

10 Cumulative Impacts

Cumulative impacts typically include potential impacts on traffic, utilities and community services. In order to evaluate these impacts, the Town and City of Lockport were contacted to discuss other potential projects within the study area that are currently under construction and/or approved. The timeframe for analysis was estimated as two years, as the construction of the proposed Wal-Mart Supercenter is anticipated within this timeframe. No nearby developments were identified within the City of Lockport. Town of Lockport staff indicated that the YMCA is approved to construct a 60,000 square foot facility located on the east side of Snyder Drive south of Shimer Drive. No other developments were identified by the Town for the area.

The build out of the YMCA project was taken into account in the traffic study prepared for the proposed Project. Future traffic volumes attributed to YMCA were added to the study area intersections. In addition, the traffic study takes into account background traffic growth between now and the time the Site is fully developed and operational. A background growth rate of 2 percent per year was estimated, based on historical traffic volumes in the area, and applied to the existing traffic volumes. Therefore, the cumulative impacts of traffic increases due to planned and un-planned growth or development in the area have been incorporated into the analysis of traffic included in Section 6.8 of this document. No significant cumulative effects on traffic were identified as a result.

Furthermore, the project is not expected to result in cumulative impacts on utilities. As described in Section 6, improvements included in the Project will benefit public water service and the sanitary sewer system. Water pressures and volumes will be increased by the new connection proposed at the Site. Due to the decreased square footage of the Supercenter building, projected sanitary flows will decrease compared to potential flows from the Lockport Mall. Both of these improvements will decrease rather than increase potential cumulative effects.

The same is true of stormwater management and drainage. The Project will actually reduce the amount of impervious surfaces on Site and increase greenspace. The stormwater detention pond proposed as part of the Project will decrease stormwater flows off-site which may could offer relief of downstream flooding. Water quality measures such as oil hoods on parking lot intake structures will improve water quality of local waterways compared to existing conditions.

No significant cumulative impacts on community services are expected as a result of the redevelopment of the Lockport Mall with the Wal-Mart Supercenter. As stated previously, the existing Site is already a commercial development served by local police, fire and ambulance services. Moreover, the local service providers who were contacted did not indicate that there were significant issues in serving the proposed redevelopment Project. It is anticipated that the police, fire and ambulance services will accommodate the Supercenter, the YMCA development and future developments in this established commercial corridor without significant cumulative impacts on the quality of the service provided.