

## 22. Unavoidable Adverse Impacts

### 22.1. Short-Term Impacts from Construction

Impacts due to the construction of the facility may include short-term erosion of exposed on-site soils and increased traffic, dust, and noise due to construction activities. These activities, discussed below, are short-term, intermittent in nature, and largely contained on site, and would cease when construction was completed. As construction is anticipated to occur in phases over a fifteen year buildout, these impacts would only occur during the construction time periods of each development phase. Table 22-1 lists the impacts and mitigation measures.

**Table 22-1: Short Term Unavoidable Adverse Impacts**

	<b>Short-Term Impact</b>	<b>Mitigation to Minimize Impact</b>
Soil Erosion and Dust	Clearing and grading of the property could result in the removal or import of earth material. The lack of ground cover and the movement of construction vehicles and equipment during construction pose the potential for soil erosion and dust.	An extensive erosion control plan, including silt fences, hay bales and erosion-control ground cover, would minimize erosion, dust and runoff during construction. The proposed erosion control measures are provided in Section 20.2.1.
Wildlife	Species currently inhabiting the site will be directly impacted by the proposed clearing, change in habitat and resultant increase in human activity.	Wildlife would be expected to relocate to the thousands of undeveloped acres in the vicinity of the project site.
Solid Waste	Solid waste would be generated during construction.	As the project is anticipated to be LEED certified, there would be an emphasis on reuse and recycling during the construction phase. The wastes that are not being reused or recycled would be handled in accordance with all local, state and federal regulations.
Noise and Vibration	Noise and vibration would be generated during construction from construction and worker traffic, heavy equipment operation and delivery vehicles.	Construction hours will be limited in accordance with Town Code. Techniques for minimizing construction noise are provided in Section 20.2.2.
Traffic	Construction vehicles, delivery trucks and construction worker vehicles may impact traffic both at the project site and at locations of offsite infrastructure improvements.	Weekday peak hour traffic will not be affected by construction vehicles and there will be no weekend construction.

### 22.2. Long-Term Impacts from Operation

Implementation of the proposed project would result in long-term adverse impacts. Mitigation measures previously discussed in this DGEIS would reduce many of these

impacts to a point where they are minor and acceptable in nature. The long-term impacts that cannot be fully mitigated are described below

**Table 22-2: Long-Term Unavoidable Adverse Impacts**

	<b>Impact</b>	<b>Mitigation to Minimize Impact</b>
Topography	<ul style="list-style-type: none"> <li>• Site topography will be modified by grading.</li> </ul>	<ul style="list-style-type: none"> <li>• As most of the site has shallow slopes, the overall topography will not be significantly different than existing.</li> </ul>
Groundwater	<ul style="list-style-type: none"> <li>• Water consumption from the project will increase withdrawals of groundwater.</li> <li>• Pesticides and fertilizers may be required.</li> </ul>	<ul style="list-style-type: none"> <li>• The Selected developer will work with the SCWA to ensure adequate infrastructure is in place.</li> <li>• The site and buildings will be designed to incorporate LEED strategies which will reduce water consumption.</li> <li>• An IPM program would be instituted to reduce potential impacts to groundwater from pesticide and fertilizer application.</li> </ul>
Stormwater	<ul style="list-style-type: none"> <li>• Existing drainage patterns will be altered.</li> </ul>	<ul style="list-style-type: none"> <li>• A stormwater collection, treatment and recharge system will contain all of the stormwater onsite.</li> </ul>
Wastewater	<ul style="list-style-type: none"> <li>• The project will generate wastewater.</li> </ul>	<ul style="list-style-type: none"> <li>• The Selected Developer will provide an expansion or a new wastewater treatment plant in order to minimize nutrient impacts to groundwater.</li> </ul>
Ecology	<ul style="list-style-type: none"> <li>• The proposed project will result in a change of habitats found on the site and natural areas including pitch pine-oak forest will be decreased.</li> </ul>	<ul style="list-style-type: none"> <li>• No rare plants or ecological communities were found on the subject site.</li> <li>• The project would include native plants and no invasive plantings will be introduced.</li> <li>• Some areas of native vegetation would remain throughout the site.</li> </ul>
Traffic, Parking, and Site Access	<ul style="list-style-type: none"> <li>• There would be an increase in traffic volumes.</li> </ul>	<ul style="list-style-type: none"> <li>• Roadway improvements and traffic signals are recommended to increase intersection capacity and minimize changes to traffic flow quality.</li> </ul>
Visual Quality	<ul style="list-style-type: none"> <li>• Visual quality will change due to the removal of vegetation and the construction of buildings.</li> <li>• Lighting will be provided onsite.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping treatments would create visual buffering of uses within the site and along the site perimeter between the site and adjacent properties.</li> <li>• Lighting will be designed in accordance with Town of Brookhaven regulations.</li> </ul>

