

6.0 UNAVOIDABLE ADVERSE EFFECTS

6.1 SHORT-TERM IMPACTS

There will be several construction-related impacts associated with both the construction of the infrastructure and with commercial development that cannot be completely mitigated. These impacts are associated with the site preparation and development, including clearing and grading, excavation of foundations and installation of utilities. It is anticipated that these impacts will cease upon completion of the construction phase of the project. It should be noted that construction would continue to occur over a build-out of approximately six to seven months. Specific impacts are identified below:

- Soils will be disturbed by grading, excavation and mounding activities during site development;
- Despite the use of extensive and strategically-placed erosion and sediment control measures, minor occurrences of erosion may occur;
- There is the potential for minor releases of air contaminants that will occur from construction equipment and emissions of fugitive dust during dry periods, although fugitive dust will, for the most part, be controlled through the use of wetting and covering exposed areas with tarpaulins or the equivalent;
- Operation of construction equipment, trucks and construction worker vehicles may temporarily impact traffic in the area of the project site;
- The minimal wildlife that currently uses the site would temporarily leave the site during the construction period, but some are expected to return upon completion of the construction phase; and
- Increases in noise levels at the site boundaries may result from construction activities.

6.2 LONG-TERM IMPACTS

Several long-term impacts associated with project implementation have been identified. Mitigation measures have been proposed to reduce or eliminate most of these long-term adverse impacts. Those adverse long-term impacts that cannot be fully mitigated are set forth below, namely:

- The addition of impermeable surfaces to the parcel will increase runoff on the project site. However, it will be contained and recharged within the property boundaries, to meet the requirements of the Town of Oyster Bay, the NCDPW and the NYSDEC;
- Development will increase the amount of water usage and sewage generation, although sewage would be disposed of via connection to the municipal system;
- There will be an increase in solid waste generated at the site;
- Site development is expected to result in the removal of existing vegetation associated with the construction of the proposed Costco, however, the vegetation is not of high quality;
- Development of the site will preclude its use for other purposes; and
- Vehicles will be added to the surrounding roadways.