

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	EC Planning	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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 type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
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 type="checkbox"/> No	
<ul style="list-style-type: none"><li>• <b>If Yes</b>, complete sections C, F and G.</li><li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li></ul>	
<b>C.2. Adopted land use plans.</b>	
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 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	
Lackawanna BOA Step 3 Implementation Plan, 2018. See Narrative for description of BCP Site activities and BCP Site numbers.	
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 type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?

\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?

\_\_\_\_\_

d. What parks serve the project site?

\_\_\_\_\_

\_\_\_\_\_

### 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)?

\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

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: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

\_\_\_\_\_

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_

- Anticipated commencement date of phase 1 (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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
<i>i.</i> Total number of structures _____ Maximum total is 3,656,000 square feet <i>ii.</i> Dimensions (in feet) of largest proposed structure: 60 feet height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: ~3,656,000 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span> <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> 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? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ <i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____ <i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>ix.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

*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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*iii.* Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

*iv.* Will 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: \_\_\_\_\_

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*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: \_\_\_\_\_ 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

*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), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ 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): \_\_\_\_\_

\_\_\_\_\_

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

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____            _____            _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____            _____            _____</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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">S      Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">         Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. Stormwater management _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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)? _____            _____            _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____              _____              _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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? _____</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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> TBD Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ TBD _____</p> <p>iii. Parking spaces: Existing TBD Proposed TBD Net increase/decrease TBD</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> TBD <span style="float: right;">Yes No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;">Yes No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?TBD <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Shoreline Trail <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: TBD _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>	



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 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: \_\_\_\_\_  
 \_\_\_\_\_  
 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

<b>E.1. Land uses on and surrounding the project site</b>			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? 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: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____  Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
• If yes, DEC site ID number: See narrative. <ul style="list-style-type: none"> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____            _____            _____</li> </ul>										
<b>E.2. Natural Resources On or Near Project Site</b>										
a. What is the average depth to bedrock on the project site? _____ feet										
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%										
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 60%;">_____</td> <td style="border: none; width: 10%; text-align: right;">_____%</td> <td style="border: none; width: 30%;"></td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none; text-align: right;">_____%</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none; text-align: right;">_____%</td> <td style="border: none;"></td> </tr> </table>		_____	_____%		_____	_____%		_____	_____%	
_____	_____%									
_____	_____%									
_____	_____%									
d. What is the average depth to the water table on the project site? Average: _____ feet										
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 40%;"> <input type="checkbox"/> Well Drained: _____% of site  <input type="checkbox"/> Moderately Well Drained: _____% of site  <input type="checkbox"/> Poorly Drained: _____% of site         </td> <td style="border: none; width: 60%; text-align: right; vertical-align: top;">Unknown</td> </tr> </table>		<input type="checkbox"/> Well Drained: _____% of site <input type="checkbox"/> Moderately Well Drained: _____% of site <input type="checkbox"/> Poorly Drained: _____% of site	Unknown							
<input type="checkbox"/> Well Drained: _____% of site <input type="checkbox"/> Moderately Well Drained: _____% of site <input type="checkbox"/> Poorly Drained: _____% of site	Unknown									
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 40%;"> <input type="checkbox"/> 0-10%: _____% of site  <input type="checkbox"/> 10-15%: _____% of site  <input type="checkbox"/> 15% or greater: _____% of site         </td> <td style="border: none; width: 60%; text-align: right; vertical-align: top;">Unknown</td> </tr> </table>		<input type="checkbox"/> 0-10%: _____% of site <input type="checkbox"/> 10-15%: _____% of site <input type="checkbox"/> 15% or greater: _____% of site	Unknown							
<input type="checkbox"/> 0-10%: _____% of site <input type="checkbox"/> 10-15%: _____% of site <input type="checkbox"/> 15% or greater: _____% of site	Unknown									
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, describe: _____ _____										
h. Surface water features. <span style="float: right;">See narrative</span>										
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
If Yes to either <i>i</i> or <i>ii</i> , 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> <li>• Streams: Name _____ Classification _____</li> <li>• Lakes or Ponds: Name _____ Classification _____</li> <li>• Wetlands: Name _____ Approximate Size _____</li> <li>• Wetland No. (if regulated by DEC) _____</li> </ul>										
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____										
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
j. Is the project site in the 100 year Floodplain? <span style="float: right;">See narrative <input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
k. Is the project site in the 500 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>										
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <ul style="list-style-type: none"> <li>i. Name of aquifer: _____</li> </ul>										

