

V. **ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED**

Although the majority of environmental impacts resulting from the proposed Parcel B office building would be mitigated, the proposed office building may result in some minor impacts that cannot be avoided. These include both short term impacts associated with construction activities, and long term impacts on site conditions and demands for services and utilities. These impacts that have been identified are listed below:

Short Term Impacts

- Increased noise levels on and near the Parcel B site resulting from construction activities. By limiting construction activities to those hours permitted by the Town, the temporary increases in noise levels due to construction equipment usage would be minimized. In addition, levels would be lessened in intensity depending on topography and distance.
- Possibility of increased susceptibility to erosion as vegetation is removed during construction, although strict erosion and sediment control measures would be installed prior to construction, in conformance with the New York State Department of Environmental Conservation State Pollutant Discharge Elimination System General Permit #GP-02-01 (SPDES) requirements for Stormwater Discharge Associated with Construction Activity, and Best Management Practices.

Long Term Impacts

- All significant traffic impacts would be mitigated. The results of the detailed capacity analyses for the key intersections indicate that, assuming the installation of a traffic signal at the intersection of Purchase Street and Manhattanville Road, along with construction of an exclusive right turn lane for the Manhattanville Road approach to Purchase Street, acceptable levels of service would exist at each key intersection.

- Some increased demand for community facilities, such as police and fire services, and utilities. These facilities can accommodate the proposed new office building.
- Change in the appearance of the site. The site already contains an office building, with impervious driveways and parking areas, and landscaping. The proposed three-story office building is designed to fit into this visual environment. In addition, views from surrounding locations would be mitigated by the existing topography, existing and proposed vegetation and in some instances, distance.
- While the project proposes no disturbance within the actual wetland area, a total of approximately 1.52 acres of disturbance is proposed within 100 foot wetland buffer areas. These activities are the minimum necessary to reasonably develop the property and comply with the various codes, ordinances and requirements of the Town of Harrison. The approximately 1.32 acres of on-site impacts to would be mitigated with extensive wetland buffer plantings. Off-site improvements associated with the project would include widening Manhattanville Road to provide an additional eastbound travel lane and associated drainage improvements. While none of the disturbance associated with the road widening would occur within the wetland area, approximately 0.20 acres of disturbance would occur within the 100 foot wetland buffer. Manhattanville Road is physically separated from the wetland area by a substantial berm which exists along the north side of Manhattanville Road. Therefore, the highway improvements should have no effect on the wetlands.
- The Proposed Action would increase building coverage on the site by 1.9%, to a total of 6.8%.
- The proposed project would result in the demolition of the Ophir Farm Dairy, a structure of historical significance. A detailed recordation according to the standards of the Historic American Buildings Survey (HABS) prior to demolition is recommended as mitigation.