

### **3.13 Construction-Related Effects**

**Comment 3.13-1 (Letter to Planning Board, December 16, 2011, Robert Geneslaw):** Page 3.13-5. In the Noise section indicates that “the heaviest volume of construction traffic is expected to occur at the beginning of the construction as grading and tree clearing occur.” How does this reflect the five acres at a time ground disturbance limitation and the intention to phase the construction over a number of years. See also Page 4-1.

***Response 3.13-1:*** Tree clearing and grading will only occur as necessary to implement a specific phase or feature, e.g. the wastewater facility. The extent of the site exposed at any time to disturbance will be controlled by the limitation imposed by DEC and as outlined in the SWPPP.

**Comment 3.13-2 (Letter to Planning Board, December 16, 2011, Robert Geneslaw):** Page 3.13-9. Refers to Table 3.11-9 for NYSDEC Air Quality monitoring. We were unable to find a Table, 3.11-9 but Table 3.13-8 on the same page appears to contain the referenced information. This should be clarified.

***Response 3.13-2:*** That is correct. The table number referenced should be 3.13-8.

**Comment 3.13-3 (Letter to Planning Board, December 16, 2011, Fallsburg Fishing and Boating Club, James Creighton):** Construction-related air emissions, including diesel fuel and dust are of particular concern in light of the likelihood of their migration to the area surrounding Pleasure Lake. Such air quality emissions will have health, odor, and aesthetic effects upon our community, and may effect lake quality. The FF&BC would like to see further study and mitigation measures in a supplemental DEIS or FEIS.

***Response 3.13-3:*** All air emissions will be mitigated with controls discussed in the EIS . Emissions from construction vehicle exhaust are best controlled by proper maintenance of engines. Dust is controlled with use of tracking pads and wetting disturbed surfaces and reestablishing vegetative cover on a timely basis.

**Comment 3.13-4 (Letter to Planning Board, December 16, 2011, Fallsburg Fishing and Boating Club, James Creighton):** Similarly, noise pollution – both construction-related and post-construction activities – are of major concern to the members of the FF&BC. Our community takes particular pride in our stewardship of the environment and values peace and quiet. The DEIS makes little mention of specific mitigation measures, and more information and specifics are required. In particular, the proposed hours of construction activity (and the resulting noise) is stated to occur between 7:00 a.m. and 9:00 p.m. In light of the nature of this community and the importance of our members being able to have the ability relax and enjoy Pleasure Lake without being molested by construction noise (particularly during sleeping hours and dinner hours), we respectfully request that outdoor construction activities be limited to the hours of 8:00 a.m. and 6:00 p.m. Mondays through Fridays, and from 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays.

***Response 3.13-4:*** The development activities will be restricted to those hours as required by the local noise ordinance. The hours of operation of construction equipment cited in the DEIS are those allowed under the Town of Fallsburg zoning code section 310-5.15.

**Comment 3.13-5 (Letter to Planning Board, December 16, 2011, Fallsburg Fishing and Boating Club, James Creighton):** Although no mitigation measures are proposed for post construction activity in light of the assertion that the use is residential and consistent with current land use in the area, the FF&BC requests that the applicant be prohibited from installing or using public address systems or other amplified equipment for the camps described in the DEIS. During the past history of the Raleigh Hotel on the proposed site, our members were often subjected to multiple periods on a daily basis where announcements and games were played over loudspeakers – including daily bingo games. As a condition of approval, we respectfully request that no such amplified announcements, music or other use be allowed except for emergency purposes.

***Response 3.13-5:*** There are no proposed outdoor recreation activities that would require use of loudspeakers, nor are any loudspeakers planned to be used at the Raleigh Hotel or as part of the residential development.

**Comment 3.13-6 (Town of Fallsburg Planning Board Meeting, December 8, 2011, James Creighton):** We're very concerned about construction noise and construction air particles. That did come up in the review and I didn't see that last time. I would like, I'm not sure how they can mitigate it, I think their plan or their DEIS indicated that that was an unavoidable consequence. It was something that couldn't be mitigated. I think they said there was an expectation it wouldn't bother us. We're really close. We are a seasonal community that that time period is really precious to us. And if we have airborne particles and we have noise constantly throughout the summer, we lose our use of enjoyment of the property. So, we're very, very concerned about that. I'm not sure how it can be mitigated if at all. But we do raise that concern.

***Response 3.13-6:*** See Response 3.13-3.