VII. UNAVOIDABLE ADVERSE IMPACTS

The potential impacts of the proposed development are detailed in Section III of the DEIS. The categories analyzed in Section III are: soils and topography; subsurface environmental conditions; water resources; ecology; land use, zoning and public policy; transportation; air quality; noise; community facilities and services; utilities; economics; demographics; aesthetics; and cultural resources. All significant adverse impacts have been mitigated to the maximum extent practicable. This section of the DEIS identifies any potential adverse impacts that cannot or will not be fully mitigated.

The following are short term and long term unavoidable adverse impacts:

1. Short Term

   a. Construction

   Construction-related activity would be expected to result in limited adverse impacts that cannot be avoided. Unavoidable adverse impacts include noise, air quality, traffic and erosion. Best management practices would be employed on site and would assist in partially mitigating the impacts of the construction phase of the Project.

   Fugitive dust as well as exhaust and emissions from construction equipment and increased local traffic would impact air quality. While traffic volumes on local roadways would increase from construction traffic, construction workers generally arrive on-site before the AM Peak hour and depart before the PM Peak hour. Erosion and sediment control measures will be taken on site to manage the potential impacts of erosion as a result of on-site construction.

   The Applicant will also maintain a construction schedule on its website so the public can be informed as to all activities and parking will be provided for workers.

   b. Ecology

   Increased turbidity in the project area during construction phase will temporarily affect foraging and refuge habitat.

   A Stormwater Pollution Prevention Plan for construction activities will be implemented to mitigate adverse impacts resulting from the discharge of stormwater, suspended sediments, or pollutants.

2. Long Term

   Long term adverse impacts, which have been mitigated to the maximum extent practicable, would include the following:

   a. Water Resources

      The proposed project includes a comprehensive stormwater management system, which would improve the quality of stormwater runoff from the site. Best

management practices will be employed to minimize adverse environmental impacts from dredging and the creation of the various proposed water-dependent, water-enhanced and other related uses.

A Stormwater Pollution Prevention Plan ("SWPPP") will be prepared as part of the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-02-01). The SWPPP will implement stormwater control measures to minimize the potential for sediment to enter Glen Cove Creek. In addition, the SWPPP will require paving or planting of exposed soils as soon as possible after disturbance to minimize sedimentation potential as per best management practices.

b. Ecology

Potential adverse impacts of the proposed action include the following:

- The loss of the recently regenerated 12.6 acres of open field habitat and 3.9 acres of standing water and habitat provided to songbirds and waterfowl.
- Collision-related mortality to resident and migratory songbirds due to the installation of glass surfaces and external lighting associated with the proposed development.
- Degradation of habitat quality provided by the woodlands in the southernmost portion of Garvies Point Preserve from the proposed action due to the presence of lights along Garvies Point Road, increased levels of noise and disturbance resulting from human activities, and increased abundance of predators and invasive competitors.

The proposed action incorporates mitigation measures to avoid and minimize potential adverse impacts. For example, the architectural and landscape design features described in **Section III.D-2.b** will serve to minimize collision-related mortality in songbirds and shorebirds.

The operation of marinas associated with the proposed action shall comply with the Hempstead Harbor Protection Committee's Green Marina Program and follow best management practices for the containment of harmful pollutants.

c. Transportation

The Proposed Action will generate additional traffic on roads. Improvements are proposed to mitigate the majority of the traffic impacts identified.

The proposed action will result in approximately 30 to 50 additional LIRR passengers during the morning and afternoon peak hours and no more than 10 to 15 peak hour bus trips (excluding the proposed project's shuttle bus).

d. Air Quality

Short-term air quality impacts are discussed in **Section VII.1** above.

The proposed project will introduce new sources of mobile emissions. However, based on a Volume Threshold Screening, the project-related traffic volumes at the studied intersections would be below the volume threshold criteria. Therefore, a detailed CO micro-scale air quality modeling analysis was not warranted. The proposed project would not involve the addition of any new large stationary emission sources.

The GHG emissions associated with the construction of the proposed project, energy consumption during project operation (both on-site fuel use and electricity), and transportation would be the largest components of project-related GHG emissions. These are also the components for which project decisions can affect the most meaningful emissions savings. The project will be designed to be energy efficient, with the goal of reaching standards set forth in the ENERGY STAR and USGBC LEED programs. The reduced energy demand for the project will therefore have a positive effect on the reduction of GHG emissions.

e. Noise

Mechanical equipment and use of the site will generate noise. Mechanical equipment would be provided with an adequate buffer and designed to incorporate sufficient noise reduction devices to comply with applicable noise regulations and standards. Outdoor music at the site will be controlled. The project's sponsor will install a dedicated sound system at the proposed restaurant designed so that noise levels due to the proposed outdoor music at the project's restaurant would not exceed the Glen Cove Noise Code at any of the analyzed receptor locations during any time period. Consequently, a significant impact is not predicted to occur due to outdoor music operations at the proposed restaurant. Traffic will also generate noise. The feasibility and practicability of implementing various types of mitigation measures is being evaluated.

f. Community Facilities and Services

Approximately 1,844 new City residents would be generated by the proposed development. Of the 1,844 persons, approximately 123 would be public school-aged children. This increase in population would impact the fire district, police protection, emergency services, harbor patrol, schools, health services and solid waste disposal. The property tax generated by the project and the availability of new housing opportunities and jobs would mitigate the potential adverse impacts to community facilities and services.

g. Utilities

The anticipated increase in population from the proposed project would create greater demand and consumption of potable water, electricity and fossil fuels. The project would not result in the physical alteration or displacement of any existing utilities, other than an upgrade of the existing sanitary pump station.

Regarding water services, the City has begun to study improving its water infrastructure to accommodate the increased water demand resulting from its desired future growth and various proposed developments in the City, including the proposed action. The Applicant will cooperate with the City in the City's evaluation of viable options for a water source improvement plan that will address the City's current and future needs.

h. Economics

Development of the Glen Isle Mixed Use project would require the displacement of four existing business located on the site. The proposed project would generate employment and taxes during the construction phase and approximately 768 full-time equivalent positions during on-going operations. The proposed project would generate on-going City, County, State, MTA and School District taxes which exceed current tax revenues.

i. Aesthetics

The project will change the existing visual character of the waterfront and alter views. Existing abandoned buildings and other blighted structures deemed unsafe for re-use will be removed and new components will be introduced. The proposed project would maintain view corridors in between the proposed buildings and along the creek, allowing views to remain unobstructed towards and from the creek.