

V. **UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED**

The following are significant adverse environmental impacts which cannot be avoided or fully mitigated.

Long Term

- Visual impacts associated with developed land, as opposed to undeveloped land, will be experienced from some properties with clear views of portions of the areas of the site within which new buildings will be placed. These views are scattered and many will be visible only in the winter when leaves are off the trees.

Short Term

- Some construction noise and dust will impact nearby properties. Impacts will be largely mitigated by adherence to Westchester County Best Management Practice Guidelines during project construction.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed Westchester University will commit a 164.7 acre parcel of undeveloped land to the development of a college campus. Once construction commences the site will be unavailable to other uses for the foreseeable future. Approximately 29 acres of the site will be covered with impermeable surfaces (buildings, parking lots, roadways).

The construction of Westchester University will involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, macadam, steel, timber, water, paint, and topsoil. The operation of construction equipment will involve the consumption of fossil fuels, while the completed facility will require water, electricity and the use of fossil fuels.

The construction of Westchester University will require a substantial commitment of manpower. However, this need for construction workers is viewed as a beneficial impact to the construction industry. Other manpower commitments will include the services of building and grounds maintenance personnel involved in the development's care and upkeep plus the additional services of police, fire, school and other municipal department personnel to service the completed development.

VII. GROWTH INDUCING IMPACTS

The proposed Westchester University will have a number of growth inducing impacts in terms of jobs and revenues. It is estimated that in addition to providing 1,570 person-years of construction employment, the University, when completed, will result in the creation of 150 full time jobs for faculty, administrative staff, support staff and maintenance personnel. The local economy will experience increased retail sales attributable to purchases by University students and staff and to local purchases for the day-to-day operations and maintenance of the University.

Development of Westchester University may also have some growth inducing impacts in terms of some employees who may relocate to the area. This would result in an increase in demand for housing and various community facilities and services. However, it is unlikely that such employees who relocate to this area would concentrate in any individual community and thus, any increased demand should be absorbed by facilities and services in a variety of communities throughout the County, and should not have a significant impact on any one community. It is noted that experience in Westchester County has been that employees of new office facilities tend to live in areas throughout the County and beyond and it is not expected that there would be any different result for college staff. There has been no documented data to indicate that new employees tend to reside in areas very close to their place of employment. In view of the paucity of new construction in Westchester County and the high cost of new housing it is likely that locational decisions will be focused on finding appropriately priced existing homes that become available in the market.

VIII. USE AND CONSERVATION OF ENERGY

Energy consumption will occur during the construction and operation of Westchester University. During construction, energy will be used for power equipment and various construction vehicles. Once construction is completed and Westchester University is occupied, energy will be required for heating, air conditioning, and the provision of electricity.

Natural gas will be consumed at an estimated rate of 3,200 cubic feet per hour to meet the heating, hot water and cooking needs of Westchester University. Electric usage is projected to be 6,400 KWH per year for lighting, refrigeration, cooling, TV, radio, computer and electrical appliances. All buildings will meet or exceed the standards of the New York State Energy Code.

There are no known deficiencies in the capacity of electric and gas resources currently provided by the Con Edison utility company.

Windows used in all buildings will be double glazed insulating glass to conserve energy during periods of winter heating and summer cooling.

All buildings will be designed to fully meet all New York State building and energy construction codes.