



ERIE COUNTY WATER AUTHORITY
INTEROFFICE MEMORANDUM

May 7, 2024

To: Terrence D. McCracken, Secretary to the Authority

From: Michael W. Wymer, PE, Senior Production Engineer

A handwritten signature in blue ink, appearing to read "MWW", is written to the right of the "From:" line.

Subject: Contract LA-007 New ECWA Operations Center
SEQRA Negative Declaration
ECWA Project No. 202300077

On April 20, 2023, the Erie County Water Authority (the Authority) executed an agreement with LaBella Associates for Contract LA-007, New ECWA Operations Center (the Project).

The Project, which involves construction of a new facility on a 60-acre vacant parcel on North America Drive in West Seneca, is subject to review under the New York State Environmental Quality Review Act (SEQRA). Recognizing the need for certain expertise in the area of the SEQRA regulations, and consistent with the process followed on previous capital projects, the Authority requested input on the SEQRA process from LaBella Associates and Harris Beach. LaBella Associates thoroughly reviewed the Project specifics and prepared the Full Environmental Assessment Form (FEAF), and, with input from the Authority and Harris Beach, determined that the Project should be appropriately designated as a Type 1 Action, as defined under SEQRA. As a Type 1 Action, the Project is subject to further review under SEQRA.

As the Project was identified as a Type 1 Action under SEQRA, the Engineering and Legal Departments recommended that the Authority declare itself Lead Agency, as defined under SEQRA, and conduct a coordinated review of the Project thereby seeking input from various other Involved and Interested Agencies. On December 14, 2023, the ECWA Board declared itself Lead Agent and authorized the commencement of the coordinated review.

During the coordinated review process, The New York State Department of Environmental Conservation (NYSDEC), The New York State Office of Parks, Recreation, and Historic Preservation, the Erie County Division of Sewerage Management, the Federal Aeronautics Agency (FAA), the United States Fish and Wildlife Service, New York State Gas & Electric (NYSEG), and the Town of West Seneca were included as Involved Agencies, as defined under SEQRA. These agencies were so designated because they may need to take discretionary actions and issue approvals as so related to the Project. The FEAF was sent to each party to solicit input on the Authority's Lead Agency Status as well as comments on the environmental impact of the project.

Following the close of the 30-day review and response period, responses and/or comments were received from the following Involved Agencies:

- The New York State Department of Environmental Conservation comments included the requirements for a Stormwater Pollution Prevention Plan, Sanitary Sewer Extension Plan approval (with a Downstream Sewer Capacity Analysis), and Petroleum Bulk Storage registration, all of which will be addressed during the Phase 2 and Phase 3 detailed design. The NYSDEC also commented on the possible need for wetlands coordination with the U.S. Army Corps of Engineers and/or NYSDEC. A copy of the NYSDEC's comments is included as Attachment 1.
- Town of West Seneca commented on the proposed emergency access road, wetlands designations, and coordination with the local fire department. A copy of the Town's letter and the response prepared by LaBella are included as Attachment 2.
- No comments or response was received from the other contacted parties

No objection to ECWA as Lead Agency was received from any contacted agency (or from the general public) and as a result, the Authority has been installed as Lead Agency.

Following completion of the coordinated review process, the Authority has thoroughly considered the Project and has reviewed Part 1 of the EAF; completed Parts 2 and 3 of the Full EAF and considered the other documents and information in connection with the Project. Included as Attachment 3 is a copy of the complete FEAF (Parts 1, 2 and 3) which fully outlines and documents the findings.

The Engineering Department, LaBella, and Harris Beach have thoroughly reviewed all project SEQR related documents and agree with the findings outlined in the FEAF. It is the Engineering Department's recommendation that the SEQR process was thorough, and the assessment has not identified any significant adverse environmental impacts associated with the Project and that the Project will result in no significant adverse impacts on the environment and, therefore, an environmental impact statement need not be prepared.

Based on the above, it is recommended that the Authority issue a Negative Declaration for the Project utilizing the resolution prepared by Harris Beach, included as Attachment 4, and that Leonard F. Kowalski, PE, Executive Engineer of the Authority, be authorized to execute Part 3 of the EAF setting forth the Negative Declaration.

