



Buffalo and Erie County Industrial Land Development Corporation
Board of Directors Meeting
April 28, 2021
@ 12:30 p.m.

Via Conference Call and Meeting is being Livestreamed

1.0 Call to Order

2.0 Approval of Minutes

2.1 Approval of the March 24, 2021 minutes of the Board of Directors (Action Item) (Pages 2-6)

3.0 Reports / Action Items / Information Items:

3.1 Financial Report (Informational) (Pages 7-10)

3.2 Approval of Funding Agreement with Erie County IDA (Action Item) (Pages 11-13)

3.3 Approval of Lead Agency, Positive Declaration, Draft Scoping Document, and Scoping Meeting for Angola Ag Park (Action Item) (Pages 14-69)

4.0 Management Team Report:

4.1

5.0 Adjournment - Next Meeting May 26, 2021 at 12:30 p.m.

**MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS
OF THE
BUFFALO AND ERIE COUNTY
INDUSTRIAL LAND DEVELOPMENT CORPORATION
(ILDC)**

DATE AND PLACE: March 24, 2021, held via telephone conference. Governor Cuomo's Executive Order 202.1, as amended from time to time, issued in response to the Coronavirus (COVID-19) crisis, suspended Article 7 of the Public Officers Law to the extent necessary to permit any public body to take actions without permitting in public in-person access to such meetings and authorized such meetings to be held remotely by conference call or other similar service, provided the public has the ability to view or listen to such proceedings and that the meeting is recorded and transcribed.

LIVE STREAMED: This Board meeting is being live-streamed and made accessible on the Erie County Industrial Development Agency website at www.ecidany.com.

PRESENT: Denise Abbott, Hon. April Baskin, Richard Lipsitz, Jr., and Maria Whyte

EXCUSED: Hon. Byron W. Brown, Hon. Howard Johnson and Hon. Mark C. Poloncarz

OTHERS PRESENT: John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Karen M. Fiala, Vice President/Secretary; Jerry Manhard, CFO; Grant Lesswing, Business Development Officer; Brian Krygier, Systems Analyst; Carrie Hocieniec, Administrative Coordinator; Beth O'Keefe, Business Development Officer; Atiqa Abidi, Assistant Treasurer; Robbie Ann McPherson, Director of Marketing and Communications; Jamee Lanthier, Compliance Officer, Pat Smith, Bookkeeper and Robert G. Murray, Esq., General Counsel/Harris Beach PLLC

GUESTS: Lisa Hicks, on behalf of the City of Buffalo

There being a quorum present at 1:29 p.m., the Meeting of the Board of Directors of the Buffalo and Erie County Industrial Land Development Corporation was called to order by its Vice-Chair, Mr. Lipsitz.

MINUTES

Ms. Whyte moved, and Ms. Abbott seconded to approve of the February 24, 2021 minutes. Mr. Lipsitz called for the vote and the minutes were unanimously approved.

REPORTS / ACTION ITEMS / INFORMATION ITEMS

Financial Report. Ms. Profic presented the February 2021 financial report. She noted that the balance sheet indicates the ILDC ended the month with total assets of \$9.7M and net assets of \$7.0M. The February income statement shows \$850 of revenue and \$7,200 of expenses, netting to a (\$7,900) net loss in February. The year-to-date income statement shows total revenues of \$1,700 and total expenses of \$14,000, totaling a net loss of \$12,000 for 2021. Mr. Lipsitz directed that the report be received and filed.

Finance and Audit Committee Update and Committee Self-Evaluation. Ms. Profic presented this report including the Freed Maxick draft 2020 financial statements. Ms. Profic noted that the three main points of the presentation were an unmodified (clean) opinion on the financial statements, there were no uncorrected audit adjustments, and there were no material weaknesses or significant deficiencies noted (no management letter comments). The Committee also reviewed and recommend the following for approval: 2020 Public Authorities Report, 2020 Investment Report, Investment & Deposit Policy, Committee Charter, Committee Self-Evaluation, Management's Assessment of the Effectiveness of Internal Controls, and Corporate Credit Card Policy with no suggested changes. Each year the Committee completes a self-evaluation, based on the Committee Charter. In 2020, the Committee fulfilled its duties as documented. Mr. Lipsitz directed that the report be received and filed.

Audited Financial Statements. Ms. Profic stated that as a component unit of Erie County, the ILDC's financial statements are prepared based on Governmental Accounting Standards and include a Management's Discussion and Analysis section, which provides a condensed overview of the statements. The statements of net position (balance sheets), there were total assets of \$9.4M at the end of December 31, 2020, compared to \$8.3M at the end of 2019. Current assets remained consistent, with the shift of balance from grants receivable to cash. Land held for sale increased \$1M with the purchase of the Angola Airport property. There was an increase in total net position of \$783,000. The statements of revenues, expenses, and changes in net position (income statements) detail the change in net position for the year. Revenues of \$389,000 were up from 2019, due mainly to a bond issuance fee collected in 2020. Operating expenses of \$666,000 were mainly transfers to ECIDA of the bond issuance fee and ECIDA staff time spent on ILDC projects under the entities' shared services agreement. Non-operating revenues are grant income from ECIDA, most of which was used for the purchase of the Angola Airport property. Note that while there was an overall decrease in net position in 2020, most of that is a result of grant income used for a capital asset purchase. The cash flows statements details the changes in cash each year. The remainder of the financials are the notes and supplementary information, which show the balance sheet and income statement at the fund level. The report to the Board, which documents the auditors' required communications, a summary of accounting estimates made within the financials, some recently issued accounting standards, and the management letter noting no significant deficiencies or material weaknesses. Ms. Profic mentioned, an unmodified opinion was issued on the statements. These drafts were reviewed and discussed in detail with

the Finance & Audit Committee on March 17, 2021, and they recommended approval to the Board. Ms. Profic also noted they will continue to work with Freed Maxick to file IRS Form 990 and the Data Collection Form.

Ms. Whyte moved and Ms. Abbott seconded to approve of the 2020 Audited Financial Statements. Mr. Lipsitz then called for the vote and the 2020 Audited Financial Statements were unanimously approved.

2020 Investment Report. Ms. Profic noted this report is required by Public Authorities Law and includes ILDC's investment guidelines, the results of the annual audit, and detail of investment income and fees for the year. The amount of \$86 of investment income was earned on these accounts during 2020, and no fees were paid. This report was reviewed by the Finance & Audit Committee at their March 17, 2021 meeting and recommended to the Board for approval.

Ms. Whyte moved and Ms. Abbott seconded to approve of the 2020 Investment Report. Mr. Lipsitz then called for the vote and the 2020 Investment Report was unanimously approved.

Governance Committee Report. Ms. Fiala presented the report. Mr. Lipsitz directed that the report be received and filed.

REVIEW AND ADOPTION OF POLICIES, REPORTS AND COMMITTEE CHARTERS.

2020 Mission Statement, Performance Measures and Results. Ms. O'Keefe reviewed the 2020 Mission Statement and related results. Ms. Whyte moved and Ms. Abbott seconded to approve of the statement and results. Mr. Lipsitz called for the vote and the 2020 Mission Statement, Performance Measures and Results were unanimously approved.

2021 Mission Statement, Performance Measures and Results. Ms. O'Keefe reviewed the 2021 Mission Statement and related results. Ms. Whyte moved and Ms. Abbott seconded to approve of the statement and results. Mr. Lipsitz called for the vote and the 2021 Mission Statement, Performance Measures and Results were unanimously approved.

2020 Public Authorities Report. Ms. Profic stated that as a Public Authority of the State of New York, ECIDA and its affiliates are required to comply with the NYS Public Authorities Law and submit a comprehensive annual report including information on several topics. Several of the items are covered by other documents, like the operations and accomplishments and financial statements, which are note throughout the document. The third item, Mission Statement & Performance Measurements, is updated each year with actual results (and was just reviewed). Many of the items included are standard from year to year and are also approved or re-adopted by the Board annually. Section 13 was updated for 2020 to include the ECIDA's COVID-19 PPE grant program and the EDA CARES Act award to establish a new revolving loan fund. At this time there are a couple of pieces of information left to be updated, which will be done before this report is signed. It then gets posted on our website. This report was reviewed by both the Governance Committee and Finance & Audit Committee at their meetings on March 17, 2021 and has been recommended to the Board for approval.

Procurement Policy. Ms. Profic stated that this policy has some updates, specifically to enhance our procurement practices as they relate to Minority & Women-owned Business Enterprises. Section C discusses goal-setting, which we plan to do on an annual basis as part of our discussion and annual update of the Agency's Performance Measures. The updated policy has been reviewed by Harris Beach and the Governance Committee at their March 17, 2021 meeting and is recommended to the Board for approval.

Sexual Harassment Policy. Ms. Profic stated that while the policy itself has already been in place, it was recommended by legal counsel that the policy be presented to the Board and approved as an official policy of the Agency and its affiliates. This policy has been reviewed and found to be in compliance with applicable Federal and NYS requirements. It was also reviewed by the Governance Committee at their March 17, 2021 meeting and is recommended to the Board for approval.

Employee Compensation Program. Ms. Profic advised that the Compensation Committee met in October 2020 and reviewed the Agency's overall compensation program. A modification recommended by the Compensation Committee is to further tie employee compensation to the overall profitability and economic stability of the Agency. This change was also reviewed by the Governance Committee at their March 17, 2021 meeting and is recommended to the Board for approval.

