

## **17.0 MITIGATION SUMMARY**

Below is a summary of the mitigation measures proposed to address potential adverse impacts that are identified in the preceding DEIS sections. This section is not a comprehensive list of all mitigation measures that are incorporated into the project -- refer to more detailed discussions in the preceding DEIS sections.

### **17.1 Land Use, Zoning & Public Policy**

- The plan proposes a buffer of 260 feet or more of existing woodland vegetation to be preserved between the closest proposed development disturbance and the two nearby residential lots north of the site.
- In the context of its location within the greater community, the project will maintain the Town's rural community character through preservation of the visual buffer of woodland along the I-84 corridor including the prominent ridgeline.
- With regard to the change in intensity of use of the subject site, the project "...will serve a greater public benefit if it were owned and developed for recreational use by a private project sponsor" in exchange for land to be acquired from the sponsor (at Starr Ridge Road) and dedicated as parkland.
- The proposed project will benefit the community directly through tax revenues and employment. As a non-residential land use, the project will not generate additional population to the Town while providing additional recreational services available to school-aged children and young adults of local families.

### **17.2 Community Services**

- Putnam County is expected to receive approximately \$90,000 annually in property tax revenues from the proposed project, portions of which could be utilized to offset any potential impacts on the County Sheriff's Department and the Putnam County Bureau of Emergency Services.
- The project would generate over \$15,000 in annual property tax revenues to the Fire District which could be utilized to offset any potential impacts to the Fire Department.
- The projected increase of municipal tax revenues from the proposed project to the Town of Southeast by approximately \$87,000 annually, a portion of which could be used to offset the incremental increase in road maintenance costs of the Highway Department.
- The Applicant proposes to avert increased use of Fields Corner Road by signing at the project driveway for No Right Turns northward on Fields Corner Road. This project proposes to leave Fields Corner Road north of the project as a seasonal unpaved road and does not include improvements that could otherwise increase northbound traffic and increased need for road maintenance.
- Improvement of the former Zimmer Road is proposed to a standard that is acceptable to the Town.

### **17.3 Economic Conditions**

Due to the overall increase of property tax revenues realized from the proposed project, no mitigation measures are warranted or proposed.

#### **17.4 Visual Resources and Community Character**

- The proposed architecture of the main recreation building and ancillary buildings is designed to fit in the landscape of the site and to be complementary to the style, scale and quality of buildings found in the area.
- In conformance with the Town Code, all proposed improvements at Brewster Yards will be situated so that none are visible above the top of the ridgeline or top of vegetation located on the ridgeline as viewed from the surrounding area, nor will any tree clearing occur on a ridgeline.

In reviewing the potential visibility of the proposed lighting (both as direct illumination and indirect sky glow), and compatibility of the project with the nearby residential uses, the following mitigating factors would reduce the extent of potential nighttime visual impact:

- Specification of light fixtures that incorporate the latest technology in lighting design for energy efficiency. Use of luminaires that will sufficiently light the project for its intended use.
- Specification of light fixtures designed to minimize stray light and outfitted with shields as appropriate to direct the light toward the sports surface.
- Specification of pole heights that will provide for optimal downlighting, thereby minimizing glare, stray and reflected light.
- Field lighting will be turned off when the field facilities are not in use.
- Outdoor activities at the project will be reduced when leaves are off the trees.
- Preservation of existing trees and addition of new landscaping around the perimeter of the property to maintain a vegetated buffer to soften direct views to the playfields from local viewpoints.

#### **17.5 Cultural Resources**

The proposed development will not affect any potentially significant cultural resources and no additional cultural resources investigations are warranted. No mitigation measures are proposed.

