L. Construction

1. Existing Conditions

As described within the DEIS, the property to be subdivided consists of three existing parcels: (1) a 21.45-acre parcel containing private trails, fronting on and with existing driveway access from Washburn Road, (2) a 0.97-acre, single family lot fronting on and also with access from Washburn Road, and (3) the 7.58-acre former Waterhouse Estate parcel, an improved estate parcel included in this application solely because a small portion of an access road connecting Washburn to Carleton Avenue traverses the corner of this lot.

There is no current construction activity occurring on the existing project site or on the surrounding streets.

2. Anticipated Impacts and Mitigation

There will be short-term construction impacts that cannot be avoided, including construction noise, maintenance of site, and construction-related traffic.

Local ambient daytime noise is expected to increase in the project vicinity during construction of the proposed project, specifically during site clearing and construction of the proposed buildings, as well as interior roads. Construction activities and the operation of construction equipment are an expected and required consequence of any new construction project and cannot be avoided. All mechanical construction equipment will be maintained in good working order to minimize noise levels. Noise levels will diminish in intensity as site preparation, excavation work, and foundation development are completed.

Construction shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Mondays through Saturdays; with no construction activities occurring on holidays or Sundays. There may be instances when construction hours may need to exceed these parameters, but construction will always be in accordance with the Town of Mount Pleasant requirements. Noise dampening practices will also be used during construction to minimize the impact on surrounding properties.

Construction activities on the site could potentially cause an increase in airborne dust on the site and the immediately adjacent properties. To minimize dust generated during construction, dust control measures and other best management practices will be employed, including dust covers on construction trucks, regular watering down of exposed areas and minimization of disturbance areas.

Erosion and sediment control measures are designed in compliance with the *New York State Standards and Specifications of Erosion and Sediment Control*.

Land disturbance at the proposed site will be carefully sequenced so that grading operations can begin and end as quickly as possible, thus minimizing the exposed areas

subject to erosion. Site clearing, access roads, rough land grading, and installation of underground utilities (storm, water, electric, telephone, etc.), will commence initially. All material from excavation will be stockpiled in-situ to concentrate the area of loose soil exposed to runoff. At the stock pile, silt fences will be installed and temporary dikes/swales will be placed if necessary during construction.

During this stage, soil in areas previously covered will be exposed to runoff. Erosion of these areas will be controlled by establishing temporary seeding and mulch, and by placing straw bale dikes and silt fences. The purpose of the temporary seeding and mulch is to reduce sediment carried by the runoff from the exposed areas and to control dust. Temporary seeding and mulch will be placed as soon as the removal activity is completed. During development, areas where construction has temporarily or permanently ceased will be stabilized within 14 days unless construction will resume within 21 days.

Construction of the buildings and their associated site improvements will commence once site work has been substantially completed and stabilized. Prior to starting these activities, silt fences will be placed along the perimeter of the cleared areas and temporary seeding will be done as necessary to install the silt fences.

Grading of the existing surface will be required in and around the proposed buildings and roadway areas. Runoff from rooftops and drives will be drywells/infiltration galleries to reduce the quantity of runoff and a treatment for stormwater quality. Surface runoff from access roads, paths, and landscaped areas will be directed to drainage swales and channels, and where appropriate catch basins for ultimate connection to the grass dry swales and detention basin. Drainage swale and channels will be permanently stabilized with vegetative material or rip-rap to prevent erosion and control runoff velocities.

In order to disperse or “spread” the concentrated flow from the detention basin outlet thinly over the existing undisturbed vegetated ground, a level spreader was provided. Its purpose is to spread the concentrated outflow over a wide area so that the erosion does not occur. The level spreader will also remove other pollutants from runoff by filtration, infiltration, adsorption and decomposition.

There will be temporary, short-term impacts to traffic in the surrounding area, due to construction-related vehicles arriving and departing the site. The quantity and frequency of truck traffic will vary depending on the nature of the construction operation. Earth moving equipment, such as bulldozers and loaders, will be brought to the site by flatbed trucks during the beginning stages of the project. This equipment will most likely remain on site until the completion of construction. It can be expected that various trucks will be making deliveries of construction materials during daytime hours. Because relatively few truck trips are anticipated during peak hours, significant impacts from construction vehicles are not expected. Proper notice will be given for any and all lane closures that may be necessary during roadway construction to mitigate traffic impacts.

Blasting will be avoidable wherever practicable and will generally be limited to those areas requiring rock removal of greater than four feet in depth. Excavation equipment or mechanical means of rock removal will be employed to remove rock, where practical. The potential effects upon nearby building foundations and local aquifers can be minimized by employing proper blasting techniques. These techniques minimize the amount of vibration from the blast that can impact structures and local aquifers. Damage from flying debris can also be avoided through the use of proper blasting techniques. Any necessary blasting will adhere to applicable state and town regulations.

There are no significant long-term adverse environmental impacts that cannot be avoided or otherwise will be adequately mitigated when construction begins.

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