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-top: 20px;">See narrative</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <span style="margin-left: 20px;"><input type="checkbox"/> Biological Community</span> <span style="margin-left: 20px;"><input type="checkbox"/> Geological Feature</span></p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No        See narrative	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

#### F. Additional Information

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

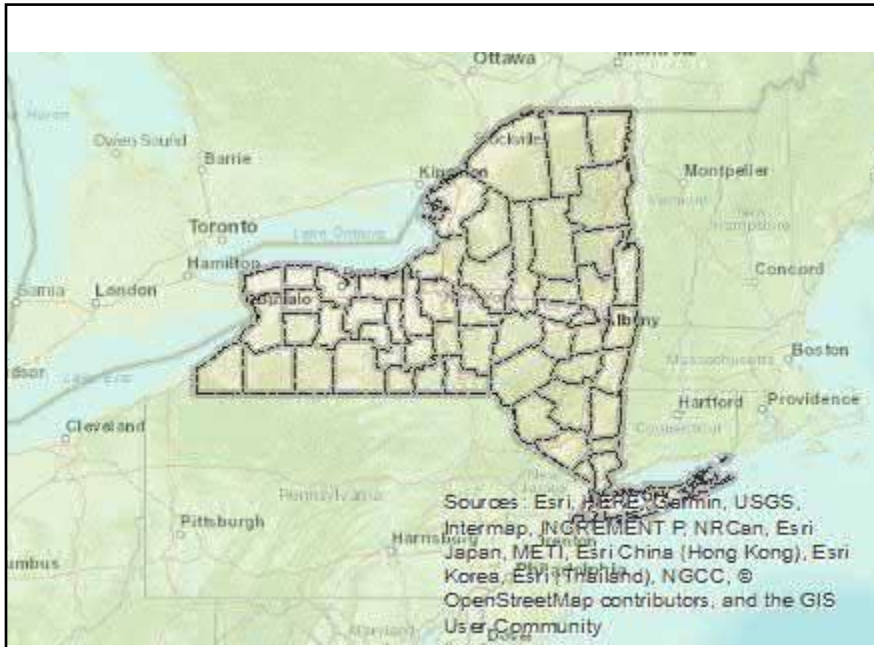
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

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

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
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]	Remediation Sites:C915198, Remediation Sites:C915198C, Remediation Sites:C915198D, Remediation Sites:C915199C, Remediation Sites:C915198B, Remediation Sites:C915197, Remediation Sites:C915197B, Remediation Sites:C915197C, Remediation Sites:C915198E, Remediation Sites:C915198F, Remediation Sites:C915198G, Remediation Sites:C915198H, Remediation Sites:C915198I, Remediation Sites:C915198J, Remediation Sites:C915198K, Remediation Sites:C915198L, Remediation Sites:C915199E, Remediation Sites:C915197I, Remediation Sites:C915197J, Remediation Sites:C915218, Remediation Sites:C915197D, Remediation Sites:C915197E, Remediation Sites:C915197F, Remediation Sites:C915197G, Remediation Sites:C915197H, NY State Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C915198, C915198C, C915198D, C915199C, C915198B, C915197, C915197B, C915197C, C915198E, C915198F, C915198G, C915198H, C915198I, C915198J, C915198K, C915198L, C915199E, C915197I, C915197J, C915218, C915197D, C915197E, C915197F, C915197G, C915197H
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes

E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C915199B, C915199D, C915199G, C915199H, C915199I, C915199J, 915009 , C915198, C915198C, C915198D, C915199C, C915198B, C915191, C915197, C915197B, C915197C, C915198E, C915198F, C915198G, C915198H, C915198I, C915198J, C915198K, C915198L, C915199E, C915199F, C915296, 915264, 915266, B00080 , V00625 , 915145 , C915197I, C915197J, C915197K, C915218, E915188 , 915161 , C915197D, C915197E, C915197F, C915197G, C915197H, C915269, 915265, 915267, C915226, C915202, B00164 , V00435 , V00319 , C915240
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]	837-225
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]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon, Lake Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FULL EAF PART 1  
ADDITIONAL INFORMATION  
BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION  
ADVANCED MANUFACTURING PARK INFRASTRUCTURE MASTER PLAN  
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK  
September 19, 2019