Noise	<ul style="list-style-type: none"> <li>Noise levels would increase.</li> </ul>	<ul style="list-style-type: none"> <li>In the residential, recreational and industrial area noise levels would be expected to be similar to the noise levels of area industrial and residential uses.</li> <li>Noise mitigation measures discussed in Section 13.4 would minimize noise impacts.</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>There were no identified air quality impacts based on the lack of meeting carbon monoxide screening criteria.</li> </ul>	<ul style="list-style-type: none"> <li>The mitigation required to counter traffic impacts is adequate to avoid air quality impacts with respect to carbon monoxide.</li> </ul>
Cultural Resources- Area A	<ul style="list-style-type: none"> <li>Area A was found to have a moderate precontact archaeological sensitivity on the northern portion of the parcel, where there was never any development and the degree of disturbance to the original ground surface is unknown.</li> <li>Area A was also found to have a high sensitivity for resources associated with the adjacent Suffolk County Cemetery in the northeast portion of the parcel.</li> <li>The Doctor's Cottage and its garage would be moved or demolished.</li> <li>Proposed development will almost certainly be visible from the Suffolk County Poor Farm and the Suffolk County Cemetery, and depending on the final height of the proposed project elements, there is a possibility that they could also be visible from the southern and southeastern ends of the Yaphank Historic District.</li> </ul>	<ul style="list-style-type: none"> <li>Phase IB testing would be required for a limited portion of Area A if the final design proposed development for that area.</li> <li>All of the discarded headstones observed within the Area A boundaries would be collected, and a proper permanent repository for these artifacts identified, in consultation with the NYSOPRHP and/or a local agency.</li> <li>A 50-foot permanent buffer zone would be established within Area A surrounding the cemetery boundaries, within which no direct ground impacts (including invasive landscaping or roadwork) associated with this or future projects should occur.</li> <li>A permanent management plan would be enacted to ensure that the cemetery is preserved and not further encroached by any future development.</li> <li>If the existing Doctor's Cottage and garage are structurally sound and could be usefully repurposed, the buildings could be moved to another location on the overall Suffolk County Poor Farm complex, where other buildings from this time period still exist and are in use. If this option is not feasible, additional documentation should be provided prior to demolition.</li> <li>Appropriate mitigation options such as landscaping would be required to lessen the visual impacts.</li> </ul>
Cultural Resources – Area B	<ul style="list-style-type: none"> <li>Proposed development on Area B may have a visual impact to S/NRE Suffolk County Poor Farm property to north</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate mitigation options such as landscaping would be provided to lessen these visual impacts.</li> </ul>

Energy Use	<ul style="list-style-type: none"> <li>• There will be energy requirements for the proposed uses.</li> </ul>	<ul style="list-style-type: none"> <li>• The Selected Developer has indicated that the project will be a Net Zero Energy development. Even if this is not achieved, a minimum of 4 MW of solar power and a geothermal heating and cooling system will be provided, along with energy conservation measures.</li> </ul>
Community Services	<ul style="list-style-type: none"> <li>• There would be an increase in need for community services (school, fire, police and ambulance emergency services).</li> </ul>	<ul style="list-style-type: none"> <li>• Increased tax revenues will ensue to each community service provider.</li> <li>• Additional mitigation may be provided by the Selected Developer such as private security for the arena.</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>• Solid waste will be generated.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development would have solid waste picked up by a private carter who would deliver the waste to a permitted solid waste management facility. The site and buildings will be designed to incorporate LEED strategies which will reduce generation of non-recyclable and non-reusable wastes.</li> </ul>