

SECTION 7

CUMULATIVE IMPACTS

7.0 INTRODUCTION:

This section of the DGEIS consists of a discussion of cumulative impacts of the proposed mixed use neighborhood project. The SEQRA Regulations require that a DGEIS include an analysis of potential cumulative impacts resulting from a proposed project.¹ The proposed mixed use neighborhood will not result in any potentially significant cumulative impacts. Cumulative impacts can result from a single action or a number of individually minor but collectively significant actions taking place over a period of time. Either the impacts or the actions themselves must be related.

7.1 EVALUATION OF POTENTIAL CUMULATIVE IMPACTS:

The Project Sponsor elected to prepare this comprehensive DGEIS at the onset of the review of the proposed mixed use neighborhood in order to ensure that all potential adverse environmental impacts related to the proposed mixed use neighborhood have been identified and will be thoroughly evaluated pursuant to SEQRA. The proposed action consists of the redevelopment of the Project Site as a mixed use neighborhood in a manner consistent with the Conceptual Master Plan. The proposed action has been intentionally defined as broadly as possible and thresholds for the environmental review of any future related action involving the development of the Project Site have been included.

¹ See 6 NYCRR Part 617.9(b)(a).

The only pending project in the vicinity of the Project Site, that the Project Sponsor is aware of, is a proposed detached patio home project at 4176-4188 Sheridan Drive (“Sheridan Drive Patio Homes”). The pending project that would result in the development of the Sheridan Drive Patio Homes does not have any relationship or dependencies on the proposed mixed use neighborhood. It is the Project Sponsor’s understanding that the Town is in the process of reviewing the Sheridan Drive Patio Homes including an environmental review pursuant to SEQRA. Based upon consultation with the Town’s Planning Department, there are not any other pending projects, that the Town is aware of, in the vicinity of the Project Site requiring discretionary approvals and/or permits that would result in the necessity for consideration to be given to the potential cumulative impacts of more than the potential adverse environmental impacts associated with the proposed mixed use neighborhood.