

V. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

The development of the Northeast Interstate Logistics Center will result in some unavoidable adverse environmental impacts, as would any development. Though these impacts cannot be avoided, many can, to some extent, be mitigated, as discussed below. Some of these adverse impacts will be temporary or short term impacts associated with the construction phases of the project, while others will be long term impacts associated with the operation of the project.

Short Term Impacts

- Presence of construction and materials delivery vehicles on the site and on surrounding roads.
- Localized change in air quality due to emissions from construction and delivery vehicles and increased dust levels. These impacts are temporary and can be mitigated by using construction Best Management Practices such as wetting the ground, covering stored materials with a tarp to reduce windborne dust, and proper maintenance of equipment. No significant adverse impacts to air quality are anticipated due to construction activities.
- Localized increase in noise levels due to operation of construction vehicles and equipment and construction activities. In order to mitigate potential temporary noise impacts from construction equipment, all equipment used on-site will need to be inspected periodically to ensure that properly functioning muffler systems are used. While on the site, equipment will not idle unnecessarily. Also, construction activities will occur during the construction hours and limitations specified by the Town Noise Code.
- Increased susceptibility to erosion as vegetation is removed. Potential for erosion and sedimentation will be controlled to the maximum extent practicable by implementation of all proposed measures on the Erosion & Sediment Control Plans of the project. The project will be constructed as per Best Management Practices in accordance with the NYCDEP watershed regulations and the NYSDEC SPDES

General Permit No. GP-01-15-002 for Stormwater Discharges from Construction Activity.

- Possible changes in traffic patterns with resulting inconveniences as roadways are reconstructed.
- Periodic traffic delays from construction and excavation equipment.

Long Term Impacts

- Intensification of land use in the project area.
- An increase in noise, although the project and all of its components will fall beneath the noise levels permitted by the Town's Noise Ordinance.
- There will be 0.04 acres of wetland disturbance and 7.8 acres of wetland buffer disturbance, which will be mitigated with the removal of invasive species and planting of native sedges where Barrett Road improvements and replacement of the culvert require disturbance to the wetland.
- Long term traffic impacts will be mitigated as discussed in Section III.B.
- Views of the site will change, but stepping the buildings into the hill will help mitigate the viewed height of the buildings such that their perceived roof level height is approximately only 19-22 feet along the ridgeline (23.5-26.5 feet for the top of the parapet). Thus, to the maximum extent practicable, the buildings are not visible above the top of the ridgeline or above the top of the vegetation located within the ridgeline area, in conformance with the Town's ridgeline protection provisions. Also, significant landscaping is proposed to soften the visual impact of the project. The additional landscaping is proposed to promote a rural feel and buffer other land uses in the area. The project has been specifically designed to provide buffering between it and residential districts, protect property values, and preserve community character. In addition to preserving significant open space and vegetation on the property, which includes on-site trees that will surround the proposed buildings, the Applicant is proposing additional screening on portions of the property to promote continued and undisrupted enjoyment of other land uses, including residential properties.

- Impervious surface will be mitigated by the proposed stormwater management system design which will reduce peak rates of runoff and enhance runoff quality.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed plan will commit 58 acres, or 17.7% of the ±328 acre site parcel of predominately vacant agricultural land to impervious surface for the development of the proposed use. Although this is well below the 55% permitted by zoning, and provides for 82.3% open space where a minimum of only 45% is required by zoning, once committed to this use the site will be unavailable to other uses for the foreseeable future.

The construction of the project will involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, macadam, steel, paint, and topsoil. The operation of construction equipment will involve the consumption of fossil fuels, while the completed facility will require electricity and the use of fossil fuels.

The construction phase of the project will require a substantial commitment of manpower. However, the need for construction workers provides a beneficial economic impact to the area with the creation of construction jobs.

VII. GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

The proposed project will have a number of beneficial growth inducing impacts in terms of jobs and revenues.

