



Q. CONSTRUCTION IMPACTS

1. Construction Plan

As noted on Exhibit 3Q-1, Overall Phasing Plan and SWPPP Notes, construction of the Proposed Project is anticipated to include five phases. The entire construction process is expected to take 5 years to complete. Once all approvals and permits are obtained from permitting agencies, limited demolition would take place as necessary followed by the commencement of construction.

Phases 1 and 2 consist of developing the west side of the Project Site and Phases 3, 4, 5, and 6 focus on developing the east side of the Project Site. However, Phase 1 also consists of some components of construction on the east side of the Project Site, including the construction of the gravel parking area, walking trail, and pavilion, and potential connection to the existing Wastewater (WWTP) Treatment Plant. Care is to be taken to protect all prior phases, including the recreational and open space amenities, from impact during subsequent phases. The sequential details of the construction phasing plan are listed below:

Phase 1:

1. Establishment of construction site access from Dutchess Turnpike.
2. Installation of stormwater management practices for Phase 1.
3. Establishment of construction site access as may be necessary to the existing Wastewater Pump Station and Wastewater Treatment Plant at the existing gravel access drive located at the southern section of the existing Poughkeepsie Business Park parking area, and begin upgrades and construct sanitary sewer extension.
4. Selective demolition and/or relocation of the of the barn complex structures.
5. Construction of Buildings 7, 8, 9, and 10, consisting of 87 residential units, with associated access roads, utility connections, and parking areas.
6. Construction of the entrance to the central north/south main access road from Concord Village Road.
7. Construction of the Commercial Building G, with associated access driveways and parking areas, including the northerly east/west access road establishing a right turn in and out entrance from Dutchess Turnpike.



8. Construction of the western east/west boulevard entrance from Dutchess Turnpike.
9. Construction of the Commercial Buildings B, C, and D consisting of 21,000 sf of commercial space and residential units on upper floors, with associated access drives utility connections and parking areas.
10. Installation of the traffic signal and highway improvements for the boulevard entrance along Dutchess Turnpike.
11. Establishment of the western Community Green, including a pavilion and sitting area.
12. Installation of the gazebo at the southern end on the main access road
13. Installation of the Residents' Dog Park and gazebo at the southwestern corner of the Site.
14. Establishment of the construction site access at the existing curb break located along the northern curb line of the Victory Lane cul-de-sac and construction of the gravel parking area, walking trail and pavilion for the Community Recreation Area on the eastern side of the site.

Phase 2:

1. Utilization of the existing construction site access from Phase 1 for Phase 2 access.
2. Installation stormwater management practices for Phase 2.
3. Construction of Buildings 1, 2, 3, 4, 5, and 6 consisting of 127 residential units, with associated access roads, utility connections, parking areas and parking garages.
4. Construction of upgrades to the existing Wastewater Pump Station and Wastewater Treatment Plant.
5. Construction of the Central Residential Green, the Community Center building and pool, and the Mail Building/Kids' Center (relocated barn structure) with playground.
6. Construction of Commercial Building F, with associated access driveways and utility connections.
7. Construction of Commercial Building A and E, establishing 22,000 sf of commercial space, and residential units on upper floors, with associated access drives, utility connections and parking areas.



Phase 3:

1. Establishment of construction site access from Dutchess Turnpike.
2. Installation of stormwater management practices for Phase 3.
3. Selective demolition of the residential structures on the easterly side of Route 44.
4. Construction of the eastern boulevard entrance from Dutchess Turnpike.
5. Construction of Commercial Buildings H, I and L, consisting of 30,000 sf of commercial space with residential units on upper floors, with associated access drives, utility connections and parking areas.
6. Construction of the northerly right turn in/right turn out lane and the southerly right turn in/right turn out entrances into the Project Site from Dutchess Turnpike.
7. Establishment of the eastern Community Green, including a pavilion and sitting area.

Phase 4:

1. Establishment of construction site access from Victory Lane.
2. Installation of stormwater management practices for Phase 4.
3. Construction of Commercial Buildings J and K, consisting of 9,000 sf of commercial with residential units on upper floors, with associated access drives, utility connections and parking areas.
4. Construction of Residential Buildings 17 and 18, establishing 66 residential units, with associated access roads, utility connections and parking areas.
5. Construction of the eastern Residential Greens, including the Mail Building, gazebo, and sitting areas.

Phase 5:

1. Utilization of the existing construction site access from Victory Lane.
2. Installation of stormwater management practices for Phase 5.
3. Construction of Residential Buildings 11, 12, 13, 14, 15, and 16, consisting of 56 residential units, with associated access road, utility connections and parking areas.
4. Establishment of the access drive and parking at the Maintenance Office/Service Building and Community Garden area.



The staging areas for building materials and construction vehicles would be determined and finalized by the Planning Board during the Site Plan Approval process. All construction equipment and maintenance materials would be stored in designated staging areas. Silt fence would be installed down-gradient of the construction staging area. Construction waste barrels, recycling barrels and if necessary, hazardous waste containers would be located within the limits of the construction staging area.

