V

Adverse Environmental Impacts That Cannot Be Avoided

All potential significant adverse impacts of the Proposed Project would be mitigated to the maximum extent practicable, consistent with the requirements of SEQRA. Regardless, any development of land would result in certain unavoidable impacts. Some of these would be short-term impacts associated with the construction, while others would be long-term impacts associated with the physical alteration of the Project Site.

A. Short Term Construction Impacts

The proposed area of disturbance for construction is 36.3 acres. Build out of the Proposed Project is expected to take approximately 26 months to complete. However, such impacts would be temporary in nature, since heavier equipment would be utilized during the earlier phases of construction and would remain on-Site. Short-term impacts related to the Proposed Project would be primarily construction-related and would include:

- **Traffic** – Traffic would be generated related to construction activities and equipment, routing of construction vehicles and equipment/trucking, construction staging and storage, and Project Site security. Stabilized construction entrances from the Project Site will be utilized for construction vehicle access until such time that all necessary permanent traffic control measures have been installed.
- **Noise** – Heavy equipment would elevate sound levels near the construction activities.
- **Air Quality** – Heavy equipment and fugitive dust emissions would add to construction-related vehicular emissions due to construction activities.
- **Water Quality** – Localized clearing and grading would result in disturbance to presently stable soils and removal of vegetation, which could result in some water quality impacts due to raised sedimentation levels.
- **Wetlands** – The Proposed Project requires placement of fill within regulated freshwater wetlands and totals approximately 3,716 square feet (0.85 acres) of freshwater wetland disturbance, 97,132 square feet (2.23 acres) of USACE regulated stormwater pond disturbance, and 891 square feet (0.02 acres) of disturbance to USACE tributaries within the Project Site.

- **Ecology and Natural Resources** – Minor temporary impacts to flora and fauna would occur due to the removal of vegetation and disturbance of certain habitat areas. This loss of habitat would result in temporary wildlife displacement.
- **Construction Waste** – Routine project construction activity, as well as excavation and demolition of existing paved areas, would yield quantities of material that must be disposed of separately from daily operational waste.

Construction will be performed in a logical progression, which would be initiated by the installation of sediment and erosion control measures. Mitigation also includes limiting construction to designated daytime hours and maintaining mechanical construction equipment in good working order to help limit sound levels. It is important to note that upon completion of construction, all short-term impacts would subside or would be eliminated.

A beneficial short-term impact of the Proposed Project would be the generation of approximately 643 jobs would be supported by construction over a two-year period. This includes 384 direct jobs, 90 indirect jobs, and 169 induced jobs. The construction period schedule for is anticipated to be approximately 26 months.

B. Long Term Impacts

In addition to the short-term, construction-related impacts described above, the Proposed Project would also result in longer-term, more permanent impacts that cannot be avoided. The table below outlines some of the potential long-term impacts and proposed mitigation measures. The long-term impacts listed below are unavoidable, but not necessarily significant.

Table V-1 Impact and Mitigation Summary

Impact Category	Impact	Potential Mitigation Measures
Geology and Soils	› 60.97 acres of disturbance › Estimated 300,000 cubic yards of fill material will be imported. › 3.52 acres of steep slopes would be impacted and 0.37 acres of excessively steep slopes would be impacted	An Erosion and Sediment Control Plan (E&SC) will be maintained throughout the construction period. Construction on steep slopes has been avoided to the greatest extent practicable. Construction will begin with the implementation of E&SC measures and end with removal of temporary E&SC measures. The use of retaining walls in select locations will limit the amount of grading necessary.
Ecology and Natural Resources	› 534 trees (measuring 12" DBH) will be removed from the Project Site › 38.21 acres of habitat reduction consisting of forests, fields, and lawns › Long-term impacts from habitat fragmentation are not expected to be significant	534 trees will be planted. The Proposed Project has been designed to maximize utilization of existing and more recently disturbed land, preserve forested areas and wildlife corridors. To the maximum extent practicable, the final landscape plans will be developed

