

2.3 Construction and Operation – Phasing

Comment 2.3-1-PHT: I thought the phasing of the DEIS was very confusing. The first phase should be much clearer in terms of maps. What is the first phase? What will it look like after completion of the first phase? And then what are the impacts of the first phase? Is there some possibility that only the first phase will ever get done? It could be that's exactly what should happen. It could be if you only do the first phase a lot of the other impacts might be mitigated. So if you consider it after the first phase is built I think that is probably where you want to know where the first impacts are. All the impacts have been judged as if it was completed. That's in the year 2000 {?} - no one knows, it is too far off. So to measure impacts in the first phase makes sense. I don't even know what the size of the hotel is in the first phase. But certainly a 50-room or 35-room hotel has a lot less impact than a 300-room hotel. Why don't we look at it from the point of view where it is more practical. Look at it from the first phase with a much smaller hotel and of course, many fewer units. [Dean Kaye, November 17, 2007 Public Hearing Transcript, page 151]

Response 2.3-1-PHT: The overall project phasing is described in the DEIS, and detailed phasing plans are included in the MDP. Phase 1 includes the golf course renovation, the hotel, spa, and clubhouse, the winery and overlook, WWTP and water storage tank, and 181 residential units. Phase 2 includes 138 residential units and Phase 3 includes the 19 residential units north of Route 44. As per the Final Scoping Document, the project was evaluated as one phase even though the development would occur over multiple phases. The actual phasing of the development will follow the

outline contained in the MDP, with the timing of subsequent phases being related to market demand.

Comment 2.3-2-PHT: Can they start the second phase before they complete the first phase? In order to make sure they haven't altered the plan, I think they should have to come back to the planning board before they start another phase. [Tom Werner, November 17, 2007 Public Hearing Transcript, page 83]

Response 2.3-2-PHT: Please see Response 2.3-1-PHT. The infrastructure must be complete in Phase 1 before the second phase can begin.

Comment 2.3-3-GP27: There is no discussion of temporary erosion and sediment control measures, permanent erosion control measures, other pollutant controls, construction housekeeping, or operations described for the preferred alternative. This needs to be clarified. [Greenplan, Inc., Letter, April 6, 2008, Comment #27 page 5]

Response 2.3-3-GP27: Temporary and permanent erosion and sediment control measures for the preferred alternative are essentially the same as for the Proposed Action and are fully described in the Master Stormwater Pollution Prevention Plan (herein referenced as "SWPPP"), which was included as Appendix 9.5.2 in the DEIS. Please see Response 3.2-11-20C.

Comment 2.3-4-GP28: The applicant should clarify what "regular daylight hours" means and provide more detail on "typical safety measures". The applicant should acknowledge awareness of the Town's noise regulations, specifically §121-40.C.4.b., where it states construction noise and maintenance activities between 8:00 am and sunset, Monday through Friday, is exempt from the regulations. If the applicant anticipates construction on the weekend, it should be more fully explained in the FEIS. [Greenplan, Inc., Letter, April 6, 2008, Comment #28, page 5]

Response 2.3-4-GP28: Normal daylight hours for construction are 7:00 am to sunset. The Applicant will comply with the noise provisions from 7:00 am to 8:00 am by only engaging in activities that are not noise-generating during that time. The Applicant expects construction activity to occur on Saturday from 8:00 am to sunset. This will allow the project to progress more quickly and allow for workers and contractors to make up time that may otherwise be lost due to weather, which is an economic benefit to them as well. Outdoor noise-generating construction will not take place on Sundays.

The project will comply with the Town's noise level limits for construction activities occurring outside of the exempt period of 8:00 am to sunset on weekdays, as identified in §121-40.C.2.a. The above-referenced regulations note that noise is considered in violation of the Town's noise standards if it

exceeds 60 dB between the hours of 7:00 AM and 8:00 PM, as measured at the property line. Therefore, the Applicant will ensure that construction-related noise occurring outside of the hours between 8:00 am and sunset on weekdays does not exceed the applicable standard at the property line.

Regarding safety, the Applicant's construction management firm, once selected, will prepare a complete safety outline and will have compliance personnel onsite to enforce it. It is anticipated to include procedures for compliance with Occupational Safety and Health Administration (OSHA) Construction Safety regulations, procedures for reporting and recording emergencies, and routine equipment inspection checklists.

Comment 2.3-5-GP29: Details regarding construction traffic, routes, materials delivery and storage should be provided in the FEIS. [Greenplan, Inc., Letter, April 6, 2008, Comment #29, page 6]

Response 2.3-5-GP29: Construction traffic will arrive either via Routes 22, 44 or 343 and initially will access the site via the main entry when construction activity first starts. The secondary entrance (on Route 22 south of the main entrance) will then be utilized after the main entry is completed and being used. The staging area is expected to be on or south of the employee parking lot location.

Comment 2.3-6-GP30: The location for disposal of construction debris should be identified. [Greenplan, Inc., Letter, April 6, 2008, Comment #30, page 6]

Response 2.3-6-GP30: Please see Response 2.1-5-GP18.

Comment 2.3-7-GP31: We recommend a detailed construction management plan be included in the FEIS to be reviewed by the Town Engineer. [Greenplan, Inc., Letter, April 6, 2008, Comment #31, page 6]

Response 2.3-7-GP31: The Applicant's Construction Management firm will provide additional details during the site plan review as requested or required. In general, the construction will proceed as outlined in the Phasing Schedule of the MDP.