Ms. Whyte moved and Ms. Abbott seconded to approve of 2020 Public Authorities Report, the Procurement Policy, the Sexual Harassment Policy, and the Employee Compensation Program, all as proposed and/or amended. Mr. Lipsitz called for the vote and motion was then unanimously approved.

RE-ADOPT POLICIES AND CHARTERS

Mr. Lipsitz noted that Items 7-19 on the agenda were reviewed by counsel, the Authority Budget Office recommended no changes, and as such, the staff recommends that the policies and charters items numbered 7-19 be approved without any changes. Ms. Whyte moved and Ms. Abbott seconded to approve of the various polices and charter as itemized below. Mr. Lipsitz called for the vote and the following policies and charters were then unanimously approved:

- Code of Ethics & Conflict of Interest Policy
- Investment & Deposit Policy
- Whistleblower Policy and Procedures
- Defense & Indemnification Policy
- Finance & Audit Committee Charter
- Governance Committee Charter
- Property Disposition Guidelines
- Real Property Acquisition Policy
- Board Member Compensation, Reimbursement & Attendance Policy
- Travel, Conferences, Meals & Entertainment Policy
- Statement of Duties & Responsibilities of the Board of Directors

- Statement of the Competencies & Personal Attributes Required by Board Members
- Corporate Credit Card Policy

MANAGEMENT TEAM REPORTS

Mr. Cappellino presented the report. Mr. Lipsitz directed that the report be received and filed.

There being no further business to discuss, Mr. Lipsitz adjourned the meeting at 1:47 p.m.

Dated: March 24, 2021

Karen M. Fiala, Secretary

Industrial Land Development Corp.
Financial Statements
As of March 31, 2021

INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC")

Balance Sheet

March 31, 2021

	March 2021	February 2021	December 2020
ASSETS:			
Restricted Cash *	\$ 1,717,821	\$ 1,769,064	\$ 1,944,866
Grants Receivable	1,061,208	831,208	514,051
Loans Receivable, net	173,634	174,782	35,966
Prepaid Acquisition Costs	27,910	24,110	24,110
Total Loan Assets	<u>2,980,573</u>	<u>2,799,165</u>	<u>2,518,993</u>
Capital Assets	6,879,989	6,879,989	6,877,681
 Total Assets	<u>\$ 9,860,562</u>	<u>\$ 9,679,154</u>	<u>\$ 9,396,674</u>
LIABILITIES & NET ASSETS:			
Accounts Payable	\$ -	\$ -	\$ 32,609
Due to/(from) ECIDA	361,993	342,493	283,473
Other Liabilities	<u>2,480,735</u>	<u>2,306,292</u>	<u>2,038,091</u>
Total Liabilities	<u>2,842,728</u>	<u>2,648,785</u>	<u>2,354,173</u>
Restricted Fund Balance	<u>7,017,834</u>	<u>7,030,369</u>	<u>7,042,501</u>
Total Liabilities & Net Assets	<u>\$ 9,860,562</u>	<u>\$ 9,679,154</u>	<u>\$ 9,396,674</u>

Loan Portfolio Summary:	March 2021	February 2021	December 2020
# of Loans	<u>7</u>	<u>7</u>	<u>3</u>

* Cash is invested in interest bearing accounts at M&T Bank. The maximum FDIC insured amount is \$250,000 with the remainder collateralized with government obligations by the financial institution.

INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC")

Income Statement

Month of March 2021

	Actual vs. Budget		
	Actual	Budget	Variance
REVENUES:			
Interest Income - Loans	\$ 67	\$ 375	\$ (308)
Interest Income - Cash & Inv.	24	2	23
Proceeds from Land Sales	-	20,833	(20,833)
Other Income	750	750	-
Total Revenues	842	21,960	(21,117)
EXPENSES:			
Management Fee - ECIDA	\$ 5,000	\$ 5,000	-
Professional Services	8,251	6,667	1,585
General Office Expenses	-	-	-
Other Expenses	126	2,281	(2,156)
Total Expenses	13,377	13,948	(571)
SPECIAL PROJECT GRANTS:			
Industrial Land Park - ESD	17,284	129,583	(112,299)
Industrial Land Park - ECIDA	-	16,667	(16,667)
Angola Ag Park - ECIDA Grant	-	8,333	(8,333)
Other grant revenue	38,273	245,833	(207,560)
Industrial Land Park costs	(17,284)	(16,667)	(618)
Angola Ag Park grant costs	-	(8,333)	8,333
Other grant expenses	(38,273)	(245,833)	207,560
	-	129,583	(129,583)
NET INCOME/(LOSS):	\$ (12,535)	\$ 137,566	\$ (150,101)

* Represents an allocation of salary and benefit costs from the ECIDA based on time charged to ILDC. The amount booked is currently based on budget.

INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC")
Income Statement
Year to Date: March 31, 2021

	Actual vs. Budget			Actual vs. Prior Year		
	Actual	Budget	Variance	Actual	Prior Year	Variance
REVENUES:						
Interest Income - Loans	\$ 185	\$ 1,125	\$ (940)	\$ 185	\$ 137	\$ 47
Interest Income - Cash & Inv.	109	5	105	109	8	101
Proceeds from Land Sales	-	62,500	(62,500)	-	-	-
Other Income	2,250	2,250	-	2,250	-	2,250
Total Revenues	2,544	65,880	(63,335)	2,544	145	2,398
EXPENSES:						
Management Fee - ECIDA	\$ 15,000	\$ 15,000	-	\$ 15,000	\$ 14,500	\$ 500
Professional Services	11,455	20,000	(8,545)	11,455	19,070	(7,615)
General Office Expenses	441	-	441	441	-	441
Other Expenses	255	8,844	(6,589)	255	2,380	(2,125)
Total Expenses	27,151	41,844	(14,692)	27,151	35,950	(8,799)
SPECIAL PROJECT GRANTS:						
Industrial Land Park - ESD	17,284	388,750	(371,466)	17,284	-	17,284
Industrial Land Park - ECIDA	29,621	50,000	(20,379)	29,621	80,000	(50,379)
Angola Ag Park - ECIDA Grant	11,743	25,000	(13,257)	11,743	-	11,743
Other grant revenue	87,233	737,500	(650,267)	87,233	13,221	74,012
Industrial Land Park costs	(95,925)	(50,000)	(45,925)	(95,925)	(79,479)	(16,447)
Angola Ag Park grant costs	(11,743)	(25,000)	13,257	(11,743)	-	(11,743)
Other grant expenses	(38,273)	(737,500)	699,227	(38,273)	(13,221)	(25,052)
	(60)	388,750	(388,810)	(60)	521	(581)
NET INCOME/(LOSS):	\$ (24,667)	\$ 412,786	\$ (437,453)	\$ (24,667)	\$ (35,283)	\$ 10,616

* Represents an allocation of salary and benefit costs from the ECIDA based on time charged to ILDC. The amount booked is currently based on budget.



Item 3.2

MEMORANDUM

TO: ILDC Board of Directors
FROM: Mollie Profic, CFO
SUBJECT: Funding Agreement with Erie County Industrial Development Agency
DATE: April 28, 2021

As recommended in the Master Plan related to the former Bethlehem Steel property, ILDC has applied for and been awarded various grant funding to construct public roads, water and sewer infrastructure at the site. This infrastructure is necessary to further develop the vacant property for private investment and redevelopment. Specifically, the ILDC has been awarded the following grants:

- \$7,695,000 from Empire State Development (ESD) under the State's Buffalo Billion II program. This grant allows a request for funds from a separate bank account once every thirty days. Only when approved by ESD can ILDC transfer those funds.
- \$2,680,000 from the United States Economic Development Administration ("EDA") through EDA's Assistance to Coal Communities program. This grant operates on a reimbursement basis and reimbursement requests may be submitted monthly.

In consideration of the terms of both grants and the possibility of large construction invoices in a given month, the ILDC is requesting that the ECIDA grant up to \$1,000,000 on a revolving basis to the ILDC to allow for timely payment of invoices related to this project. When the reimbursement or draw approval is received from grantors, ILDC will reimburse the Agency. It is expected that the public roads and infrastructure contemplated with this funding will be completed by 2024. This is an eligible use of UDAG funds under Section 105(a)(1) of the Housing and Community Development Act of 1974.

Action:

Staff is recommending the ILDC Board approve the attached resolution to authorize the receipt of grant funding up to \$1,000,000 on a revolving basis to the ILDC from the ECIDA's UDAG Fund.

