

COMPARISON OF THE MITIGATION PLAN ALTERNATIVE TO THE PROPOSED ACTION

	Proposed Site Plan	Residential Peninsula Only
Land Use, Planning & Zoning	The proposed project complies with zoning, however mitigation measures will need to be implemented.	This alternative complies with zoning and is compatible with existing uses.
Hazardous Materials	There are no health hazards to future residents and the general population posed by present site conditions. Gasoline contaminated soil in the northern portion of the Strip will continue to be remediated.	There are no health hazards to future residents posed by present site conditions. Gasoline contaminated soil in the northern portion of the Strip will continue to be remediated.
Ambient Noise	This site will not generated considerable noise, however there will be impacts from I-287 and adjacent properties.	Project will generate general noise, however this will not significantly impact the adjacent uses.
Vegetation	Limited impact to trees due to prior disturbances. Some tree removals in eastern part of the site.	Development impacts a few trees along the northerly portion of the Peninsula; remainder of development area is sparsely vegetated.
Wildlife	The proposed revegetation of the Property will increase the amount of wildlife habitat available. This will result in enhancement of the local environment providing a potential for new species to reestablish at the Property.	The development of the upland areas of the Property will increase the amount of wildlife habitat available but to a lesser degree.
Utilities	Sewer: 5,000 gpd Water: 5,500 gpd	Sewer: 2,700 gpd Water: 3,000 gpd
Fill and Excavation	Plan would result in moderate amounts of fill and excavation for building and parking areas.	Site would result in less fill and excavation activities.
Surface & Groundwater	Subsurface storm drainage detention and treatment system result in no increase in peak rate of runoff; treatment of first flush; subsurface flow of infiltrated stormwater to replenish wetlands. Space and topographical constraints on a surface facility.	Subsurface storm drainage detention and treatment system result in no increase in peak rate of runoff; treatment of first flush; subsurface flow of infiltrated stormwater to replenish wetlands. The reduction in impervious area will result in less of a stormwater management requirement.
Visual Impact	Other plantings in the front of the buildings and the periphery of the proposed parking areas will provide an aesthetically pleasing Property for the residents and for the patrons who visit the restaurant.	Other plantings in the front of the buildings and the periphery of the proposed parking areas will provide an aesthetically pleasing Property. The reduced development of the property will allow for more open space preservation.
Traffic (Traffic Generation Rate=)	≈ 39 PM Highway and 47 Saturday Peak Hour Vehicle Trips	≈ 8 AM Highway and 9 PM Highway Peak Hour Vehicles
Impervious Surface	±1.48 acres	±0.80 acres
Wetland Buffer Disturbance	±1.89 acres	±0.79 acres
Open Space	The proposed project complies with the 200 s.f. per unit requirement.	The proposed project complies with the 200 s.f. per unit requirement.
SROD Setbacks	The current site plans reflect a fully compliant site plan indicating a front yard setback of 45 feet.	The current site plans reflect a fully compliant site plan indicating a front yard setback of 45 feet.

TABLE D