

**5.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**

Development of Lost Lake Resort project will result in particular adverse environmental impacts that cannot be entirely avoided regardless of the mitigation measures considered in Section 3.0 of this document. Many of these impacts are temporary in nature and associated with the construction phase of the project. Others are associated with the long-term occupancy of the Lost Lake Resort development.

**Short-Term Effects**

- Site construction will disturb soils where grading occurs. Soils at the edges of cut and fill areas where minor construction disturbance occurs and are restored with vegetation will have short term impacts.
- Forest vegetation that remains at the edges of cleared and developed areas will experience short term changes while new vegetative cover gradually fills in.
- Short-term impacts to functions of forest land as wildlife habitat will occur as construction disturbs resident wildlife and their movement patterns until construction is completed and the wildlife moves back into the area.
- Impacts to functions of wetland and adjacent areas impacted by construction of the two road crossings will be short term and will be fully mitigated as a 2:1 replacement of impacted wetlands is proposed. No permanent elimination of State or Federal regulated wetlands is anticipated.
- The increased susceptibility to erosion and sedimentation as vegetation is removed and earthwork occurs. Short term effects on surface water resources are expected to be minor since detailed soil erosion and sedimentation controls are specified for all construction areas.
- The presence of construction and delivery vehicles on the site and on surrounding roads as a result of site work and building construction activities will increase local area traffic.
- Short-term effects to the site area will include construction-related air quality and fugitive dust emissions.
- Short-term construction noise impacts associated with potential blasting events.
- The localized increase in noise levels due to operation of construction vehicles and equipment on the property.

**Long-Term Effects**

- Site construction will permanently impact soils where excavation, filling and grading occur as well as where impervious pavement or buildings are built.
- Site construction will eliminate trees and other vegetative cover in all areas proposed for grading and construction.
- Long-term impacts to surface waters associated with the planned wastewater discharge into surface waters (subject to permit limits).

## **Unavoidable Adverse Impacts**

May 20, 2010

- Long-term effect of visibility of certain components of the project where no building improvements exist now along St. Joseph's Road and Cold Spring Road.
- An increase over a long period of time (twenty years or more) in the population of Forestburgh by 3,315 full time residents and associated demand placed on community services (particularly police, fire, EMS), local roads, public recreational facilities, and utilities is a permanent effect.
- An increase over a long period of time (twenty years or more) in the school-aged population by 648 full time resident students and associated demand placed on the Monticello Central School District.
- The alteration and disturbance of approximately 601 acres of land area to accommodate roads, buildings, driveways and development areas will permanently eliminate the forest community from these areas. This loss will impact most wildlife that resides in these areas.
- The localized increase in traffic volumes due to operation of the resort facilities.