MWW:jmf

Attachments

cc: ~~C. Kowalski~~

CONT-LA-007-2301-X-30-2

ERIE COUNTY WATER AUTHORITY
 AUTHORIZATION FORM
 For Approval/Execution of Documents
 (check which apply)

Contract: LA-007 **Project No.:** 202300077
Project Description: New ECWA Operations Center

Item Description:

Agreement Professional Service Contract Amendment Change Order
 BCD NYSDOT Agreement Contract Documents Addendum
 Recommendation for Award of Contract Recommendation to Reject Bids
 Request for Proposals
 Other SEQRA Negative Declaration

Action Requested:

Board Authorization to Execute Legal Approval
 Board Authorization to Award Execution by the Chairman
 Board Authorization to Advertise for Bids Execution by the Secretary to the Authority
 Board Authorization to Solicit Request for Proposals
 Other Resolution for Adopting a SEQRA Negative Declaration

Approvals Needed:

APPROVED AS TO CONTENT:

<input checked="" type="checkbox"/> Sr. Production Engineer	<u><i>[Signature]</i></u>	Date: <u>5/7/2024</u>
<input checked="" type="checkbox"/> Chief Operating Officer	<u><i>[Signature]</i></u>	Date: <u>05/07/2024</u>
<input checked="" type="checkbox"/> Executive Engineer	<u><i>Jemaid F. Koralik</i></u>	Date: <u>5/13/2024</u>
<input type="checkbox"/> Director of Administration	_____	Date: _____
<input type="checkbox"/> Risk Manager	_____	Date: _____
<input type="checkbox"/> Chief Financial Officer	_____	Date: _____
<input checked="" type="checkbox"/> Legal	<u><i>Mark Carney</i></u>	Date: <u>5/7/2024</u>

APPROVED FOR BOARD RESOLUTION:

<input checked="" type="checkbox"/> Secretary to the Authority	<u><i>[Signature]</i></u>	Date: <u>5/13/2024</u>
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Remarks: _____

Resolution Date: _____ **Item No:** _____

**New ECWA Operations Center
SEQR Negative Declaration Document**

Attachment 1

New York State Department of Environmental Conservation Comments

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 9
700 Delaware Avenue, Buffalo, NY 14209
P: (716) 851-7165 | F: (716) 851-7168
www.dec.ny.gov

January 31, 2024

Sent via Email Only

Leonard F. Kowalski, Executive Engineer
Erie County Water Authority
3030 Union Road
Cheektowaga, New York 14227

Dear Leonard:

**SEQR Lead Agency Coordination
Erie County Water Authority Operations Center
5200 North America Drive
Town of West Seneca, Erie County**

This is to acknowledge receipt of your December 18, 2023 notice, which requested State Environmental Quality Review Act (SEQR) Lead Agency status for the above-noted project. The NYSDEC concurs that the Erie County Water Authority (ECWA) should act as SEQR Lead Agency, since the environmental impacts of the proposal are primarily of a local significance; however, please be aware of the following:

1. Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-20-001, as well as information on how to electronically submit the eNOI form, is available on the NYSDEC's website at www.dec.ny.gov/chemical/43133.html. Information on permitting requirements and preparation of a necessary Stormwater Pollution Prevention Plan (SWPPP) is available on the NYSDEC's website at www.dec.ny.gov/chemical/8468.html.
2. This proposed project is a Sanitary Sewer Extension or requires a sanitary sewer connection that is designed to convey 2,500 gallons/day or more of municipal sewage that is defined as a Sanitary Sewer Extension, and therefore requires sewer extension approval by the NYS Department of Environmental Conservation.

A detailed Downstream Sewer Capacity Analysis must be performed and submitted for the proposed project as part of the Project's Engineering Report. Recent wet weather flow monitoring data and proposed new development flow should be analyzed relative to theoretical capacity at key nodes in the downstream sewer system and at pump stations (if any) to determine if capacity exists.

Recent wet weather system flow data can consist of:



- Comprehensive information from recent Sanitary Sewer System Evaluation Studies, or
- Wet weather data collected at (minimum of 3) key downstream nodes specified by the municipality.
 - This dated information can consist of instantaneous flow measurements or continuous flow or sewer depth measurements obtained during significant wet weather events, preferably during high groundwater conditions. Peak sewer flow recording methods are an acceptable method to collect this information.
 - Depth or flow measurements should continue until a significant wet weather event occurs, but would not have to extend beyond three months. A significant wet weather event is considered to be a daily rainfall amount of ½" or greater.

The Downstream Sewer Capacity Analysis must also contain a narrative and a detailed map showing the downstream routing of sewers from the proposed project site to the Wastewater Treatment Plant. Line sizes, theoretical capacity and pump stations must be identified and included in the analysis.

This Downstream Sewer Capacity Analysis, as well as any required infiltration and inflow (I/I) rehabilitation offset work at a 4:1 ratio, should be part of the Project's Engineering Report. These items must be received as part of a complete sanitary sewer extension plan submission. The Village of Silver Creek shall coordinate the information contained in this submission. If adequate capacity is not available, the sewer extension will not be approved until an acceptable remediation plan is developed.

