



5. Significant Impacts that Cannot Be Avoided

The construction and operation of the Proposed will result in certain short term and long term adverse environmental impacts that cannot be avoided. The anticipated impacts have been identified and discussed in the previous subject chapters and are summarized below. All significant adverse impacts related to the Project will be mitigated to the maximum extent practicable.

Adverse impacts that cannot be avoided by the Project are as follows:

Short Term Impacts

Short term impacts related to the Project will generally be related to construction activities. Unavoidable adverse impacts occurring in the short term include: traffic generation from construction workers and deliveries, noise and air quality impacts from construction activities and construction traffic.

The duration of the construction period for the Project is estimated to be approximately 5 years. Construction activities on-site will occur only during the hours permitted under Chapter 139, Noise, of the Town Code. As the Project is proposed to proceed in 5 separate phases, it is not anticipated that site work related potential impacts will affect all areas for the duration of the construction period, but rather will be limited to the area in proximity to the particular phase under construction. Traffic volumes on local roadways will increase as a result of material deliveries and the commuting of construction workers. However, it is anticipated that the majority of the worker trips to and from the Project Site will occur before the AM and PM peak weekday hours. Air quality will be impacted by exhaust and emissions from construction equipment and fugitive dust.

Long Term Impacts

Potential long term adverse impacts will result from the operation of the Project. Impacts will be mitigated to the maximum extent practicable. While the impacts listed below are unavoidable, they are not significant. Potential long term impacts include:

- The visual character of the Proposed will be different from the existing conditions. Overall, the character will change from primarily inactive agricultural land to a mixed-use town center in



which the Project's architectural scale has been sensitively designed to be compatible with the existing surrounding neighborhood character.

- Based on industry standard demographic multipliers, the Project could generate approximately 56 public school-age children. The expected Town population increase of 822 residents will increase the demand for services and facilities incrementally. It is anticipated that the PILOT and property taxes generated by the Project will mitigate any adverse impacts to all of the taxing jurisdictions.
- The Project is conservatively expected to generate 585 new vehicle trips during the AM Peak Hour and 436 new vehicle trips during the PM Peak Hour for the residential, and commercial uses. The roadway design and improvements identified in Chapter 3J, Traffic and Transportation, are designed to mitigate any potentially significant traffic impacts as a result of the Project.
- The Proposed Project will result in increased demand for water and sanitary sewer. In order to supply the Project's anticipated demand for sanitary sewer usage, the Proposed will involve expanding the existing capacity of the privately-owned Poughkeepsie Corporate Center Wastewater Treatment Plant. This expansion will satisfy the sanitary sewer needs of the Proposed, the existing Poughkeepsie Business Park, and future growth. The Town Water District has sufficient capacity to supply water to the Proposed Project, and therefore no significant impacts are anticipated.