Part 1 – Project and Sponsor Information

FEAF item A. Brief Description of Proposed Action

The Buffalo and Erie County Industrial Land Development Corporation (ILDC) is preparing an Infrastructure Master Plan for the ILDC Advanced Manufacturing Park to guide the redevelopment of a portion of the former Bethlehem Steel Corporation (BSC) steel plant in Lackawanna, New York (Master Plan or the Project). The project area consists of approximately 240 acres at 2303 Hamburg Turnpike (west side of NYS Route 5), a portion of the larger tax map parcel (approximately 1,100-acres) identified as SBL 141.11-1-48-13 and a portion of SBL 141.11-1-48.11.

Implementation of the Master Plan will include the installation of public streets, water, sewer, and private utility infrastructure. The Master Plan is being prepared to support of future subdivision and redevelopment of the site for a mix of commercial, business, advanced manufacturing, and light and medium density industrial facilities consistent with the land uses allowed in the Bethlehem Redevelopment Area - Light and Medium Industry Districts. The ILDC intends to subdivide and sell individual lots for private development ranging in size from 5.8 acres to 67.3 acres. The lots are arranged along a proposed street layout, approximately 4,025 linear feet, which provides access to one of four new public streets. An additional 4,925 linear feet of streets are identified to accommodate further subdivision and to provide interconnection between the four access points to NYS Route 5. The Master Plan is intended to be flexible in its implementation in order to meet varying market demands in terms of lot size, access and infrastructure and to be capable of being built-out in phases.

Site Location Map, Aerial Imagery and Master Plan with New York State Brownfield Cleanup Program Parcels (BCP) figures are attached.

FEAF item C.2.b Is the site of the proposed action within any local or regional special planning district...

The project area is part of approximately 1,100 acres of land now or formerly owned by Tecumseh Redevelopment Inc. (Tecumseh). Tecumseh designated five parcels of the 1,100 acres for redevelopment under the New York State BCP. The project area comprises two of the five parcels having the following BCP site designations:

- Tecumseh Phase I Business Park ("Phase I") - NYSDEC Site No. C915197 - 102 acres
- Tecumseh Phase II Business Park ("Phase II") - NYSDEC Site No. C915198 – 143 acres

As presented on the attached figures (Aerial Imagery and Master Plan), Phase I and portions of Phase II are owned by the ILDC; the portions of Phase II not currently owned by ILDC are owned by



Tecumseh. However, the ILDC is currently in the process of purchasing the remaining portions of Phase II. The Phase I and Phase II BCP Sites have been remediated or are slated for further remedial action in accordance with their respective Brownfield Cleanup Agreements (BCAs).

Certificates of Completion (COC) have been issued for Phase I Site Nos. I-1, I-3, I-5, I-7, I-9, I-10, and I-11 (BCP Site Nos. C915197, C915197C, -E, -G, -I, -J, and -K, respectively) and Phase II Site Nos. II-10 and II-12 (BCP Site Nos. C915198J and -L, respectively). Sites that do not yet have a COC issued have remedial work remaining. A summary of COC status is presented on the attached table.

There is a deed restriction on the entire 1,100 acres of Tecumseh-owned property (current/former) that prohibits the use of groundwater. A separate, common Environmental Easement has been executed and recorded for the Phase I and Phase II BCP Sites. The Environmental Easement:

- restricts land use to commercial or industrial applications (note - land use is subject to local zoning laws);
- restricts the use of Site groundwater from use for either potable or non-potable purposes without treatment; and,
- prevents future exposure to any remaining contamination.

The Environmental Easement also requires compliance with the Site Management Plan (SMP) and all Institutional controls (ICs) and engineering controls (ECs). A common SMP covers all the Phase I BCP Sites (except for the Bethlehem Shoreline Trail). Similarly, a separate common SMP covers all the Phase II BCP Sites.

The ILDC owned property encompasses 153.7 acres of land that was purchased from Tecumseh in 2017. This property includes all 11 of the Phase I BCP Sites, the Bethlehem Shoreline Trail Site (divested from BCP Site I-11), and four of the Phase II BCP Sites (II-8, II-10, II-11, and II-12). The BCAs for each of the Phase I and Phase II Sites were amended in 2017 to add ILDC as a Volunteer (an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site); the BCA for the Bethlehem Shoreline Trail Site was issued in 2018 with Tecumseh and ILDC as Volunteers.