3. Please note that tributary #7 of the Buffalo River, which is present near the northernmost property line, has a water classification and standard of B/B, pursuant to 6 NYCRR Part 837, Item 198. Therefore, any physical alteration (i.e. land clearing, filling, drainage pipe/ditch installation, etc.) to the bed or banks (within 50 feet of the stream) will require an Article 15, Title 5, Protection of Waters Permit from the NYSDEC.
4. Item D.1.h. of the submitted Full Environmental Assessment Form appears to suggest that construction of an impoundment structure, associated with the stormwater management and bioretention ponds, may be planned as part of this project (as opposed to an excavated/"dug-out" style waterbody). If this is the case, the project sponsor, owner or operator should contact the NYSDEC Division of Water at 716/851-7070 for additional information.
5. Since this action will involve the storage of 1,100 gallons or more of petroleum products on-site, a NYSDEC Petroleum Bulk Storage (PBS) registration will be required pursuant to 6 NYCRR Parts 612-614 (Petroleum Bulk Storage Regulations). Additional information is available on the NYSDEC website at <https://www.dec.ny.gov/chemical/287.html>. If you have additional questions, please contact the NYSDEC Region 9 Division of Environmental Remediation at 716-851-7220.

6. The National Wetlands Inventory map indicate the potential for federally-regulated wetlands within the proposed project site. The project sponsor should consult with the U.S. Army Corps of Engineers to determine if that agency has regulatory jurisdiction or requires approval from that agency. If federal wetlands are involved, the Corps may require the project sponsor to obtain 401 Water Quality Certification (WQC) from NYSDEC. Please note that a request for a WQC now requires submission of a pre-filing meeting request form 30 days prior to submitting an application for WQC. More information related to this requirement and a pre-filing meeting request form can be found on NYSDEC's website at https://www.dec.ny.gov/permits/6042.html#Water_Quality_Certification.

If you have any questions, please feel free to contact Matthew Smith by phone at 716-851-7165, or via email at Matthew.Smith@dec.ny.gov.

Sincerely,

David S. Denk

David S. Denk
Regional Permit Administrator

MJS

ecc: Ted Myers, P.E., NYSDEC Region 9 Division of Water
Supervisor Gary A. Dickson, Town of West Seneca

**New ECWA Operations Center
SEQR Negative Declaration Document**

**Attachment 2
Town of West Seneca Comments**

February 19, 2024

Jeffrey Schieber
Town of West Seneca Code Enforcement Office
1250 Union Road
West Seneca, New York, 14224

**RE: 5200 North America Drive
Erie County Water Authority Site**

Dear Mr. Schieber,

I am writing in response to your letter dated January 22, 2024 regarding the proposed Erie County Operations Center project, to be located at 5200 N. America Dr. in Town of West Seneca. LaBella Associates was retained by the Erie County Water Authority to provide engineering and environmental review services for the project. Below, find responses to your questions about the project.

Question 1:

Please provide more information about the “Emergency Access Road” shown on the plans. It appears that this will lead through private property on Seneca Creek Road. There is no direct connection between them, so why is this shown?

Answer to Question 1:

The Authority operates critical infrastructure across Western New York and, as part of their EPA-mandated Emergency Response Plan, they are required to identify a primary and emergency method for access to their new facility.

North America Drive will provide primary access to the project site. However, should North America Drive (or the driveway to the proposed Operations Center) be blocked, either due to an accident, downed utility line, or some other type of obstruction, utilization of an alternate/emergency access would be required to their facility.

The emergency access road depicted on the concept site plan is intended as a “placeholder” to indicate where a second access may enter/exit the Operations Center complex. The final location and details of the access road are still under consideration by ECWA and will be developed further by LaBella Associates as the detailed design of the facility progresses. Coordination with the local Fire Marshall will be conducted during the design process.

At this time, two emergency access alternatives are to be further explored. The first involves emergency access through the adjoining cell tower property to the north. Currently, the only vehicle access from North America Drive to the cell tower and its surrounding property is via an existing gravel road which runs through the middle of the ECWA property. Use of this gravel road will no longer be available to the cell tower owner once construction of the Operations Center begins, requiring the cell tower owner to develop a new method for vehicle access (likely to Seneca Creek Road). This new access to the cell tower site may also be a feasible emergency access point to the ECWA site.

The second emergency access point may be through the existing fire lane to the south of the project site, allowing emergency access either to the west back to North America Drive or to the east to Lien Road. If this option is pursued, the emergency access road shown on the concept site plan would be flipped to the south side of the Operations Center complex.