**BUFFALO AND ERIE COUNTY INDUSTRIAL LAND
DEVELOPMENT CORPORATION**

RESOLUTION

A meeting of the Buffalo and Erie County Industrial Land Development Corporation was convened Wednesday, April 28, 2021 at 1:00 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC") TO ENTER INTO A FUNDING AGREEMENT WITH THE ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY ("AGENCY") FOR CONSTRUCTION OF PUBLIC ROADWAY, WATER AND SEWER INFRASTRUCTURE WITHIN AND UPON LANDS OWNED BY THE ILDC AT THE FORMER BETHLEHEM STEEL SITE IN LACKAWANNA, NEW YORK, IN AN AMOUNT NOT TO EXCEED \$1,000,000 ON A REVOLVING BASIS FROM THE AGENCY'S U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN DEVELOPMENT ACTION GRANT ("UDAG") REFLOW FUND

WHEREAS, the ILDC, is authorized and empowered by Section 1411 of the Not-for-Profit Corporation Law of the State of New York, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities in Erie County and to lessen the burdens of government and act in the public interest; and

WHEREAS, the Erie County Industrial Development Agency (the "Agency"), an affiliate of the ILDC, maintains an Urban Development Action Grant Reflow Fund (the "UDAG Fund"); and

WHEREAS, the ILDC is the owner of approximately 130 acres of real property located on the former Bethlehem Steel site in Lackawanna, New York (the "Real Property"); and

WHEREAS, the ILDC has completed the Infrastructure and Maser Plan for the Real Property (the "Master Plan") and related thereto and as required under Article 8 of the New York State Environmental Conservation Law, and the regulations promulgated therein at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQR"), the ILDC accepted a Draft Generic Environmental Impact Statement ("DGEIS") prepared for the Master Plan on May 27, 2020, accepted a Final Generic Environmental Impact Statement ("FGEIS") prepared for the Master Plan on September 23, 2020 and prepared a Findings Statement for completion of the SEQR review for the Master Plan as required by 6 N.Y.C.R.R. § 617.11 of the SEQR regulations (the "Findings Statement") on October 28, 2020; and

WHEREAS, consistent with the ILDC's Master Plan for the Real Property, the ILDC has been awarded certain grant funding to fund the construction of public roads, water, and sewer infrastructure (collectively, the "Real Property Infrastructure") within and upon the Real Property including a \$7,695,000 grant from New York State Empire State Development (the "ESD Grant") and \$2,680,000 from the United States Economic Development Administration (the "EDA Grant"); and

WHEREAS, the ESD Grant and the EDA Grant are reimbursement grants; and

WHEREAS, the ILDC does not have enough cash in its General Fund to pay for the Real Property Infrastructure in the first instance, after which reimbursement from the ESD Grant and the EDA Grant would then be pursued; and

WHEREAS, the ILDC has requested that the Agency grant up to \$1,000,000, on a revolving basis, to the ILDC, to allow it to pay Real Property Infrastructure related invoices, and thereafter, the ILDC will submit for reimbursement from the ESD Grant and/or EDA Grant, as applicable, and remit same to the Agency upon receipt; and

WHEREAS, the Agency desires to assist the ILDC in its Real Property Infrastructure construction efforts by granting refundable UDAG Funds in the amount not to exceed \$1,000,000, on a revolving basis, to enable the ILDC to implement and complete the Real Property Infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The ILDC hereby determines that, consistent with social, economic and other essential considerations from among the reasonable alternatives available, the receipt of UDAG Funds from the Agency will enable the ILDC to construct and install the Real Property Infrastructure as described within the Master Plan and as such, is an action that avoids or minimize adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by the ILDC incorporating, as conditions to the decision, those mitigative measures that were identified as practicable in the FGEIS and its associated Findings Statement. The ILDC certifies that the SEQR implementing regulations at 6 N.Y.C.R.R. Part 617 have been met and determines that all of the provisions of SEQR that are required to be complied with as a condition precedent to the approval of the action as described herein have been satisfied.

Section 2. The ILDC hereby approves and authorizes the receipt of grant funding, in an amount not to exceed \$1,000,000, on a revolving basis, from the Agency's UDAG Fund, said grant to be reimbursed by the ILDC upon the ILDC's receipt of funds from the ESD Grant and/or the EDA Grant, to permit the ILDC to construct and install the Real Property Infrastructure within and upon on the Real Property.

Section 3. The Chair, the Vice Chair, the President/Chief Executive Officer, the Vice President, the Chief Financial Officer/Treasurer and/or the Assistant Treasurer are hereby authorized, on behalf of the ILDC, to negotiate, execute and deliver any documents and agreements as may be related hereto and the officers, employees and agents of the ILDC are hereby authorized and directed for and in the name and on behalf of the ILDC to do all acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

Dated: April 28, 2021



MEMORANDUM
April 28, 2021

To: Members of the Board of Directors of the Buffalo and Erie County Industrial Land Development Corporation

Re: SEQRA Compliance: ILDC – Erie County Agribusiness Park Infrastructure and Master Plan

The Buffalo and Erie County Industrial Land Development Corporation (“ILDC”) acquired approximately 240 acres of real property in the Town of Evans for purposes of establishing the Erie County Agribusiness Park. Related thereto, the ILDC is engaged in the process of establishing a master plan to plan utilities, road network, and development parcels in a comprehensive manner to create and establish the Erie County Agribusiness Park which is competitive in the attraction of agribusiness companies (the “Infrastructure and Master Plan”). Establishing and adopting the Infrastructure and Master Plan requires that the ILDC comply with Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617, adopted pursuant thereto by the New York State Department of Environmental Conservation (collectively referred to as “SEQR”).

To comply with SEQR, it has been determined that establishing the Infrastructure and Master Plan is a Type I action, as defined under SEQR, requiring coordinated review with all other involved and interested agencies. The ILDC desires to be established as the Lead Agency with respect to undertaking such coordinated review.

The ILDC has also completed the Full Environmental Assessment Form with respect to establishing the Infrastructure and Master Plan, identified the relevant areas of environmental concern as related thereto, and has taken a hard look at those concerns, considering both the magnitude and importance of each impact. As a result, the ILDC has identified potential adverse environmental impacts resulting from the implementation of the ILDC’s Infrastructure and Master Plan, resulting in the determination that the ILDC will need to issue a Positive Declaration resulting in the preparation of a Draft Generic Environmental Impact Statement (“DGEIS”) with respect to the Infrastructure and Master Plan. To assist in the preparation of the DGEIS, the ILDC has prepared a draft Scoping Document to identify the potentially significant adverse environmental impacts to be addressed in the DGEIS and eliminate consideration of those impacts that are irrelevant or insignificant. In route to approving of a Final Scoping Document, the ILDC will hold a public meeting to seek public input with respect to same.

Requested ILDC Action:

1. Identify the Action as a Type I Action
2. Establish the ILDC as Lead Agency
3. Adopt a Positive Declaration
4. Approve Draft Scoping Document, issue a notice for a Public Meeting for Scoping purposes

**BUFFALO AND ERIE COUNTY INDUSTRIAL LAND
DEVELOPMENT CORPORATION**

SEQR LEAD AGENCY DETERMINATION AND POSITIVE DECLARATION

(Erie County Agribusiness Park Infrastructure and Master Plan)

A regular meeting of the Buffalo and Erie County Industrial Land Development Corporation was convened April 28, 2021, at 1:00 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC") ACCEPTING LEAD AGENCY STATUS WITH RESPECT TO THE ERIE COUNTY AGRIBUSINESS PARK INFRASTRUCTURE AND MASTER PLAN, ISSUING A POSITIVE DECLARATION, APPROVING OF A DRAFT SCOPING DOCUMENT, AND ESTABLISHING A PUBLIC MEETING DATE TO REVIEW THE DRAFT SCOPING DOCUMENT ALL PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the ILDC is authorized and empowered by Section 1411 of the Not-for-Profit Corporation Law of the State of New York, as amended (the "NFP Law"), to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities in Erie County (the "County") and lessen the burdens of government and act in the public interest; and

WHEREAS, the ILDC owns approximately 240 acres of real property located at and adjacent to 1526 Eden Evans Center Road, Evans, NY 14006 (the "Real Property") and acquired same for purposes of developing an agribusiness park (the "Erie County Agribusiness Park") consistent with the ILDC's job creation mission and to assist the County in efforts to alleviate the burdens of government; and

WHEREAS, the ILDC desires to establish a master plan to plan utilities, road network, and development parcels in a comprehensive manner to create and establish the Erie County Agribusiness Park which is competitive in the attraction of agribusiness companies (the "Infrastructure and Master Plan"); and

WHEREAS, the ILDC has prepared Part 1 of the Full Environmental Assessment Form ("FEAF") in compliance with Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617, adopted pursuant thereto by the New York State Department of Environmental Conservation (collectively referred to as "SEQR") with respect to the Infrastructure and Master Plan; and

WHEREAS, the ILDC has notified all involved agencies, and provided same with Part 1 of the FEAF, on at least thirty (30) days' notice that the ILDC intends to act as Lead Agency under SEQR, and no objection to the ILDC assuming such status has been made; and

WHEREAS, as required by the SEQR regulations, the ILDC has reviewed the FEAF for the Infrastructure and Master Plan, identified the relevant areas of environmental concern and has taken a hard look at those concerns, considering both the magnitude and importance of each impact; and

WHEREAS, the ILDC has caused the preparation of Part 2 and Part 3 of the FEAF, which identified potential adverse environmental impacts resulting from the implementation of the ILDC's Infrastructure and Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF DIRECTORS OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The ILDC hereby ratifies and confirms all actions taken, to date, by ILDC staff with respect to SEQR compliance as so related to the development and consideration of the ILDC Infrastructure and Master Plan.

Section 2. The ILDC classifies its proposed Infrastructure and Master Plan as a Type "I" action pursuant to 6 N.Y.C.R.R. § 617.4 of the SEQR regulations.

Section 3. Pursuant to 6 N.Y.C.R.R. § 617.4 of the SEQR regulations, the ILDC hereby accepts and assumes the responsibility to act as Lead Agency for the coordinated review of the ILDC Infrastructure and Master Plan.

Section 4. The ILDC hereby approves FEAF Part 1, 2 and 3 and determines that the adoption and implementation of the Erie County Agribusiness Park Infrastructure and Master Plan may result in one or more large impacts that may have a significant impact on the environment.

Section 5. The ILDC hereby determines: (i) that a Positive Declaration, as that term is defined by the SEQR regulations, is required for the ILDC's Erie County Agribusiness Park Infrastructure and Master Plan, and (ii) that a draft generic environmental impact statement ("DGEIS") be prepared as applicable.