A BCA-required protective cover system has been placed on BCP Sites I-1, I-3, I-5, I-7, I-9, I-10, I-11, II-10, and II-12. COCs have subsequently been issued for each of these Sites.

NYSDEC issued a letter on June 28, 2017 regarding the remaining six IDLC-owned BCP Sites (Sites I-2, I-4, I-6, I-8, II-8 and II-11) stating that all interim remedial measures required by the Decision Documents for the respective Sites have been completed and that the only remaining action required to obtain COCs for those Sites is placement of the protective cover system.

A COC will be issued for the future contiguous Bethlehem Shoreline Trail Site (to be created from divested property in adjoining BCP sites along its route) once the property has been conveyed to Erie County; the BCA has been amended to add Erie county as a party to the BCA; and the complete BCA-required protective cover system is in place.

An Excavation Work Plan (EWP) is provided as Appendix B of both the Phase I and Phase II SMPs. The EWP provides procedures required to be implemented if the cover system is breached, penetrated, or temporarily removed and any underlying remaining contamination is disturbed. Any intrusive construction work must be performed in compliance with the EWP, as well as the Health and Safety Plan and Community Air Monitoring Plan, which are both also provided as appendices in the respective Phase I and Phase II SMPs.

The remaining area in which the Master Plan and Generic Environmental Impact Statement are being prepared for is owned by Tecumseh and encompasses approximately 90 acres of land. This remaining area comprises eight Phase II BCP Sites, including Sites II-1, II-2, II-3, II-4, II-5, II-6, II-7, and II-9, see attached figure. The ILDC has included this area in its Master Plan because it is currently in the process of purchasing the property that forms these BCP Sites.

All eight Tecumseh-owned Sites require the placement of a protective cover system. The placement of a protective cover system will allow for commercial use, which allows for industrial use. The purpose of the protective cover system is to limit exposure and prevent dispersion of contaminated soils and is necessary before commercial/industrial reuse of the site is possible. Placement of the cover system is required prior to COCs being issued. At Sites II-1, II-6, II-7, and II-9, the only remaining action required to obtain COCs is placement of the cover system.

FEAF item C.3.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?

The Project is located within a larger City-designated planning area known as the Bethlehem Redevelopment Area (BRA). The Project area within the BRA is divided into two zoning districts: BRA-Light Industrial (BRA-LI) and BRA-Medium Industrial (BRA-MI).

The Light Industrial District encourages development of offices, research, and development, large retail, wholesale, warehousing, distribution and light manufacturing, with the intent of promoting employment and tax base for the city.

The Medium Industry District encourages 'non-smoke' manufacturing. Allowed uses include enclosed bulk cargo storage and light manufacturing. It is conceived of as a transitional area between the higher-end business park uses along Route 5 and a heavy industrial use district to the west.

The Project area is bisected by the Smokes Creek Overlay (SCO) District. The SCO was established to protect the ecological corridor along Smokes Creek. SCO District follows the creek and prohibits development within 50 feet of its banks.

FEAF item D.1.d. Subdivision

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).

The intent of the ILDC is to subdivide the property to create an advanced manufacturing park. While the Master Plan depicts twelve development lots ranging in size from 5.8 acres to 67.3 acres, the intent is to have a flexible street and utility plan that will allow further subdivision depending on market demand.

FEAF item E.1.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?

If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

and

FEAF item E.1.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?

If Yes; i. Is there any portion of the site listed on the NYSDEC Spills Incident database or Environmental Site Remediation database? 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?

ii; If site has been subject of RCRA corrective activities, describe control measures:

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?

If yes, DEC site ID number:

The former BSC site has been subject of extensive environmental investigations. The project area is part of approximately 1,100 acres of land now or formerly owned by Tecumseh Redevelopment Inc. (Tecumseh). Tecumseh designated five parcels of the 1,100 acres for redevelopment under the New York State BCP. The project area comprises two of the five parcels having the following BCP site designations:

- Tecumseh Phase I Business Park ("Phase I") - NYSDEC Site No. C915197 - 102 acres
- Tecumseh Phase II Business Park ("Phase II") - NYSDEC Site No. C915198 – 143 acres

As presented on the attached figures (Aerial Imagery and Master Plan), Phase I and portions of Phase II are owned by the Buffalo and ILDC; the portions of Phase II not currently owned by ILDC are owned by Tecumseh. However, the ILDC is currently in the process of purchasing the remaining portions of Phase II. The Phase I and Phase II BCP Sites have been remediated or are slated for further action in accordance with their respective BCAs.