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		emphasizing xeriscaping and with minimal use of fertilizer, herbicides, fungicides, pesticides or other chemicals.
Wetlands, Waterbodies, and Watercourses	The Proposed Project requires unavoidable impacts to regulated freshwater wetlands due to the placement of fill.	The disturbance to the federally regulated wetland and tributary areas were minimized to the maximum extent possible when designing the site plan.
Stormwater Management	The Proposed Project would consist of 68,646 square feet (1.57 acres) of planted infiltration basins and 43,959 square feet (1.01 acres) of enhanced basin slopes. The proposed development coverage area would increase from 20.86 acres within the Suffern Parcel to 52.79 acres of impervious surface coverage, an increase of 31.93 acres.	A Stormwater Pollution Prevention Plan (SWPPP), which includes the applicable stormwater management practices for the development, has been prepared, and includes all the supporting documentation for the hydrologic analysis, watershed maps, system design, and water quality computations (see **Appendix I**). A detailed Erosion and Sediment Control Plan will mitigate the short-term impacts of the development during construction. The Erosion and Sediment Control Plan will include descriptive specifications concerning land grading, topsoiling, temporary vegetative cover, permanent vegetative cover, vegetative cover selection and mulching, and erosion checks. Overall, with the implementation of the proposed stormwater management system, the Proposed Action would have no adverse impacts on downstream properties or stormwater conveying systems, and in fact would significantly improve overall runoff rates from the Project Site.
Hazardous Materials	Recognized environmental conditions on the Project Site include: › Sewer break during construction activity in 1998 › Groundwater infiltration was reported to have occurred at the main sewer pipeline › Five partially buried fiber-board drums containing brownish-green particulate material › Hazardous waste storage shed The analytical results from the Phase II EI for the five soil boring samples	Abatement of ACM will be required prior to demolition of on-site buildings. Concrete flooring and building interior walls, will need to be assessed to address disposal options during redevelopment. Regulatory requirements relating to hazardous building materials, such as asbestos, polychlorinated biphenyls (PCBs) and lead would be followed as part of standard redevelopment practices.

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	showed exceedances of soil cleanup objectives and the groundwater testing showed that there were exceedances of semi-volatile organic compounds and metals. Furthermore, numerous building materials were tested and found to be asbestos containing.	Standard demolition practices such as the removal or abatement of any existing chemicals on-site would be employed prior to construction of the proposed buildings.
Traffic and Transportation	The trip generation from the Proposed Project is as follows: **Weekday Peak AM** Entry – 167 Exit – 50 Total – 217 **Weekday Peak PM** Entry – 63 Exit – 163 Total – 226	The following measures are proposed to mitigation traffic-related impacts including minor signal timing adjustments on roadways adjacent to the Project Site, roadway design modifications such as restriping or widening the radius to allow for truck turns, and an installation of a multi-way stop control.
Noise	Mechanical equipment will be designed, constructed, and located in a manner to comply with NYSDEC policy and the Village of Suffern Code, no significant adverse stationary source noise impacts are anticipated for the Proposed Project. Trips generated by the Proposed Project are expected to primarily travel on already heavily-trafficked roadways and receptor locations are located at a distance away from the Project Site so as not to be an acoustical concern. Therefore, a substantial change in mobile source noise is not anticipated and there would be no significant adverse noise impact due to mobile sources. Construction of the Proposed Action would be conducted in accordance with the Village of Suffern Code to minimize potential impact.	Two noise barriers will be constructed prior to construction and stationary equipment such as generators, compressors, and office trailers will be placed away from potentially noise sensitive receptors.
Air Quality	The Proposed Project will not cause significant adverse air quality impacts from its HVAC and hot water system or parking emissions. Impacts of vehicular emissions from the project	The Proposed Project would not cause any significant adverse air quality impacts at the nearby sensitive land uses that are located at least 600 feet away. No mitigation measures to reduce air quality impacts are required.