Both the project's development/construction phase and its fully operational period are anticipated to yield positive impacts on employment and earnings for the Town and regional economy. The investment of funds during the project's development period will spawn direct construction and professional services employment while causing a ripple effect of secondary impacts on the greater economy. Additionally, the project itself will

result in approximately 665 of new jobs, many of which will likely be filled by Town and Putnam County residents.

Direct economic impacts from the project include construction employment at the project and other hiring by contractors (including professional consultants, architects, and engineers). Indirect construction and professional services impacts include earnings and jobs generated by the secondary expenditures made by materials suppliers, consultants and construction workers with earnings received from project participation. Thus, the money initially spent on construction and professional services ripples through the local economy as money is spent and re-spent by companies and households. This applies as well to the spending created by the long-term jobs created directly by the project. These ripple effects impact a wide variety of industries and have a benefit on the local and regional economies.

For example, it is expected that the employment generated will increase demand and provide economic benefits for existing convenience shops, restaurants, and other business services catering to the needs of the employees at the site. Generally, new jobs create buying power in the community that has a favorable impact on local businesses, which in turn generate additional jobs and buying power in the local area. These factors combined create local revenue, state revenue and contribute to the economic sustainability of a community. This is discussed in detail in Section III.H.4.b, and summarized below.

When aggregating direct, indirect and induced outputs from the construction phase, the project is expected to contribute \$110,555,593 of economic output to the local Southeast economy. During the operations phase, the project is estimated to annually generate \$91,581,976 in economic output to the Town's economy.

During the construction period, labor income is expected to reach \$45,511,667 at the local level. During the operations period, labor income is projected total \$32,370,903 towards the local economy on an annual basis.

Direct, indirect and induced jobs to be created during the construction phase are anticipated to reach 818 jobs at the local level. Jobs to be generated during operation of the facility are expected to be 919 jobs added to the local labor force, which include 665 direct jobs from the operation of the proposed facility.

The development and implementation of the proposed project would have a positive impact on the economy of the Town of Southeast.

One goal of the Town's Comprehensive Plan Update is to diversify the Town's base of business and industry to strengthen the Town's tax base and to provide employment opportunities for area residents. The CPU further notes that the Town is the economic center of Putnam County. The project is consistent with the community's intent on growth to assure its economic sustainability while protecting the integrity of its natural resources and infrastructure.

Property tax revenue or PILOT payments generated by the development would provide multiples of additional annual revenue to the Town over that provided under existing conditions, while providing no impacts to the school district and few demands for municipal services. Further revenues will be generated through retail purchases and the associated sales tax revenues generated by site employees.

Development of the site will also have some growth inducing impacts in terms of employees who may relocate to the Town of Southeast and its environs. The number of new residents attributable to the proposed project will depend, however, on where the future employees are currently residing. This would result in an increase in demand for housing and various community facilities and services. It is unlikely that employees who relocate to the area would concentrate in any individual community, and thus, much of any increased demand could be absorbed by existing facilities and services in a variety of communities throughout the nearby area.

As indicated elsewhere in the DEIS, the project will provide its own water system and sewage treatment facilities and will not place undue demands on local utility services and facilities.

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Energy consumption will occur during construction and operation of the project. During construction, fuel will be used for power equipment and various construction vehicles.

Once construction is completed and the project is operational, energy will be required for heating, air conditioning, and the provision of electricity. Specific energy systems have not yet been designed in sufficient detail to permit examination of the extent of energy consumption or conservation. However, the design and plans for the buildings will take into account the availability and cost of various fuels, and will be designed in such a way as to require minimum use of fossil fuel or electricity.

In addition, water saving devices will be incorporated into the plumbing systems of the buildings. Thus, less energy will be required to provide water to buildings and to treat wastewater than would be required without the use of water-saving devices.

The electrical, heating, and cooling systems will be designed at a minimum to meet the New York State Energy Code.