

SEQRA regulations require a DEIS to identify “unavoidable adverse impacts.” A significant adverse impact would be considered “unavoidable” if there are no reasonably practicable mitigation measures to eliminate the impact, or if there were no reasonable alternatives to the proposed project that would meet the purpose and need of the action, eliminate the impact, and not cause other or similar significant adverse impacts.

The construction and operation of the Proposed Project would result in certain short term and long term environmental impacts that cannot be avoided. Those and all other adverse impacts of the Proposed Project would be mitigated to the maximum extent possible.

Short term and temporary unavoidable impacts include the presence of construction and delivery vehicles on the Project Site and on surrounding roads, and temporary, localized increases in noise levels due to construction (through the operation of construction vehicles and equipment). Construction activities on-site would occur only during hours permitted under the Town Code. These impacts, while unavoidable, would only exist for the duration of construction (i.e., approximately 30 months) and are not significant.

There are a few long-term unavoidable impacts that would result from the Proposed Project. The Proposed Project would change the visual character of the Project Site, with the commercial office buildings replaced by a residential community. This change is not considered an adverse impact. The increase in the Town’s population resulting from the Proposed Project would incrementally increase demand for community services and facilities. However, it is anticipated that the property taxes generated from the Proposed Project would more than offset the increased costs associated with providing these services.

With respect to impacts to ecological resources, specifically the removal of trees, the Proposed Project would require the removal of approximately 1,320 trees. This significant impact would be mitigated by compliance with Chapter 270 of the Town Code, which requires the implementation of a tree “mitigation plan” approved by the Planning Board as a condition of the tree removal permit required for the Proposed Project (see Chapter 19, Section A, of this DEIS).

With respect to traffic and transportation, the significant adverse traffic impact of the Proposed Project would be fully mitigated and is, therefore, not an unavoidable adverse impact.

Therefore, no significant unavoidable adverse environmental impacts are anticipated to result from the Proposed Project. \*