5 UNAVOIDABLE ADVERSE IMPACTS OF THE PROJECT

5.1 Introduction

Unavoidable impacts are those adverse environmental effects associated with the proposed project, which cannot be avoided or completely mitigated if the proposed action is implemented. Usually these impacts would occur under any development scenario of the subject parcel.

5.2 Short-Term Impacts

Unavoidable impacts during construction of the proposed project include increased truck traffic, noise, and fugitive dust. These impacts can be expected to be most significant during the early construction phases of demolition, excavation, and grading. These activities would be relatively short in duration.

All construction would be conducted in full compliance with Chapter 158, Noise, of the Code of the Village of Flower Hill, which permits construction activities between 8:00 A.M. and 6:00 P.M. on weekdays and between 9:00 A.M. and 6:00 P.M. on Saturdays. Local, state and federal requirements mandate that certain classifications of construction equipment and motor vehicles be used to minimize adverse impacts. Thus, construction would meet specific noise emission standards. Recognizing the concerns of nearby residential landowners, efforts would be made to reduce any potential noise impacts by the maximum extent practicable.

A staging area on-site for loading and unloading materials would be utilized to avoid off site impacts. Any increased dust would be kept to a minimum by use of standard dust control measures, such as wetting the soil in the area of construction. In areas where runoff is a concern, hay bales, silt fencing and other appropriate erosion and sediment control measures, based on a Stormwater Pollution Protection Plan, would be utilized to minimize erosion and migration of runoff off site.

These construction conditions are temporary and would end when the construction of the proposed project is completed.

5.3 Long-Term Impacts

The following long-term adverse impacts may be associated with this project. There would be a small increase in the generation of vehicular traffic. There would be a small increase in electrical and fossil fuel consumption for lighting, heating, cooling and equipment usage, although newer and more energy efficient systems would be replacing older systems currently in the buildings to be replaced. There would be a small increase in water consumption and sewage effluent because of the increased number of beds, however the Hospital and the architects have been working with the water supplier to maximize the conservation of water. No other significant unavoidable adverse impacts are anticipated from the proposed project.