It is expected that there would be no blasting at the Project Site, based on existing soils data. If, however, blasting is required, the blasting would be performed in accordance with all federal, state, and town codes (Town of Poughkeepsie Code Chapter 100: Explosives). If blasting is required, a Blasting Management Plan would be submitted to the Town for review and approval in accordance with Chapter 100 of the Town Code.

It is also expected that no rock removal would be required from the Project Site, based on existing soils data. If rock removal arises as a required action during the construction process, it would be handled and performed in accordance with the Town Code.

On the east side of the Project Site, approximately 3.19 acres of existing wooded areas would be removed, however 21.7 acres of existing wood areas would be retained.

2. Potential Impacts of the Proposed Project

The proposed limited demolition and new construction to occur on the Project Site would create some temporary impacts to surrounding land uses that may include traffic generation, fugitive dust, stormwater, noise, or erosion. These are described further below:

Traffic Generation

During the construction phase, the Project Site would attract traffic from employees, suppliers, and construction vehicles. These vehicles would travel on Route 44 in order to access the Project Site.

Types of construction vehicles that would access the Project Site include: dump trucks, delivery vehicles, pick-up trucks, concrete trucks, backhoes, and employee vehicles. Bulldozers, skid steers, track excavators, front end loaders, graders, and pneumatic rock breakers would be delivered on flatbeds. Mostly, this equipment would be brought to the Project Site and remain on-site until it is no longer needed, thus minimizing daily trips to/from the Site.

Air Quality

All construction equipment and vehicles would be outfitted with appropriate features to limit exhaust fumes. In addition, water would be applied on the Project Site to exposed areas on a regular basis in order to limit fugitive dust from being released into the air.



Stormwater and Erosion

Construction activities can create the potential for the transportation of sediment into stormwater flows. A Stormwater Pollution Prevention Plan (SWPPP) and Sediment and Erosion Control Plan (E&S) would be prepared and implemented for the Project Site to mitigate potential impacts. This would include regular maintenance, repair and upkeep of all soil erosion control measures. See Chapter 3E, Stormwater Management.

Noise

Noise would be generated at the Project Site during the construction phases. This would be caused by the operation of construction equipment and the movement of vehicles in, out and within the Project Site. To limit the potential and temporary noise impact on nearby properties and land uses, building construction, including excavation, demolition, or drilling, would only take place during the hours of 7:00am to 10:00pm, as noted in the Noise chapter of the Town of Poughkeepsie code (Chapter 139). The operation of any heavy equipment, such as a pile driver or bulldozer, can only occur during the hours of 7:00am and 8:00pm on weekdays and 10:00am and 6:00pm on Saturday.

Demolition and Waste Materials

Selective demolition of the buildings and structures would take place as required to implement construction. The required erosion and sedimentation control measures would be installed to mitigate any potential impacts from run-off during the clearing of the Project Site.

All construction waste materials would be sorted, collected and removed from the Project Site regularly by the contractors. The contractors would supply waste dumpsters for proper disposal of waste materials.

It is not anticipated that any hazardous waste materials would be encountered during the demolition or construction processes. However, any hazardous waste materials that are encountered would be disposed of in accordance with federal, state and local regulations. Any hazardous waste would be properly stored, clearly marked and separated from other non-hazardous waste materials in the staging areas. Material safety data sheets, material inventory, and emergency contact numbers would be maintained on site. Hazardous waste would not be disposed of on-site. Disposal of any hazardous waste would follow any federal, state, and local regulations to ensure safe and proper handling of these materials.



Preservation of Mature Trees

No material or temporary soil deposits can be placed within the limit of disturbance line of any existing tree to be preserved. Equipment cannot be operated within six feet of any tree protected, except while engaging in tree cutting or removal. To maintain the limit of disturbance, the Project contractor would be required to erect a snow fence around the drip line of any protected tree.

3. Proposed Mitigation

Construction would be conducted in accordance with approved Site Plans and in accordance with all applicable federal, state, and town codes. Impacts from construction would be temporary and would cease when the Project is complete. It is anticipated that nearby properties would experience temporary elevated noise levels, fugitive dust, stormwater and construction traffic at occasional periods during the construction of the Proposed Project. This is a temporary, construction-related unavoidable impact.

An Erosion and Sediment Control Maintenance Schedule would be implemented, as indicated on Exhibit 3Q-1. Controls would be inspected in accordance with permit requirements and maintained/or replaced as per *New York Standards and Specifications for Erosion and Sediment Control*, dated August 2005 as amended. A Site Log Book would be required to be kept per NYSDEC SPDES General Permit GP-0-15-002. Erosion and sediment control inspections are required to be conducted as necessary under coverage of the permit and an updated log book and a copy of the SWPPP is required to be kept on site for the duration of construction activities.

A performance bond or similar security, as may be required by Town Code or other permit, would be posted by the Applicant to assure completion of any of public improvements.