Section 6. The ILDC accepts the Draft Scoping Document for the preparation of the DGEIS, directs that the Draft Scoping Document for the DGEIS be sent to all applicable involved agencies and interested agencies, and that copies of the Draft Scoping Document be made available for the general public to review at locations determined to be appropriate by the ILDC.

Section 7. The ILDC further directs that a public comment period be established wherein written comments on the Draft Scoping Document can be submitted by the general public to Mr. John Cappellino, President/CEO, of the ILDC, for the purpose of receiving and considering public comment on the Draft Scoping Document in order to prepare a Final Scoping Document

Section 8. The ILDC further directs that due and proper notice be given of a public meeting relative to the Draft Scoping Document to be held on such date and time, and at such

location, to be determined by the President/CEO of the ILDC working in conjunction with the Town of Evans, for the purpose of hearing and considering public comment on the Draft Scoping Document in order to prepare a Final Scoping Document.

Section 9. The ILDC directs that a notice of this resolution shall be filed and circulated to the extent required by any applicable ordinance, statute or regulation.

Section 10. The ILDC hereby authorizes and directs that ILDC staff, agents, employees, and consultants undertake any such other and further action as may be necessary to meet the ILDC's obligations as Lead Agency or as otherwise might be appropriate in its role as Lead Agency.

Section 11. This Resolution shall take effect immediately.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Erle County Agribusiness Park Master Plan		
Project Location (describe, and attach a general location map): 1526 Eden-Evans Center Road, Town of Evans, Erie County, NY		
Brief Description of Proposed Action (include purpose or need): The Buffalo and Erie County Industrial Land Development Corporation (ILDC) is seeking to develop an Agribusiness Park at the site of a former airport in the Town of Evans. This stage of the project entails an update to the feasibility study to evaluate the physical site and market support for the facility; the development of a preferred site Master Plan to guide capital investment in the Park in a manner consistent with targeted markets, market demand and site attributes; and the development of a Generic Environmental Impact Study (GEIS) to evaluate and mitigate potential impacts and establish benchmarks and criteria for future development. The intent is to have sufficient information in the GEIS to facilitate an application for a Shovel-Ready designation in the future. The site consists of approximately 240 acres. The Master Plan for the site will identify proposed layout of infrastructure and support services and set forth land use and development principles for the property. The project will also identify an implementation strategy to guide and attract future development of the site. The project may entail extensions of the sewer and water district boundaries.		
Name of Applicant/Sponsor: Buffalo and Erie County Industrial Land Development Corporation (ILDC)		Telephone: 716-856-6525 E-Mail: jcappell@ecidany.com
Address: 95 Perry Street, Suite 403		
City/PO: Buffalo	State: NY	Zip Code: 14203
Project Contact (if not same as sponsor; give name and title/role): John Cappellino		Telephone: 716-856-6525 E-Mail: jcappell@ecidany.com
Address: 95 Perry Street, Suite 403		
City/PO: Buffalo	State: NY	Zip Code: 14203
Property Owner (if not same as sponsor): (ILDC)		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	(Future approvals may be needed)	
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	(Future approvals will be needed)	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None identified at this time	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECIDA/ILDC - future funding and development County Legislature - future funding; ECDOH; DSM	ECDEP/ECSD - future approvals; Erie County DPW: Division of Highways (County roadway)
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None Identified at this time	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Empire State Development - possible future funding; DEC - approvals for future development	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers - possible wetlands	
i. Coastal Resources:		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): Project is adjacent to an Agricultural District. Proposed action is consistent with the Erie County Agricultural and Farmland Protection Plan	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>Industrial</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? <u>Eden Central School District; Lake Shore Central School District</u>	
b. What police or other public protection forces serve the project site? <u>Town of Evans Police; Erie County Sheriffs; NY State Police</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Evans Center Fire Department</u>	
d. What parks serve the project site? <u>Various Town and County parks</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Industrial</u>	
b. a. Total acreage of the site of the proposed action? _____ <u>240</u> acres b. Total acreage to be physically disturbed? _____ <u>TBD</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <u>240</u> acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <u>Subdivision of land could occur in the future as the site is developed (to be discussed in the DGEIS)</u> ii. Is a cluster/conservation layout proposed? _____ iii. Number of lots proposed? <u>NA</u> iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ <u>TBD</u> months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase I (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ TBD

ii. Dimensions (in feet) of largest proposed structure: _____ TBD height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ TBD square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater detention will be necessary _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.
 None identified at this time.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Feasibility study and site layout will avoid wetlands to the extent practicable. DGEIS will address any encroachment & outline mitigations

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
DGEIS will discuss - avoidance will be first alternative.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: ECWA/ Town of Evans (capacities and district issues to be discussed in DGEIS)
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 TBD
- Source(s) of supply for the district: Lake Erie

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary and other wastewaters - to be discussed in DGEIS

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: Big Sister Creek WRRF (Water Resource Recovery Facility)
- Name of district: ECSD #2
- Does the existing wastewater treatment plant have capacity to serve the project? (TBD in GEIS) Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? (TBD in GEIS) Existing sewers lines at frontage, but extension of sewer district needed to fully serve property Yes No

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will a line extension within an existing district be necessary to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ To be determined in DGEIS
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ TBD</p>
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? TBD Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. TBD in DGEIS</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? TBD in DGEIS</p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: _____ Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) TBD</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) TBD</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) TBD</p>
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No To be determined, but not anticipated</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: TBD

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: TBD

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored TBD

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: TBD

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ TBD tons per _____ (unit of time)
- Operation : _____ TBD tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: TBD _____
- Operation: TBD _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: TBD _____
- Operation: TBD _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
 TBD
 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Former Airport (not in use)
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	TBD	TBD	
• Forested	TBD	TBD	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	TBD	TBD	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	TBD	TBD	
• Wetlands (freshwater or tidal)	TBD	TBD	
• Non-vegetated (bare rock, earth or fill)	TBD	TBD	
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site Information on natural resources to be provided in DGEIS

a. What is the average depth to bedrock on the project site? _____ TBD feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ TBD %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ TBD feet

e. Drainage status of project site soils: Well Drained: _____ TBD % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ TBD % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 838-10 _____ Classification C _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
various small mammals, birds, etc. _____
Additional detail to be provided _____
in DGEIS _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
Will be discussed in DGEIS _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____
Coordination will occur with Agencies for DGEIS _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: ERIEcn8 _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? TBD _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: To be verified in the DGEIS
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

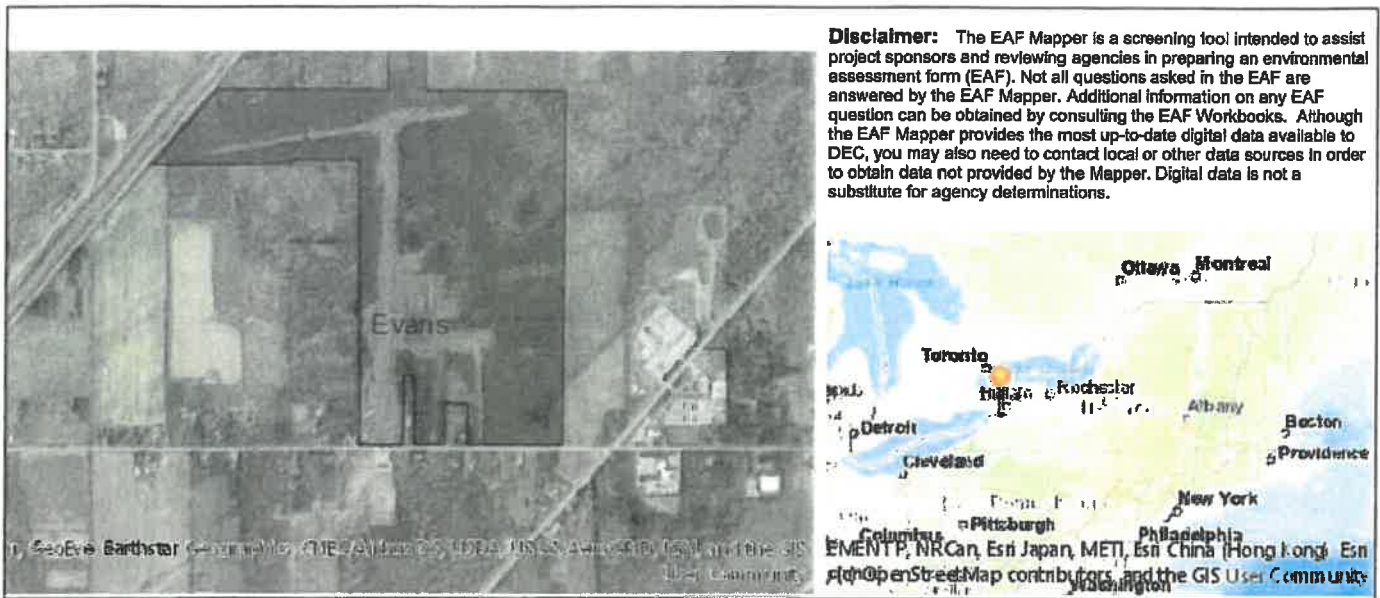
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Andrew Reilly Date 3/26/21

Signature  Title Project Consultant

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	838-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ERIEcn8
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