COC have been issued for Phase I Site Nos. I-1, I-3, I-5, I-7, I-9, I-10, and I-11 (BCP Site Nos. C915197, C915197C, -E, -G, -I, -J, and -K, respectively) and Phase II Site Nos. II-10 and II-12 (BCP Site Nos. C915198J and -L, respectively).

There is a deed restriction on the entire 1,100 acres of Tecumseh-owned property (current/former) that prohibits the use of groundwater. A separate, common Environmental Easement has been executed and recorded for the Phase I and Phase II BCP Sites. The Environmental Easement:

- restricts land use to commercial or industrial applications (note - land use is subject to local zoning laws);
- restricts the use of Site groundwater from use for either potable or non-potable purposes without treatment; and,
- prevents future exposure to any remaining contamination.

The Environmental Easement also requires compliance with the Site Management Plan (SMP) and all ICs and engineering controls (ECs). A common SMP covers all the Phase I BCP Sites (except for the Bethlehem Shoreline Trail). Similarly, a separate common SMP covers all the Phase II BCP Sites.

The ILDC owned property encompasses 153.7 acres of land that was purchased from Tecumseh on July 25, 2017. This property includes all 11 of the Phase I BCP Sites, the Bethlehem Shoreline Trail Site (divested from BCP Site I-11), and four of the Phase II BCP Sites (II-8, II-10, II-11, and II-12).

The BCAs for each of the Phase I and Phase II Sites were amended in 2017 to add ILDC as a Volunteer (an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site); the BCA for the Bethlehem Shoreline Trail Site was issued in 2018 with Tecumseh and ILDC as Volunteers.

A required protective cover system has been placed on BCP Sites I-1, I-3, I-5, I-7, I-9, I-10, I-11, II-10, and II-12. COCs have subsequently been issued for each of these Sites.

NYSDEC issued a letter on June 28, 2017 regarding the remaining six IDLC-owned BCP Sites (Sites I-2, I-4, I-6, I-8, II-8 and II-11) stating that all interim remedial measures required by the Decision Documents for the respective Sites have been completed and that the only remaining action required to obtain COCs for those Sites is placement of the protective cover system.

A COC will be issued for the future contiguous Bethlehem Shoreline Trail Site (to be created from divested property in adjoining BCP sites along its route) once the BCA has been amended and the complete protective cover system is in place.

An Excavation Work Plan (EWP) is provided as Appendix B of both the Phase I and Phase II SMPs. The EWP provides procedures required to be implemented if the cover system is breached, penetrated, or temporarily removed and any underlying remaining contamination is disturbed. Any intrusive construction work must be performed in compliance with the EWP, as well as the Health and Safety Plan and Community Air Monitoring Plan, which are both also provided as appendices in the respective Phase I and Phase II SMPs.

The remaining area in which the Master Plan and Generic Environmental Impact Statement are being prepared for is owned by Tecumseh and encompasses approximately 90 acres of land. This remaining area comprises eight Phase II BCP Sites, including Sites II-1, II-2, II-3, II-4, II-5, II-6, II-7, and II-9, see attached figure. The ILDC has included this area in its Master Plan because they are currently in the process of purchasing the property that forms these BCP Sites.

All eight Tecumseh-owned Sites require the placement of a protective cover system. The placement of a protective cover system will allow for commercial use, which allows for industrial use. The purpose of the protective cover system is to limit exposure and prevent dispersion of contaminated soils and is necessary before commercial/industrial reuse of the site is possible. Placement of the

cover system is required prior to COCs being issued. At Sites II-1, II-6, II-7, and II-9, the only remaining action required to obtain COCs is placement of the cover system.

FEAF item E.2.h. Surface water features.

- i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?
- ii. Do any wetlands or other waterbodies adjoin the project site?

The EAF mapper-generated response indicated that the Project contains wetlands or other waterbodies. A narrow corridor along Smokes Creek runs in an east-west direction bisecting the southern portion of the Project. However, an approximately 150-foot wide corridor along Smokes Creek is not owned by the ILDC and is not included as part of the Master Plan. The attached Wetlands Figure shows the mapped NYS Department of Environmental Conservation and National Wetlands Inventory wetlands in relation to the Project.

