

As presented in each of the technical chapters in this DEIS, the proposed project will result in certain changes to the existing environmental setting on and around the project site. These changes are expected to result in several impacts that cannot be avoided. None of these impacts will be significant. Most notably, the project will introduce a new residential land use on a portion of the land currently used as a horse farm and will result in site clearing, grading (through cut and fill techniques), and construction of buildings, parking areas, driveways, and other impervious surfaces.

The project will also involve the collection, retention, treatment, and gradual release of stormwater that is now absorbed on the project site or run off the site to nearby the ponds and wetlands.

When completed, the project will also result in more vehicle trips along Route 416 as well as adjacent local roads. As described in Chapter 3.9, "Traffic and Transportation," the traffic analysis indicates that the project will create an impact on one intersection. The actual magnitude of this impact is expected to be lower than indicated due to the conservative approach used in the analysis.

In addition, the project will result in unavoidable construction-related impacts including noise and traffic generated during construction, particularly along the Route 416 corridor. The construction process is expected to last three years with the noisiest work occurring during the first months of each phase as site-grading activity occurs. This work will be temporary in nature and will not be significant. Impacts from constructing the project will be minimized through appropriate site engineering, erosion and sediment control, traffic improvements, large landscaped buffers and other site plan measures.

As described in the Chapter 3.3, "Vegetation and Wildlife," the project would result in the loss of a portion of the meadows, field, and woodland habitat and disturbance to vegetation. The consequences of this loss would also reduce the habitat area for wildlife. Fauna currently inhabiting the portion of the site to be developed, if any, would be displaced to similar nearby habitats. The habitat loss represents an unavoidable impact. However, the project would retain all vegetative habitat types on site and would preserve almost all wetland and most wetland buffer habitats on site. In addition, as described in Chapter 9, "Irreversible Commitment of Resources," the construction and operation of the project will permanently consume energy resources (electricity, fuel, etc.), which is another unavoidable impact.

As outlined in Chapter 3.15, "Cultural Resources," the proposed project would remove the S/NR-eligible farmhouses at 22 Eager Road and 55 Lazy Lane, and their demolition would be an adverse effect. Mitigation will be developed and implemented in consultation with OPRHP. Further, the proposed project would also remove some of the farm buildings composing the large property at 282 Route 416. Since OPRHP has not made an eligibility determination for the structures at 282 Route 416, their removal is considered to be an adverse effect, requiring the development and implementation of mitigation. If OPRHP determines, between completion of

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the DEIS and FEIS, that some or all of the structures at 282 Route 416 do not meet the criteria of eligibility for S/NR listing, the determination will be included in the FEIS and the analysis of effects to historic resources will be revised, as warranted.

Overall, as discussed in this DEIS, none of these unavoidable impacts are considered significant adverse impacts.