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	generated trips would also be insignificant.	
Historical, Archaeological, and Cultural Resources	The Proposed Project will not cause direct impacts to the Tagaste Monastery located approximately 600 feet south of the southernmost improvements proposed on the Project Site.	The Proposed Project would not have significant adverse impacts on historic, archaeological, or cultural resources. If construction of the Proposed Project requires blasting, the Applicant will follow all applicable regulatory procedures to ensure that surrounding properties, including the Tagaste Monastery, would not be impacted.
Utilities	Projected water and sewer demand is approximately 15,250 gallons per day, which is anticipated to be a decrease in demand when compared to the existing Novartis Pharmaceutical facility. The proposed development will utilize the existing service connection for sanitary sewer, natural gas service, and electric service to the maximum extent practicable.	The Applicant has incorporated energy saving measures and water saving fixtures into the design of the facility. The Proposed Project has been designed with features to promote energy efficiency and other sustainability metrics.
Community Facilities and Services	The Proposed Project is expected to introduce approximately 400 full-time and 50 part-time new employees to the Project Site. On-site population (comprised of warehouse workers, and visitors) could result in an increase in the demand for police, fire and emergency services.	Security measures would include outdoor lighting; on-site security measures; and an internal circulation designed to minimize collisions. The buildings are fully sprinklered and will meet all requirements of the NY State Fire Code. In addition, fire tank and fire pumps may be required on-site for the proposed buildings to supplement the fire suppression needs for the buildings. Solid waste generated by the Proposed Project would be carted off-site via a private carter.
Visual Resources	The aesthetic character of the Project Site would not change significantly as a result of the Proposed Project, as the site would maintain its character with one- or two-story large footprint buildings and very limited visibility to and from the surrounding roadways.	Visibility of the Project Site buildings would be largely limited to Old Mill Road, finite locations along Hemion Road, and minimal visibility from adjoining properties to the south of the Project Site. However, the Project Site would be completely shielded from adjoining properties during spring, summer, and fall months when leaves are on the trees. The Proposed Project would also maintain a significant portion of the wooded area that would provide buffering from the proposed

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Impact Category	Impact	Potential Mitigation Measures
		buildings on the Project Site, and would reduce maximum building heights as compared to existing conditions.
Fiscal Impacts	The Proposed Project would generate substantial property tax benefits to all applicable taxing jurisdictions. The Proposed Project would include a PILOT, which would be structured over a ten (10) year period. The PILOT payment in year one would be $1,551,049 based on the current taxes. In year two, the PILOT payment would increase to $1,922,331 based on the improved property valuation post-construction. In years three through ten the full property taxes would have a two percent increase over the prior year. Following the ten-year PILOT period with the phased tax increases in years three through ten, standard real estate tax rates would apply resulting in estimated annual property taxes of $6.2 million. Approximately 643 jobs would be supported by construction over a two-year period. This includes 384 direct jobs, 90 indirect jobs, and 169 induced jobs. The Proposed Project would introduce approximately 400 full-time and 50 part-time new employees to the Project Site.	Given the nature of the Proposed Project, the generated property taxes, sales taxes and other fiscal benefits are expected to exceed any service costs by affected taxing jurisdictions based on the information gathered for this DEIS. There is also a significant building permit fee paid to the Village of Suffern.
Construction	Construction of the Proposed Project would likely result in several temporary environmental impacts. Impacts generally associated with construction consist of: noise from the operation of heavy equipment; fugitive dust and emissions from the operation of construction equipment; construction traffic relating to employee arrival/departure and material deliveries; and increased soil erosion from on-going earthwork operations. It is anticipated that construction of the Proposed Project will take approximately 26 months to complete.	A sequencing plan, rock removal plan, Sediment and Erosion Control Plan, air quality construction emissions mitigation measures, Stormwater Pollution Prevention Plan, and best practices to meet project noise goals, are anticipated to mitigate any impacts that could result from construction activities.