FEAF item E.2.j. Is the project site in the 100 year Floodplain?

The Project is located in the area covered by the FEMA Flood Insurance Rate Map community Panel 3602470001B, having an effective date of July 2, 1980. The 1980 effective map indicates that the majority of the Project area is located in Zone C ("areas of minimal flooding"). The southern portion of the Project area is located in Zone B ("...areas subject to 100-year flooding with average depths less than 1 foot..."). And the area directly along Smokes Creek is located in Zone A ("Areas of 100-year flooding...").

It is noted that FEMA has preliminary floodplain mapping that has not yet gone into effect. The latest mapping indicates the southern portion of the Project area to be located in the 500-year floodplain (0.2% annual chance flood hazard). Similar to the effective FIRM map the Smokes Creek corridor is located in the 100-year floodplain (1% Annual chance flood hazard)

FEAF item E.2.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?

Consultation with the U.S. Fish and Wildlife Service (USFWS) was conducted on September 17, 2018, in order to identify federally threatened, endangered, or candidate species potentially occurring within the Project area. The federally-threatened Northern long-eared bat (*Myotis septentrionalis*) was identified as potentially occurring throughout Erie County. However, no suitable habitat was observed within the Project area during onsite field investigations on October 3, 2018.

The New York State Natural Heritage Program (NHP) was consulted with to identify rare or state-listed animals or plants, or significant natural communities at the Project area. Correspondence with NYNHP on October 19, 2018 indicated that NHP has no records of rare or state-listed species or significant natural communities at the Project area. NHP did indicate that within approximately 0.5 miles of the Project area is a state-threatened peregrine falcon (*Falco peregrinus*) nesting

location and a significant gull colony. Additionally, the state-threatened lake sturgeon (*Acipenser fulvescens*) and mooneye (*Hiodon tergisus*) are located within nearby Lake Erie.

FEAF item E.3.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?

A Phase IA Archaeological Survey was completed for the ILDC Master Plan in February 2019. Based on their review of the Phase IA Archaeological Survey, the SHPO concurred with the report's conclusions. In a letter dated March 15, 2019, the SHPO determined that no historic properties, including archaeological and/or historic resources, will be affected by the Project.

FEAF item E.3.h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?

The Project is directly adjacent to the Great Lakes Seaway Trail (NYS Route 5), a National-designated Scenic Byway. Also within 5 miles of the Project:

- NYS-designated Scenic Byway called WNY Southtowns (NYS Route 219) - approximately 3.5 miles
- Buffalo Harbor State Park - approximately 0.8 miles
- Woodlawn Beach State Park - approximately 0.4 miles



PROJECT

Advanced Manufacturing  
Park - Infrastructure  
Master Plan

OWNER

Buffalo and Erie County Industrial  
Land Development Corporation  
95 Perry Street, Suite 403  
Buffalo, N.Y. 14203

