDS DEIS

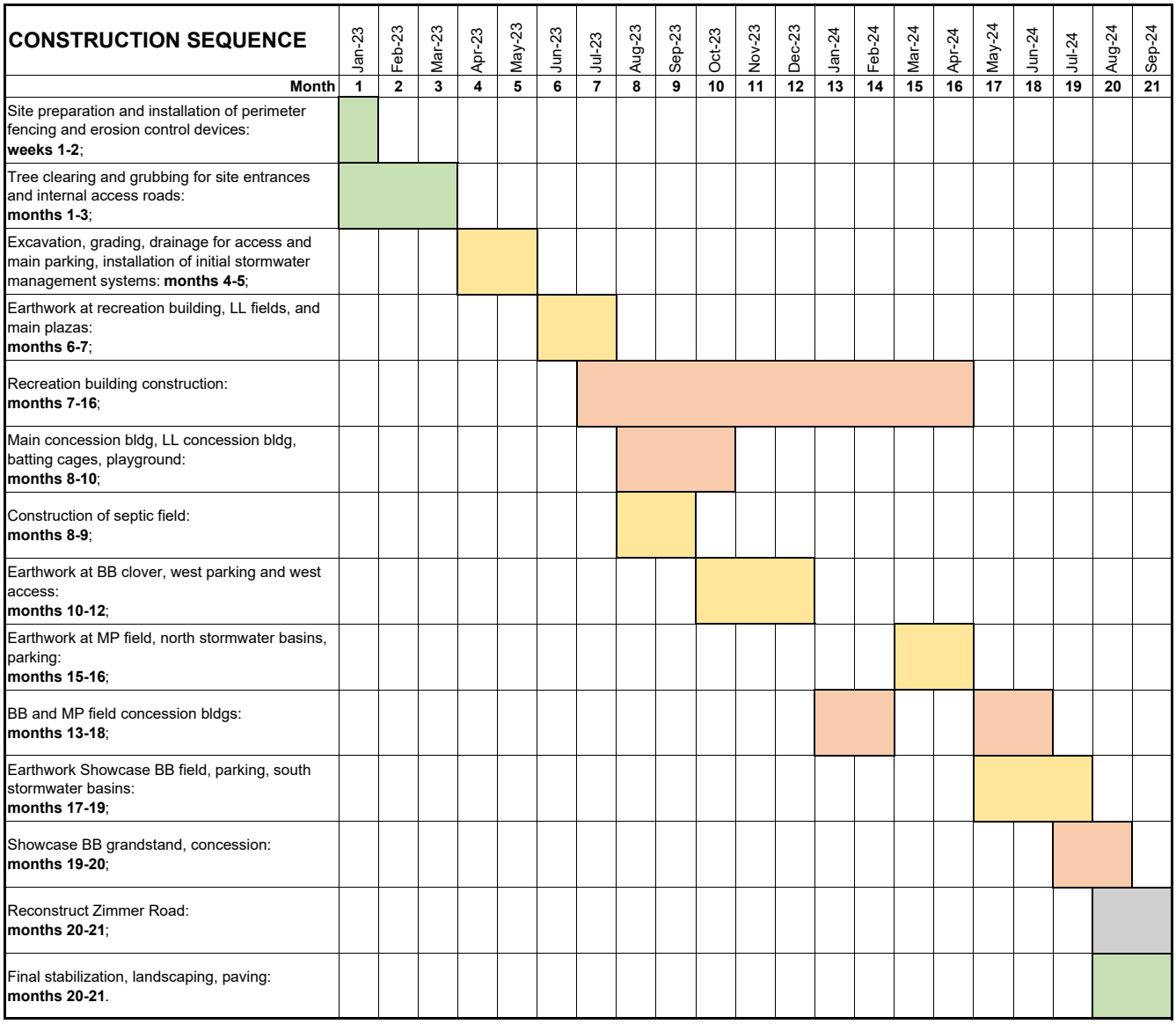


Figure 15-1: Construction Sequence
BREWSTER YARDS DEIS
Town of Southeast, Putnam County, New York