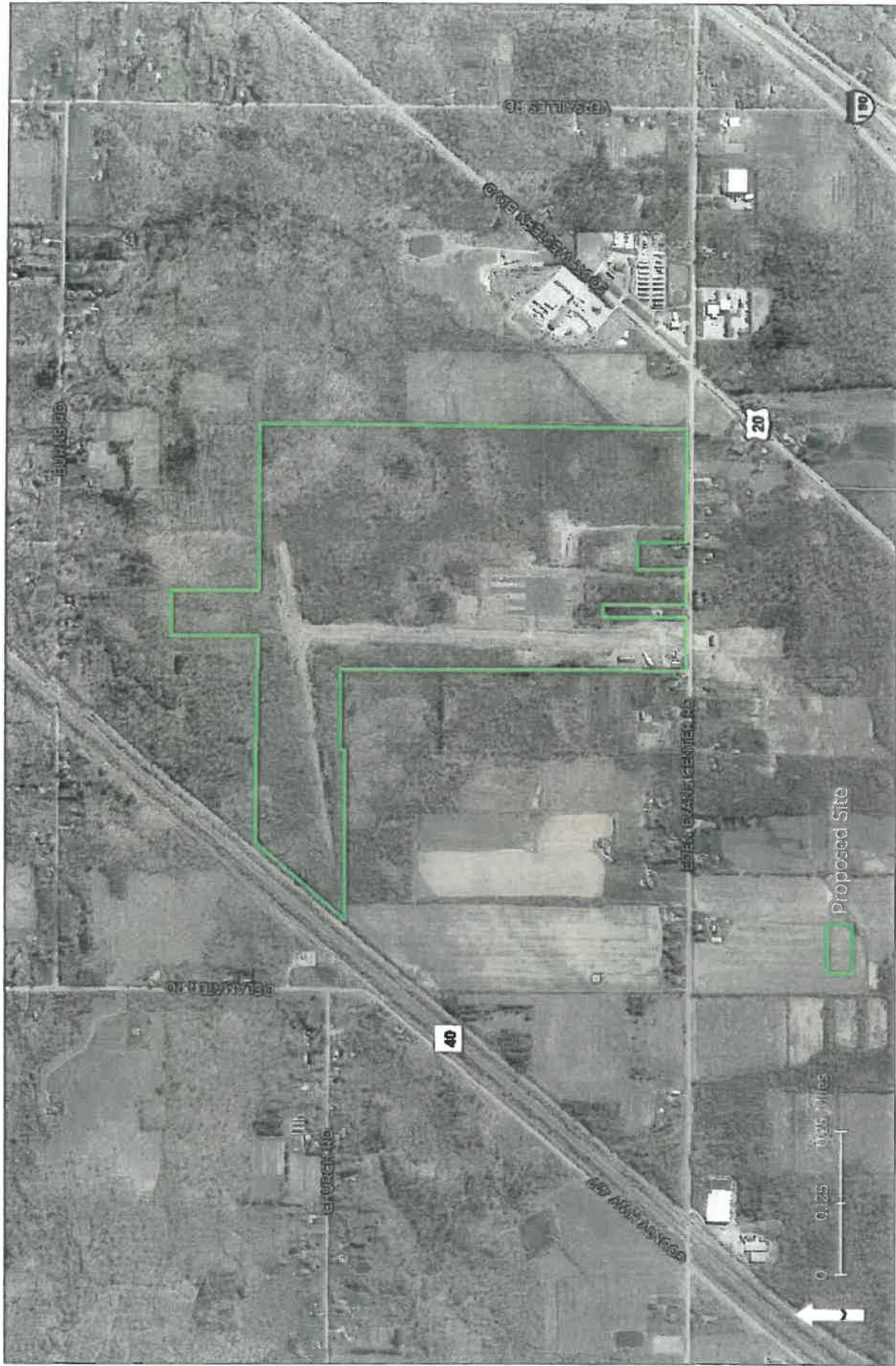


Figure 1-1
 Site Location Map
 Erie County Agribusiness Park
 Town of Evans, Erie County, New York

Erie County Agribusiness Park Interested and Involved Agencies

United States Department of the Interior
Fish and Wildlife Service
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
FWSES_NYFO@fws.gov

Town of Evans
Mary Hosler
Supervisor
8787 Erie Road
Angola, New York 14006
supervisor@townofevans.org
mholser@townofevans.org

Town of Evans
William Smith
Director of Planning & Community
Development
8787 Erie Road
Angola, New York 14006
wsmith@townofevans.org

David Denk, Regional Permit Administrator
New York State Department of Environmental
Conservation (NYSDEC), Region 9
270 Michigan Ave.
Buffalo, NY 14203-2915
David.denk@dec.ny.gov

Joseph Buffamonte
Acting Planning & Program Manager
New York State Department of Transportation
(NYSDOT) - Region 5
100 Seneca Street
Buffalo, NY 14203
Joseph.Buffamonte@dot.ny.gov

Thomas R. Hersey, Jr., Commissioner
Erie County Department of Environment &
Planning (ECDEP)
Edward A Rath County Office Building
95 Franklin Street, 10th Floor
thomas.hersey@erie.gov

Erie County Department of Health (ECDOH)
Jennifer Delaney
503 Kensington Avenue
Buffalo, New York 14214
phworks@health.ny.gov

National Grid
Deborah Sullivan
Environmental Health
deborah.sullivan@nationalgrid.com

Erie County Water Authority (ECWA)
Russell Stoll, P.E., Chief Operating Officer
295 Main Street, Room 350
Buffalo, NY 14203-2494
RStoll@ecwa.org

Erie County Sewer District (ECSD)
Joseph Fiegl, P.E., BCEE
Deputy Commissioner
Division of Sewerage Management
Edward A Rath County Office Building
95 Franklin Street, 10th Floor - Room 1034
Buffalo, New York 14202
Joseph.fiegl@erie.gov

Empire State Development (ESD)
Amanda Mays
95 Perry Street, Suite 500
Buffalo, NY 14203
Amanda.Mays@esd.ny.gov

New York State Office of Parks, Recreation
and Historic Preservation (NYSOPRHP)
Joselyn Ferguson (B.A., M.A.)
Historic Preservation
Specialist/Archaeology
Division for Historic Preservation
P.O. Box 189,
Waterford, New York 12188-0189
Joselyn.Ferguson@parks.ny.gov

Erie County Industrial Development Agency
(ECIDA)
John Cappellino
President and CEO
95 Perry Street, Suite 403
Buffalo, NY 14203
jcappell@ecidany.com

Evans Center Fire Company
Bob Zamrock, Chief
8298 Erie Road
Angola, NY 14006
716-425-7907

Town of Evans Police Department
Douglas J. Czora, Chief of Police
8787 Erie Road
Angola, New York 14006
Contact@evanspolice.ny.com

Erie County of Public Works (ECDPW)
Commissioner William Geary
Edward A. Rath County Office Building
95 Franklin Street, 14th Floor
Buffalo, New York 14202
William.Geary@erie.gov

Erie County Legislature
April N.M. Baskin
Chair of the Legislature
Erie County Legislature
92 Franklin Street - 4th Floor
Buffalo, New York 14202
April.McCants-Baskin@erie.gov

New York State Department of Health
Howard Zucker, Commissioner
Corning Tower
Empire State Plaza
Albany, NY 12237
wzwebm@health.ny.gov
dohweb@health.state.ny.us

Richard Ball, Commissioner
New York State Department of Agriculture &
Markets
10B Airline Drive
Albany, NY 12235
richard.ball@agriculture.ny.gov
Invest Buffalo Niagara
Kim Grant
257 West Genesee St., Ste 600
Buffalo, New York 14202
kgrant@buffaloniagara.org

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : Erie County Agribusiness Park Master Plan
 Date : 4/20/21

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: <u>General topographic conditions</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: The future uses are unknown at this time and uses could exceed above _____ thresholds		<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>The project may have a positive impact on local farming operations</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: <u>The final mixture and types of future users could create impacts</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>Unknown future users could generate or store hazardous materials</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If "Yes", answer questions a - h. If "No", go to Section 18.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

FOR DISCUSSION PURPOSES ONLY

**PROJECT (ACTION)
ERIE COUNTY AGRIBUSINESS PARK MASTER PLAN**

**PROJECT SPONSOR
BUFFALO AND ERIE COUNTY INDUSTRIAL LAND
DEVELOPMENT CORPORATION (ILDC)**

**PROJECT LOCATION
EDEN EVANS CENTER ROAD
TOWN OF EVANS
ERIE COUNTY, NEW YORK**

April 15, 2021

POSITIVE DECLARATION: April 28, 2021

SCOPING MEETING HELD: TBD

FINAL SCOPE ACCEPTED: TBD

COMMENTS TO: TBD

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1.0 INTRODUCTION

The Buffalo and Erie County Industrial Land Development Corporation (ILDC) is the Lead Agency for the State Environmental Quality Review Act (SEQR) review of the Proposed Action, which is the adoption and implementation of a Master Plan for the Erie County Agribusiness Park that includes installation and construction of utilities and infrastructure in support of the future industrial and commercial development of the site (the “Project” or Master Plan). This Draft Scoping Document outlines the issues to be studied and analyzed in a Draft Generic Environmental Impact Statement (DGEIS) pursuant to 6 NYCRR Part 617, SEQR. The purpose of the DGEIS is to evaluate the potential impacts of a Master Plan targeting business/industrial development at the proposed Erie County Agribusiness Park site, which is located on Eden Evans Center Road in the Town of Evans and sponsored by the ILDC.