CONSULTANT

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REGISTRATION

ISSUE/REVISION

IR	DATE	DESCRIPTION

PROJECT NUMBER

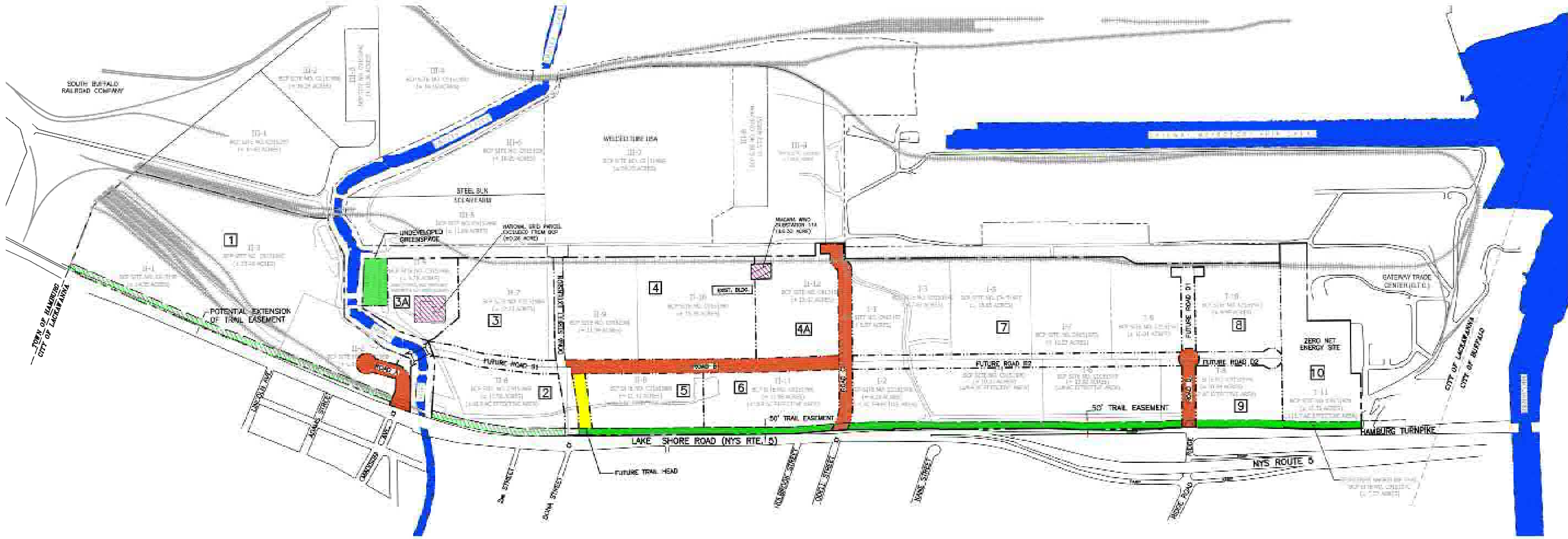
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SHEET TITLE

INFRASTRUCTURE MASTER PLAN  
WITH BCP PARCELS  
DRAFT SEPTEMBER 2019

SHEET NUMBER

C-2B



LOT DATA			
LOT NO.	GROSS AREA(ACRES)	DEVELOPABLE AREA* (ACRES)	EXISTING ZONING
1	42.5	34.0	BRA-MI
2	8.8	6.6	BRA-LI
3	11.5	9.2	BRA-MI
3A	6.2	5.0	BRA-MI
4	24.5	19.5	BRA-MI
4A	9.9	7.9	BRA-MI
5	7.5	5.6	BRA-LI
6	9.1	6.8	BRA-LI
7	67.3	52.7	BRA-LI & BRA-MI
8	9.2	7.4	BRA-MI
9	5.8	4.4	BRA-LI
10	12.4	9.0	BRA-LI & BRA-MI
SUBTOTAL	214.7	168.2	
ROAD RIGHT OF WAY	23.7	N/A	N/A
SHORELINE TRAIL	10.4	N/A	N/A
TOTAL	248.8	168.2	