#### **17.6 Natural Resources**

- Best practices will be used during the harvesting of trees to minimize disturbance of the soil in areas to be cleared and to provide protections for adjacent trees that are to be preserved.
- Protection of standing trees to remain in accordance with NYSDEC guidelines which include construction perimeter fence protection, marking of individual and erection of temporary barrier fencing along the root protection zone of trees to be preserved, and creation of permanent tree wells around trees identified to be preserved in areas where the grade needs to be altered.
- Preservation of 71.7 acres of trees on parcels to remain as Town parkland and 33 acres of trees on the project site, including all trees on the Ridgeline Protection Area and on the steep sloped areas surrounding this area.

- Wetlands, ponds, streams and watercourses will be protected from direct impact of construction activities.
- Indirect impacts to existing hydrologic functions would be mitigated by the application of Best Management Practices (BMPs) including erosion and sedimentation controls during the construction phase of the project, and by implementation of a post-construction stormwater management plan that includes detention and infiltration systems.
- To avoid potential impacts to bats that may be present on site, tree removal would not occur from April through October.
- A landscape plan will provide a transitional landscape from the edge of the proposed project into the bordering mature forest.
- The landscape plan would prioritize use of plants selected from the list of native tree, shrub, and perennials developed by the Town Planning Board.

### **17.7 Geological Resources**

- Adoption and implementation of the Stormwater Pollution Prevention Plan (SWPPP) for the proposed project to avoid significant adverse impacts to soils and surface waters.
- Temporary sediment and erosion control measures during construction in accordance with NYSDEC stormwater standard practices would include swales to divert clean water from construction areas, silt fencing to contain sediments within the LOD, sediment traps to allow for onsite treatment of silted waters, and re-seeding or mulching to stabilize areas of disturbed soils, including soil stockpiles.
- Grading operations would be phased to limit the extent of exposed soils present at one time, in conformance with General Permit GP-0-20-001.

### **17.8 Water Resources and Wetlands**

- No direct disturbances to wetlands or watercourses have been proposed.
- Land grading operations will be phased.
- Extent of impervious surfaces has been minimized.
- Rainwater infiltration practices will be utilized to reduce the volume of surface stormwater runoff exiting the site.
- Stormwater management systems are designed to meet the requirements of local, regional, and state stormwater regulations including general permit GP-0-20-001.
- The SWPPP defines measures and procedures to be implemented for compliance with prevailing discharge standards. All proposed measures and procedures will be selected in accordance with the current NYS Design Manual standards.

### **17.9 Traffic and Transportation**

- The Proposed Project will seek to discourage drivers leaving the Site from making right-turns towards Fields Corner Road by installing No-Right-Turn traffic signs at the driveway approaches to Pugsley Road.
- Most construction employees will arrive and depart the Project Site out of phase with the peak traffic hours.

- Construction truck traffic is anticipated to access the Site via NYS Route 312 and Interstate Route 84 which will avoid traffic through residential neighborhoods and on local roads.
- No construction traffic will be allowed to utilize Fields Corner Road to Fair Street.

#### **17.10 Infrastructure and Energy**

- Infiltration from the SSTS will recharge of a portion of the water withdrawn from the groundwater aquifer thereby reducing the consumptive water withdrawal of the project.

#### **17.11 Air Quality**

Conventional construction practices will be implemented to avoid or minimize adverse effects on air quality. The proposed development will not have a significant adverse effect on air quality for which mitigation measures are proposed.

#### **17.12 Noise**

Conventional construction practices will be implemented to avoid or minimize adverse effects on the noise environment. The proposed development will not have a significant adverse effect from noise for which mitigation measures are proposed.

- No construction traffic will be allowed to use Fields Corner Road.
- To reduce potential operational noise impacts to residences north of the site, loudspeakers will only be used intermittently for general and safety announcements and will not be used at the two clover fields or the multipurpose field for play-by-play announcements.
- The project proposes to limit patron traffic from using Fields Corner Road by promoting access to and from the site via Route 312 and posting no right turn signs at the project exits onto Fields Corner Road which would minimize traffic-related noise to the neighborhoods to the north.
- A mitigating factor with regard to noise from maintenance operations is that the play fields are proposed to be constructed with synthetic turf without the need for mowing.