This Draft Scoping Document has been prepared to provide a general description of the proposed action and an outline of the SEQR process, and to identify relevant potential environmental impacts associated with the proposed action, which will be addressed in the DGEIS. The intent of the Draft Scoping Document is to provide interested and involved agencies and the public with information about the proposed Project, and to generate public comments that will help ILDC identify important issues and concerns that need to be addressed in the GEIS process.

1.1 Site Location

The Project site is located in the Town of Evans, on the north side of Eden Evans Center Road, east of Delamater Road and the parallel running railroad tracks and west of Southwestern Boulevard (Route 20) and the New York State Thruway Interchange (Interstate-90) at Exit 57A “Eden – Angola” (see Figure 1-1).

1.2 Proposed Action and Classification of the Action

The Project will involve the Master Plan approval, and construction and operation of necessary infrastructure in support of the development of an Agribusiness Park at the Project site. Subsequent to the successful completion of the DGEIS, the ILDC proposes to apply for Shovel Ready Certification for the Project Site. Shovel Ready Certification gives official recognition to sites that have completed intensive state and local government review necessary to accelerate future investment and development and are prepared to offer businesses the opportunity to break ground on a new facility in a greatly expedited process.

The ILDC has classified the proposed action as a Type 1 action under SEQR based on a determination that it will ultimately involve the physical alteration of

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ten (10) or more acres. This threshold for a Type 1 action is set forth at 6 NYCRR Part 617.4(b). The ILDC is in the process of completing a coordinated environmental review of the proposed action. SEQR requires a Lead Agency to conduct a coordinated environmental review of all Type 1 actions.

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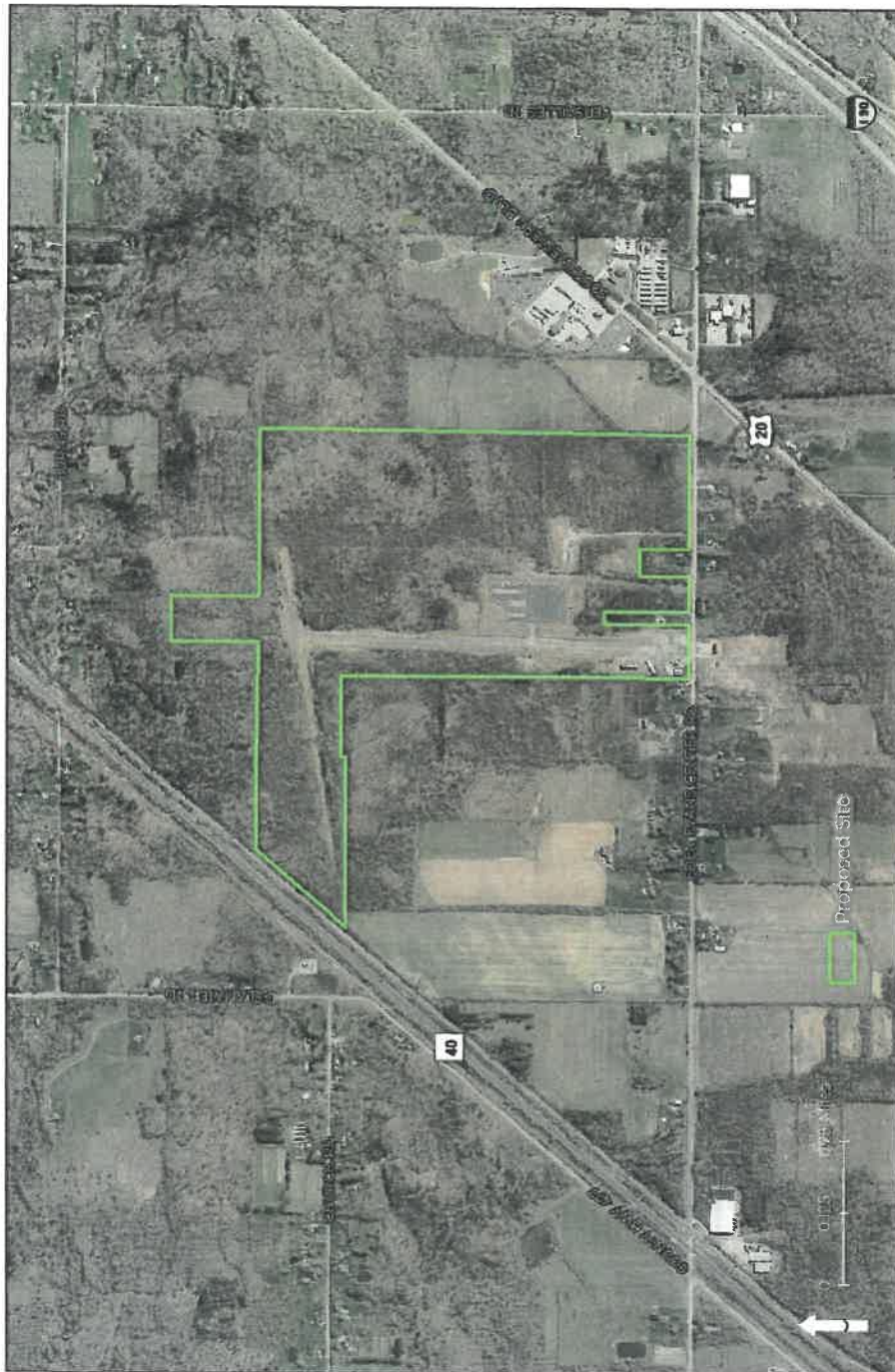


Figure 1-1
Site Location Map
Erie County Agribusiness Park
Town of Evans, Erie County, New York

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1.3 Description of the SEQR Process

1.3.1 General

All discretionary decisions of a state, regional, or local agency to approve, fund, or directly undertake an action that may affect the environment are subject to review under SEQR. SEQR, as implemented by 6 NYCRR Part 617, requires the consideration of environmental factors in the early stages of the planning, review, and decision-making processes of state, regional, and local agencies. The intent of SEQR is to ensure that a balance of social, economic, and environmental factors is incorporated into the planning and decision-making processes.

1.3.2 Determination of Significance

As part of the process, the Erie County ILDC completed an Environmental Assessment Form (EAF) Part 1. The EAF provided information about the proposed Project and identified agencies that have permitting and approval jurisdiction over the proposed Project. The EAF provided basic information as it was the intent of the ILDC to have a GEIS completed on this project.

It is up to the Involved Agencies to select a Lead Agency that will be primarily responsible for approving a proposed action, determining whether an Environmental Impact Statement (EIS) is required, and preparing and filing the EIS, as necessary. The ILDC requested Lead Agency status to commence the SEQR process for this action. The ILDC is requesting to be the Lead Agency as it is the site owner and the funding agency for this Project. Due to the nature of the Project (Feasibility Study update, development of a Master Plan for an Agribusiness Park and potential NYS Shovel Ready Designation), the ILDC is the only funding/approval agency. It is the ILDC's intent to issue a Positive Declaration and have a GEIS developed.

Based on the EAF Part 1 and previous information generated on the site, the ILDC had prepared Part 2 of the EAF in order to identify the range of potential impacts, their scale and whether impacts so identified can be mitigated or reduced. Subsequently, the ILDC determined that the proposed action and the future development of the subject property could have a significant adverse impact on the environment. Based upon its Determination of Significance, the ILDC (after assuming Lead Agency) issued a Positive Declaration on April 28, 2021, requiring the preparation of an EIS.

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Because the proposed action involves the preparation and implementation of a Master Plan to guide potential development of the subject property for agricultural businesses and related light manufacturing, and because no site-specific development project has been determined, a generic assessment will be undertaken and the preparation of a GEIS is required. A copy of the Positive Declaration (the resolution and Parts 1, 2 and 3 of the Final EAF) is included in Appendix A.

1.3.3 Scoping

Following the Determination of Significance, the next step in the SEQR process is Scoping, which is no longer optional. The ILDC is committed to conducting public scoping for this GEIS in order to identify and address public issues and concerns. The purpose of this Scoping Document is to identify the important environmental impacts that are to be considered in the DGEIS. The DGEIS is a broader, more general environmental assessment than a site or project specific EIS, that discusses the logic and rationale for potential site development. A virtual public scoping session will be held to gather public input on specific areas for study in the DGEIS. Substantive comments received during the public scoping session will be incorporated in the final written scope.

1.3.4 Draft Generic Environmental Impact Statement

Once scoping is complete, the DGEIS will be prepared. The DGEIS provides a detailed description of the Proposed Action, identifies the various permits and approvals required, identifies the relevant positive and adverse impacts of the proposed action, discusses measures to mitigate or lessen potentially adverse impacts, and evaluates reasonable alternatives to the proposed action. A preliminary outline for the DGEIS is included in Appendix B.

1.3.5 Public Comment Period

After the ILDC, as Lead Agency, has reviewed the DGEIS and determined it is complete, the DGEIS is released for public review and comment. After a complete document has been accepted, the length of the public review and comment period will be a minimum of 30 days. The ILDC will establish public review time frames meeting the SEQR requirements and schedule a public hearing.

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1.3.6 Final Environmental Impact Statement

Upon completion of the public review period for the DGEIS, ILDC will prepare a Final Generic Environmental Impact Statement (FGEIS) that responds to public and agency comments. The FGEIS includes the DGEIS, the substantive comments received, responses to these comments, revisions to the DGEIS, and reasons for the revisions.

1.3.7 Findings Statement

The SEQR process concludes with the preparation of the Findings Statement by the Lead Agency. The Findings Statement positively demonstrates that the proposed action minimizes or avoids potential adverse environmental effects to the maximum extent practicable, and that the proposed action incorporates practicable mitigation measures that were identified through the SEQR process.