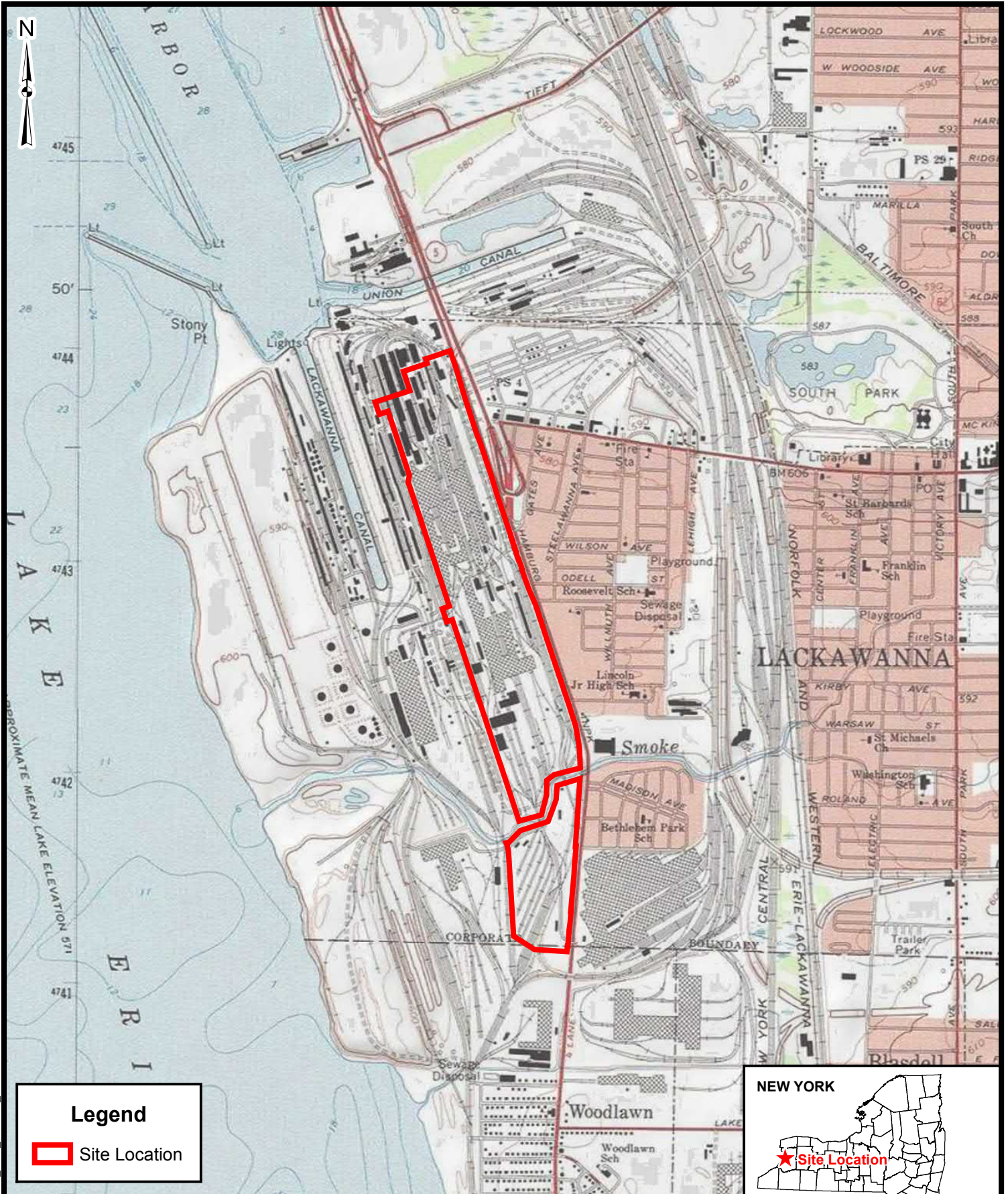
\* NOT INCLUDING PROPOSED STREET R.O.W. AND SHORELINE TRAIL EASEMENT

ZONING REQUIREMENTS	BRA-LI	BRA-MI
MINIMUM LOT SIZE	5 ACRES; OR 50 ACRES FOR PUD	8 ACRES, OR 50 ACRES FOR PUD
MINIMUM LOT FRONTAGE	300 FEET	500 FEET
MAXIMUM BUILDING HEIGHT	36 FEET OR 3 STORIES	60 FEET
MINIMUM FRONT YARD	30 FEET/ 50-FOOT SETBACK REQUIRED FROM NYS ROUTE 5 AND HAMBURG TURNPIKE ROW	50 FEET
MINIMUM SIDE YARD	25 FEET	50 FEET
MINIMUM REAR YARD	NA	50 FEET
MINIMUM BUFFER TO SMOKE'S CREEK GREENWAY CORRIDOR OVERLAY DISTRICT BOUNDARY	50 FEET	50 FEET
MINIMUM BUILDING COVERAGE	15%	15%
MAXIMUM LOT COVERAGE (INCLUDING PARKING)	75%	80%
MINIMUM LANDSCAPING COVERAGE	25%	20%

LEGEND:	
	ILDC PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	BCP SITE BOUNDARY
	PROPOSED LOT NUMBER
	ZONING BOUNDARY
	EXISTING PRIVATE ROAD
	RAILROAD TRACK
	50' WIDE EASEMENT BETHLEHEM SHORELINE TRAIL
	PROPOSED 1 ACRE TRAIL HEAD AREA
	POTENTIAL EXTENSION OF SHORELINE TRAIL EASEMENT
	WATER BODY
	UTILITY SUBSTATION
	PROPOSED PUBLIC STREET RIGHT-OF-WAY (100')
	POTENTIAL FUTURE PUBLIC STREET RIGHT-OF-WAY
	UNDEVELOPED / GREENSPACE
	EXISTING TRAFFIC SIGNAL
	POTENTIAL FUTURE BRIDGE









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