

4.0 Adverse Unavoidable Significant Environmental Impacts if Project is Implemented

Development of the Legacy Ridge site will have some unavoidable impacts. These impacts will occur regardless of the development alternative chosen, and the relative magnitude of these impacts is discussed throughout Section 3.0. This section lists those unavoidable impacts, with a reference to where a discussion of the proposed mitigation can be found.

- Regrading of the site for roads, utilities, houses and amenities will involve clearing, earth moving and potentially rock blasting.

See Sections 3.1.3 and 3.3.3 for a discussion of mitigation.

- An increase in impervious surface on the site will increase the amount of storm water flowing off the site.

See Section 3.2.3 for a discussion of mitigation.

- There will impact on wetlands and stream courses for road and utility crossings within the site.

See Section 3.2.3 for a discussion of mitigation.

- There will be a loss of wildlife habitat on the site as a result of development of the project.

See Sections 3.3.3 and 3.4.3 for a discussion of mitigation.

- There will be a change in visual conditions looking into the site as a result of development.

See Sections 3.1.3, 3.3.3 and 3.6.3 for a discussion of mitigation.

- There will be an increase in traffic in the project vicinity as a result of the development

See Section 3.7.3 for a discussion of mitigation.

- There may be an increased number of homes on the Legacy Ridge site, and within the Town in general as a result of the proposed zoning amendments and the petition to rezone the Legacy Ridge site.

See Sections 3.8.3 and 3.9.3 for a discussion of mitigation.

- There will be increased demands on the emergency services (Police, Fire, Ambulance, Emergency Medical services) and the Courts system in the Town as a result of development of the site.

See Sections 3.10.3 and 3.15.3 for a discussion of mitigation.

- There will be additional school children within the Cornwall Central School District as a result of additional homes on the site.

See Section 3.11.3 for a discussion of mitigation.

- Additional water will be required, and additional sewage will be treated as a result of development of the site.

See Sections 3.12.3 and 3.13.3 for a discussion of mitigation.

- Additional solid waste will be generated as a result of additional homeowners in the Town.

See Section 3.14.3 for a discussion of mitigation.

- There will be an increased demand on Town services as a result of development of the site.

See Section 3.15.3 for a discussion of mitigation.

- Increased traffic and the loss of trees on the site could impact air quality in the region.

See Section 3.16.3 for a discussion of mitigation.

- There will be increased demands on the Open Space resources in the Town, and a permanent loss of open space as a result of development of the site.

See Section 3.17.3 for a discussion of mitigation.