These demonstrations must be based on facts and conclusions that are derived from the GEIS, public, and agency comments, any hearing records, and the approved FGEIS. The Findings Statement identifies the considerations that have been weighed and the Lead Agency's rationale for its approval or disapproval of the proposed action.

1.4 Purpose and Scope

The purpose of this Scoping Document is to identify the relevant environmental issues to be addressed in the GEIS. The issues discussed herein were identified by the ILDC based on the EAF Parts 1 and 2, the Positive Declaration, the original Feasibility Study, the requirements of NYS Shovel Ready Designation, comments from Involved Agencies and the public comments.

Pursuant to 6 NYCRR Part 617, the SEQR Lead Agency, Involved Agencies, and Interested Parties are listed in Section 2.3. Potential significant environmental impacts and mitigation measures to be considered in the DGEIS, as well as the probable sources of information are provided in Section 3.0. Alternatives to the proposed action that will be considered in the DGEIS are identified in Section 4.0 and a description of information that will be appended to the DGEIS is provided in Section 5.0.

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2.0 ENVIRONMENTAL REVIEW PROCESS

2.1 Purpose of SEQR

SEQR provides a process for the consideration of potential environmental impacts in the early planning stages of actions that are directly undertaken, funded, or approved by local, regional, or state agencies. By listening to public and agency input, and conducting a thorough environmental review into the development of this Erie County Agribusiness Park Master Plan and its related component parts, impacts can be identified early in the process, and projects can be modified, as needed, to avoid or minimize adverse impacts on the environment.

A critical aspect of SEQR is its public participation component. There are opportunities for public participation incorporated into the EIS process. This includes the SEQR Lead Agency option to hold public scoping of the DGEIS, conducting a SEQR public hearing, the mandated 30-day public comment period on the DGEIS and the review period after completion of the FGEIS before Findings are made. These opportunities allow other agencies and the public to provide input into the environmental review process.

2.2 SEQR Process

The overall SEQR Process is described in Section 1.3. The ILDC has determined that this Project will require preparation of an GEIS, and at this time the ILDC is at the Scoping stage.

2.3 Scoping the DGEIS

Scoping is the process that identifies the important environmental issues of a Project to be addressed in the GEIS process. The objectives of scoping are to:

1. Identify significant environmental issues.
2. Eliminate insignificant or irrelevant issues.
3. Identify the limits of the Project's potential impacts.
4. Identify the range of reasonable alternatives to be addressed.
5. Identify potential mitigation measures.

It will be the responsibility of the ILDC, as SEQR Lead Agency, to organize and conduct Scoping. The Involved Agencies have an obligation to give their agency perspective and to participate in the scoping process. Involved Agencies are those that have the authority to fund, approve, or directly undertake an action related to the Project (6 NYCRR Part 617 Section 2). The following are the

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Involved Agencies (or Interested Agencies) identified to-date for the subject Project:

- United States Department of Interior – Fish and Wildlife Service, New York Ecological Services Field Office
- New York State Department of Environmental Conservation (NYSDEC) – Region 9
- New York State Department of Transportation (NYSDOT) - Region 5
- New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP)
- New York State Department of Health
- New York State Department of Agriculture and Markets
- Erie County Department of Planning (ECDEP)
- Erie County Department Health Department (ECDOH)
- Erie County Department of Public Works (ECDPW)
- Erie County Legislature
- Erie County Sewer District (ECSD)
- Erie County Water Authority (ECWA)
- Empire State Development (ESD)
- Town of Evans (Town Board and Planning Board)
- Evans Center Fire Company
- Town of Evans Police Department
- Erie County Industrial Development Agency (ECIDA)
- National Grid

This scoping process ensures that the DGEIS will be a concise, accurate and complete document upon which all agencies can base their decisions. By including the public, as well as other agencies in the scoping process, the ILDC will obtain additional information and specialized knowledge that may reduce the likelihood of additional issues arising during the public review period of the DGEIS.

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3.0 EXTENT AND QUALITY OF INFORMATION NEEDED FOR DGEIS AND POTENTIAL MITIGATION MEASURES

The potential significant impacts and mitigation measures identified to date that will be addressed in the DGEIS are identified below. The information sources identified with each potential impact listed will be reviewed, summarized in the DGEIS, used to determine potential impacts and required mitigation measures. Upon completion, the DGEIS will be made available by the ILDC during the required DGEIS public review period at the offices of the ILDC in Buffalo, New York.

3.1 Impacts on Land and Geological Resources

- a. Potential Impact: The proposed Project includes installation and construction components which will result in the physical alteration of the site which could impact the water table and be impacted by site conditions. Topographic conditions could change due to site development activities and these construction activities could take place over an extended period of time.
 - i. Information needed: Topographic Survey (LIDAR plus Topo), soil/rock conditions and types, water table levels, description of the anticipated land coverage and site layout; identification of all acreage to be developed now or in the future and potential phasing.
 - ii. Possible mitigation: Site layout in accordance with features of the site, building restrictions, phasing plans, etc.

3.2 Impacts on Surface Water & Groundwater Resources

- a. Potential Impact: Project could potentially impact surface water, protected and non-protected water bodies; however, much of the site was previously developed as an airport that includes drainage features.
 - i. Information needed: Wetland identification and identification of streams, creeks, floodplains and water bodies on the site.
 - ii. Possible mitigation: Avoidance of these areas or minimize disturbance.
- b. Potential Impact: Extent of paved surfaces and building coverage may result in excessive volume of stormwater and impacts to surface waters.
 - i. Information needed: Existing soils information; grading and drainage concepts; anticipated stormwater management plan.
 - ii. Possible mitigation: Properly designed plan; use of green infrastructure techniques to manage stormwater; incorporation of existing surface water resources on site into stormwater design.
- c. Potential Impact: The proposed Project and its related installation and construction component parts are potentially incompatible with existing drainage patterns. Drainage calculations and preliminary design needs to be submitted in order to document that the drainage systems can handle

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projected flows. Quality of stormwater runoff and potential for contaminants is unknown.

- i. **Information needed:** Drainage calculations and data on major storm events, existing system conditions and capacities.
- ii. **Possible mitigation:** Some areas may require higher design standards (design for larger storm events, etc.) than dictated by the Town and State standards. Downstream and/or upstream improvements and a well-designed grading plan.

3.3 Impacts on Air Quality and Climate/Climate Change

- a. **Potential Impact:** The proposed developments will increase the amount of land committed to commercial/industrial land use. The significance, likelihood and degree of air quality impacts cannot be fully evaluated until the final mix of uses/occupants is presented. However, an increase in traffic associated with implementation of the Master Plan could impact localized air quality. In addition, specific land uses that involve a high level of emissions through their operations may also be an air quality issue.
 - i. **Information needed:** Existing air quality information and estimates on impacts from proposed vehicular traffic and uses.
 - ii. **Possible mitigation:** Use restrictions to control the potential discharges from any industrial uses (limit or prohibit heavy industrial uses in area). Limit truck idling areas and create trucking thresholds. In addition, the Agribusiness Park intends to evaluate electric/renewable/battery power, and therefore could potentially offset air quality impacts.
- b. **Potential Impact:** Dust from construction activities may temporarily impact adjoining areas.
 - i. **Information needed:** Area wind patterns and proposed construction activities. Scheduling of proposed construction activity.
 - ii. **Possible mitigation:** Dust control activities.

3.4 Impacts on Terrestrial and Ecological Resources

- a. **Potential Impact:** Potential minor loss of habitat and plant communities from proposed Project may impact resident and migratory birds and other wildlife utilizing the area.
 - i. **Information needed:** Documentation from the USFWS and NYSDEC and other sources, as necessary.
 - ii. **Possible mitigation:** Protection of wetlands and any sensitive ecological resources through the design of uses that ensures development is consolidated into one general location, so some larger contiguous open space areas may be created.
- b. **Potential Impact:** The proposed Project may impact threatened or endangered species or any species of special concern.

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- i. Information needed: Documentation from the USFWS and NYSDEC and other sources, as necessary, and walkover of site.
- ii. Possible mitigation: Avoidance of specific areas if species present.

3.5 Impacts on Land Use & Zoning, Community Plans, Open Space and Recreation, and Agriculture

- a. Potential Impact: Incompatibility of the Project with local plans (Town's Comprehensive Plan/other plans [State, County and Regional Plans]) and Town zoning. However, the significance, likelihood and degree of potential impacts cannot be fully evaluated until the final mix of uses/occupants is presented.
 - i. Information needed: Zoning and land use patterns in the area; discussion of the Town's Comprehensive Plan and current zoning, along with other plans (State, County and Regional Plans).
 - ii. Possible mitigation: Conformance with the Town's Comprehensive Plan, and restriction of the allowed uses in the Agribusiness Park project site; layout of uses and meeting zoning requirements. Changes to the plan to better meet regional planning.
- b. Potential Impact: There was no previous agricultural use of the project site (much of the Project site was previously used as an airport). The proposed Agribusiness Park Master Plan is intended to support the local and regional agriculture industry.
 - i. Information needed: Agricultural data illustrating limited impact to site and surrounding agricultural resources; discussion of farming and agricultural industry in the area. Description of the potential positive impacts to agriculture from the proposed Project.
 - ii. Possible mitigation: None at this time.
- c. Potential Impact: The proposed Project will cause a change in the density of land use and potential industrial/ manufacturing uses on this property, and this level of development will need to be shown to be compatible with the surrounding rural area.
 - i. Information needed: Provide a complete description (written and visual) of the land uses in the area.
 - ii. Possible mitigation: Restriction of uses in certain areas, setbacks and screening.

