18.0 OTHER EFFECTS

18.1 Unavoidable Adverse Impacts

Development of Brewster Yards project will result in particular adverse environmental impacts that cannot be avoided if the project is implemented regardless of the mitigation measures considered in the previous sections of this document. Many of these impacts are temporary as they would occur during the construction of the project and cease with the completion of construction. Others are associated with the long-term operation of the project.

Short-Term Effects

- Site construction will remove existing vegetation and disturb soils where grading occurs. Areas graded to create transitions to undisturbed areas will be restored with vegetation.
- Indirect impacts to wildlife will occur as construction displaces resident wildlife until construction is completed and the wildlife can move back into the area.
- Increased susceptibility to soil erosion and sedimentation in downgradient drainage systems as vegetative cover is removed and earth moving occurs. Potential reduced functions of surface water resources, wetlands and adjacent areas until construction areas are stabilized.
- Increase in local area traffic with construction and delivery vehicles, including truck traffic.
- Short-term effects on air quality and increased dust emissions in the site area during construction.
- Short-term construction noise in the site area.

Long-Term Effects

- Potential increased demand on community services (State Police, County Sheriff, Fire Department, EMS), local road maintenance.
- Slight reduction in annual property tax revenue to North Salem Central School District.
- Site construction will permanently impact soils where excavation, filling and grading occur as well as where impervious pavement or buildings are built.
- Site construction will eliminate vegetative cover and wildlife habitat in areas proposed for development.
- Localized increase in traffic volumes.
- Withdrawal of groundwater from the aquifer.
- Increase in energy use to operate the project.
- Periodic increases in ambient noise levels.

18.2 Irreversible and Irretreivable Commitment of Resources

The Proposed Action would irreversibly change approximately 49 acres of undeveloped, wooded land with development improvements that will be different in physical makeup and site use. The natural resource functions of the existing woodland would be irretreivably lost, particularly the loss of natural habitat for animals that utilize the site for nesting, food and cover. The proposal would increase impervious surfaces by approximately 11 acres and add approximately 16 acres of pervious synthetic turf playfields, which necessitate constructed stormwater management systems to treat the increase in surface runoff from these surfaces. Once committed to this use, the land would be unavailable to other uses for the foreseeable future.

Resources would be irretrievably committed by implementation of the Proposed Action -- certain materials and energy required for construction and for operation and maintenance of the project after construction is completed. Construction of the project would involve the commitment of a variety of natural resources, most of which would be sourced from off-site locations. These would include manufactured products as well as natural products -- concrete, asphalt, steel and other metals, lumber, glass and earth materials such as gravel. It should be noted that many of the materials utilized in construction may at some time in the future be recycled or reused.

There would also be future commitment of the groundwater resources at the site.

Operation of construction equipment and delivery of imported products would involve the consumption of fossil fuels, and the completed facility would consume energy via electricity and fossil fuels that are produced elsewhere.

The construction phase of the project would require a substantial commitment of manpower, which can be viewed as beneficial to the community and the local economy. Employment of construction workers and a variety of construction-related occupations would provide a short term beneficial economic impact to the surrounding area. Likewise, creation of jobs to operate the facility would provide a long term economic benefit.

Other manpower commitments which could be required from the community would involve emergency services of the police department, fire department or ambulance corps.

Refer to the prior DEIS sections for specific descriptions of the resources cited above.

18.3 Growth Inducing and Cumulative Impacts

The area surrounding the project site currently includes retail and service establishments which largely serve local businesses and residents as well as transient patrons passing through the area. Existing local businesses would likely experience an increase in business activity from the proposed project induced from the increased patron traffic that would visit the project area enroute to and from the Brewster Yards project. Such growth would affect the local supermarkets, delicatessens, restaurants, gas stations, and other businesses.

The anticipated increase in construction and employment opportunities would be expected to generate concomitant revenues to the community and the Town of Southeast. The induced

growth would be expected to strengthen the local economy as well as increase opportunities for local employment and sales. However it is not expected that employees associated with this project would relocate to the Town of Southeast because of their employment.

With induced growth to area businesses being the result of new patronage to Brewster Yards, called pass-by traffic, that growth would not induce additional traffic growth in the area. It is possible that this project would generate further economic development in the area to a modest degree.

Refer to discussion of projected direct, indirect, and induced benefits to the local economy related to the construction and operational phases of the subject proposal in DEIS section 4.4.

There would be increased intensity of land use on Pugsley Road that results from the Brewster Yards and Logistics projects and there will likely be periodic increases in noise, traffic activity and lighting evident at night. As a sports events venue, Brewster Yards would attract activities that result in noise, traffic and light affecting the character of the neighborhood that currently consists of sizable tracts of wooded, vacant land, existing and future commercial enterprises, active transportation corridors, and two single family homes.

While the presence of new lighting at the Brewster Yards and Logistics projects will likely be evident at night from the local area roads, any change in measurable light levels would be negligible and not a signficant adverse impact. Further discussion is presented in DEIS section 5.3.

The potential effects of increased traffic from the Brewster Yards and Logistics projects is assessed in section 11 of this DEIS. The adverse effects of the cumulative traffic were identified in the traffic study under the Build scenario (with no improvements) and are proposed to be mitigated by the recommendations made for signal timing adjustments that would account for both projects (Build with Improvements).
As new development occurs at the Brewster Yards and Logistics sites, the noise environment for existing residents nearby will likely change. However based on assessment of the cumulative noise effects from the two projects and the occassional outdoor concerts held at Tilly Foster Farm, they are not expected to cause significant noise above existing ambient levels. (DEIS section 14.3) The cumulative operational noise was projected to be well below 55 dBA and the Town's regulatory threshold in its Noise Ordinance.

18.4 Effects on the Use and Conservation of Energy Resources

Construction and operation of the proposed project would consume energy -- electricity and fossil fuels -- that are produced elsewhere.

Specific mechanical systems have not yet been designed in sufficient detail to permit examination of the extent of energy consumption or conservation in this project. However, the design for the buildings would take into account the availability of electricity and fossil fuels that would be relied upon to service the site. Given the rising costs of energy and increasing concerns for environmental stewardship, the buildings would be designed in ways that minimize uses of energy.

Energy consumption would occur during construction and operation of the proposed Project. During construction, energy would be used for power equipment and construction vehicles. Once construction is completed and the Project occupied, energy would be required for heating, air conditioning, and the use of various appliances and electrical equipment. The completed project would place long-term demands on various energy sources for space heating, air conditioning, water heating, refrigerators and lighting as well as other appliances and incidental electrical uses. Indoor climate control systems will demand the largest quantities of energy consumed over the lifetime of the project. Energy efficient heating, cooling and insulation systems will be utilized to conserve energy resources associated with climate control.

Energy conservation in New York is regulated at the State level for new construction. The code specifies basic requirements that are mandatory for newly constructed buildings that apply to heating and cooling systems, hot water systems, electrical systems, construction materials, equipment specifications and building sealing and insulation. The Brewster Yards development would be constructed in accordance with requirements of the New York State Energy Code.

In addition, the New York State Energy Research and Development Authority and the Public Service Commission promote compliance with Energy Star® and New York Energy Smart℠ programs for construction that encourage the use of energy conserving appliances, materials, technologies and building techniques. Compliance with provisions of these energy conservation programs would reduce the overall long-term energy consumption of the project. The Applicant will incorporate applicable components of these provisions and Green Building standards.