3.6 Impacts on Aesthetic Resources

- a. Potential Impact: The proposed Project represents a land use that is different from current surrounding land uses (rural, residential, undeveloped areas, but also previous airport use). The significance, likelihood and degree of the aesthetic impact(s) is expected to be minor given development of the Agribusiness Park will likely involve construction of relatively low profile

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one-to-two story buildings. It should also be noted that the area does not include any officially designated federal, state or local scenic or aesthetic resources.

- i. **Information needed:** Existing features in the area (and the proposed water tank) and descriptions of the types of potential uses and buildings. Illustrations/sight line sketches depicting the potential appearance of site from surrounding areas.
 - ii. **Possible mitigation:** Layout of site and uses (restrictions on uses in certain areas and building height). Implement aesthetic and architectural standards.
- b. **Potential Impact:** The development of uses with the Agribusiness Park site could be inconsistent with the predominant architectural scale and character of the area.
- i. **Information needed:** Documentation and visualizations of potential development scenarios.
 - ii. **Possible mitigation:** Site layout, landscaping/screening and architectural requirements that are consistent with Town of Evans code. Development of design guidelines consistent with the Town of Evans requirements for future structures developed with Agribusiness Park site.
- c. **Potential Impact:** Installation of site lighting fixtures that could change dark sky conditions.
- i. **Information needed:** Anticipated extent and type of site lighting to be used on buildings and around site.
 - ii. **Possible mitigation:** Use of dark sky compliant lighting; limits on lighting intensity, proper orientation, number and height of fixtures and use of shielding that is consistent with Town of Evans code. Incorporating landscaping and lighting requirements that are consistent with the Town of Evans code

3.7 Impacts on Historic and Archeological Resources

- a. **Potential Impact:** The Project may impact historic and cultural resources in the area. However, as a result of the site's extensive prior site disturbance (much of the site was previously operated as an airport with associated drainage), impacts are expected to be minor.
 - i. **Information needed:** Historic and cultural resource input from NYSOPRHP – CRIS submittal.
 - ii. **Possible mitigation:** None at this time.

3.8 Impacts on Transportation

- a. **Potential Impact:** The significance, likelihood and degree of impacts to this resource cannot be fully evaluated until the final mix of uses/occupants is

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presented. However, there will be increased volume of vehicular traffic (cars and trucks) utilizing Eden Evans Center Road and adjacent roadways and highways, including Interstate 90 and Southwestern Boulevard (Route 20) east of the site and Delamater Road, Erie Road (Route 5) west of the site.

- i. **Information needed:** Traffic Impact Study that assesses potential impacts of proposed conceptual site development.
 - ii. **Possible mitigation:** Traffic/transportation system improvements and thresholds and phasing of these improvements as related to build-out of Project site and obtaining an Erie County Highway Access Permit from Erie County Department of Public Works.
- b. **Potential Impact:** Potential connection to existing rail line to the west of the project site via rail spur, and additional rail traffic/coordination related to access to site.
- i. **Information needed:** An understanding of the feasibility of a rail connection from adjacent rail line into the Agribusiness Park site, and associated rail-related features.
 - ii. **Possible mitigation:** Coordination of rail traffic and access with Norfolk Southern (owner/operator of rail line) and potential Agribusiness Park customers.

3.9 Noise, Odor and Light Impacts

- a. **Potential Impact:** Temporary impacts during construction may produce noise and dust exceeding the local ambient levels.
 - i. **Information needed:** Noise receptor locations and potential noise impacts from construction equipment.
 - ii. **Possible mitigation:** Limit construction hours and type of equipment.
- b. **Potential Impacts:** The significance, likelihood and degree of noise, odor, light impacts cannot be fully evaluated until the final mix of uses/occupants is presented.
 - i. **Information needed:** Type of potential uses and projected noise generators. Potential impacts to surrounding residential properties.
 - ii. **Possible mitigation:** Restrictions on uses and their location; use of earthen berms.

3.10 Impacts on Public Health and Safety

- a. **Potential Impact:** The significance, likelihood and degree of impact to the public health and safety from materials and chemicals that may be stored or handled at the Agribusiness Park site cannot be fully evaluated as the final mix of uses/occupants is unknown at this time. However, the significance and potential for the release of hazardous substances into the air, soil or groundwater in the area of the Project will be evaluated by assessing other typical agribusiness park and any associated releases that have occurred and

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any potential users of the site identified during the feasibility and marketing analysis.

- i. **Information needed:** Description of potential users and types of materials that may be associated with use and/or stored on site. Phase I Environmental Site Assessment has already been performed on the property.
- ii. **Possible mitigation:** Restrictions/limitations on the types of uses and materials stored at site. Potential avoidance of areas.

3.11 Impacts on Community Character

- a. **Potential Impact:** The implementation of the Project is intended to create jobs and revenues and will therefore have a positive impact to employment, municipal revenue and the economic vitality of the area and the agricultural character of the Town.
 - i. **Information needed:** Demographic and economic information; tax structure and municipal budgets.
 - ii. **Possible mitigation:** Identification of appropriate uses for the District.
- b. **Potential Impact:** The proposed Project is intended to create a significant employment center that could impact the surrounding community in a positive manner.
 - i. **Information needed:** Potential employment possibilities.
 - ii. **Possible mitigation:** Unknown.
- c. **Potential Impact:** The proposed Project may potentially increase usage of community facilities.
 - i. **Information needed:** Identification of potential community service demands and documentation from community service providers.
 - ii. **Possible mitigation:** Project scope changes.
- d. **Potential Impact:** The proposed Project may create a demand for additional community services (police, fire, etc.).
 - i. **Information needed:** Identification of potential community service demands and documentation from community service providers.
 - ii. **Possible mitigation:** Project scope changes.

3.12 Impacts on Public Utilities and Infrastructure

- a. **Potential Impact:** The uses proposed within the Agribusiness Park site are not supported by existing infrastructure and will require expansion of infrastructure to the site (i.e., expanding water lines and expanding Erie County's Sewer District Number 2). Also, through the use of a combination of traditional energy and renewable energy sources (e.g., rooftop solar), the opportunity exists to operate proposed uses conceptualized in the Master Plan without a significant extension/expansion of the electrical system into the site.

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- i. Information needed: Review and documentation of existing infrastructure (water, sewer, storm sewer, gas, electric and telecommunication [broadband]) in the area. Downstream sewer studies - which are currently being completed - and water system modeling data will be evaluated to understand the potential for impacts from extending infrastructure to the site. It should be noted that the Town of Evans recently approved the construction of a 180-foot water tower on the northwest portion of the site to improve the Town's water capacity, and as a result of that project have recent capacity/pressure studies and data that will support this analysis. Also, evaluate the potential to extend broadband high-speed service to the Agribusiness Park site, which will require an evaluation of existing broadband service adequacy and evaluation of gaps in service.
- i. Possible mitigation: Improvements to the infrastructure systems and changes to any districts. Evaluate requirements for implementation of energy saving measures, and other non-traditional energy alternatives. Use of battery/microgrid system to offset required electric infrastructure upgrades.

3.13 Overall Impacts

- a. Potential Impacts: Discussion of the cumulative impacts of external projects proposed for construction in the region that could when added to impacts from this project compound or increase other environmental effects.
 - i. Information needed: Information obtained from any external projects in the region.
 - ii. Possible mitigation: Unknown.
- b. Potential Impacts: Potential impacts that are unavoidable or that cannot be mitigated. Resource commitments that cannot be retrieved or impacts that may be irreversible.
 - i. Information needed: Identify potential unavoidable or irreversible impacts or issues, or the irretrievable commitment of resources that may not be satisfied through mitigation.
 - ii. Possible mitigation: Unknown – based on findings.
- c. Potential Impacts: Public controversy to the proposed Project.
 - i. Information needed: Identify possible concerns of surrounding property owners and Town residents.
 - ii. Possible mitigation: Unknown – based on findings.

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4.0 ALTERNATIVES TO BE CONSIDERED IN THE DGEIS

The Proposed Action considered in the GEIS is the adoption of a Master Plan to guide redevelopment and operation of a 240 – acre Agribusiness Park in the Town of Evans and the extension of Erie County’s sewer district into the site. The Master Plan will develop and consider multiple scenarios.

The alternatives to the Proposed Action will include the No Action alternative; however, the remainder of the alternatives will be developed as part of the Feasibility Study Update as also informed by the on ongoing market analysis. Once the alternatives are developed, they will specifically be identified in the GEIS. These alternatives typically include alternative layouts of the site.

5.0 INFORMATION TO BE INCLUDED IN APPENDIX

Only site-specific documents that are not readily available to the public will be included as appendices to the DGEIS. The following are examples of site-specific documents to be included as appendices to the DGEIS:

- Preliminary Wetlands Walkover Report
- Cultural Resource Investigation and New York State Office of Parks, Recreation and Historic Preservation Determinations
- Phase 1 ESA
- Sketch Plans for proposed layout and each alternative evaluated
- Other studies deemed relevant to the proposed action and alternatives
- Correspondences with agencies

6.0 PROMINENT ISSUES RAISED DURING SCOPING THAT WILL NOT BE ADDRESSED

To be identified during the Scoping process.

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A Positive Declaration

[Insert Positive Declaration]

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