Any proposed emergency access road will be gated to prohibit use by ECWA or the public in non-emergency situations.

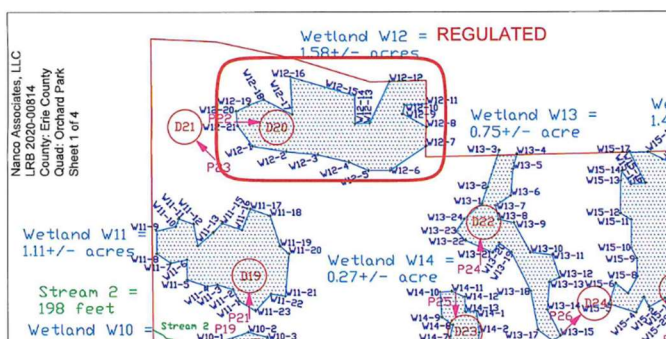
In each case, the adjoining property owners have not been contacted to date. Easements would be discussed/negotiated with the current landowner(s)/power utility for the most feasible emergency access alternative.

Question 2:

Page 13 of the EAF appears to show extensive wetlands on the project site in 2019, yet page 9 of the EAF says there are currently only 1.5 acres of wetlands. Why the discrepancy?

Answer to Question 2:

To clarify, the EAF Part 1 (question E.2. h. page 11) indicates that the project site contains **one USACE Jurisdictional Wetland (Wetland 12)** located on the northern portion of the site. This wetland is approximately 1.5 acres. See snip below for location of Wetland 12. This wetland is also depicted on the site plan included with the EAF Part 1. The eastern boundary of the Project site near the proposed picnic pavilion also contains a small tributary of the Buffalo Creek, identified as a Class B stream by NYSDEC. This stream was referenced in our response to Question E.2.h. The project would not disturb the creek or its banks. Per the US Army Corps of Engineers, the remaining on-site wetlands are non-jurisdictional. A copy of the USACE Jurisdictional Determination letter is attached.



Question 3:

I'm not sure if the local Fire Dept was contacted, so they can provide comments relative to emergency responses.

Answer to Question 3:

The local fire department was not contacted as part of the SEQRA lead agency coordination process. Erie County Water Authority will provide a copy of the site plan to the local fire department for their review and comment. During the final design process the local Fire Marshall will be coordinated with for emergency access to the site and building.

Please contact my office you have any additional questions regarding the proposed project.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Frances Kabat
Environmental Impact Group Manager

Attachments

Cc:

Leonard Kowalski, Executive Engineer (lkowalski@ecwa.org)

Charles Eaton, Chief Operating Officer (ceaton@ecwa.org)

US Army Corps of Engineers Jurisdictional Determination Letter



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BUFFALO DISTRICT
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

November 10, 2020

Regulatory Branch

SUBJECT: Jurisdictional Determination, Department of Army Processing No. LRB-2020-00814

Rob Savarino
Nanco Associates LLC
8940 Main Street
Clarence, New York 14031

Dear Mr. Savarino:

This pertains to your recent request for a jurisdictional determination for the 128 acre parcel of land located at the east terminus within the Town of West Seneca North America Business Park, Erie County, New York

Section 404 of the Clean Water Act (CWA) establishes Corps of Engineers jurisdiction over the discharge of dredged or fill material into waters of the United States, including wetlands, as defined in 33 CFR Part 328.3.

I am hereby verifying the Federal wetland/waters boundaries as shown on the attached wetland delineation map dated October 29, 2019. This verification will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the delineation before the expiration. At the end of this period, a new wetland delineation will be required if a project has not been completed on this property or additional impacts are proposed for WOUS. Further this delineation/determination has been conducted to identify the limits of the Corps CWA jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

Based upon my review of the submitted delineation and on-site observations, I have determined that aquatic resources Stream 1 and Wetland 12 on the subject parcel are waters of the United States as noted on the attached Jurisdictional Determination (JD) form. Therefore, the resources are regulated under Section 404 of the CWA. Department of the Army authorization is required if you propose a discharge of dredged or fill material in these areas.

In addition, I have determined that the areas identified as Wetlands 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16 and Stream 2 on the parcel are excluded waters as defined in the Navigable

SUBJECT: Jurisdictional Determination, Department of Army Processing No. LRB-2020-00814

Waters Protection Rule. Therefore, these waters are not regulated under Section 404 of the CWA. Accordingly, you do not need Department of the Army authorization to commence work in these areas.

I encourage you to contact the appropriate state and local governmental officials to ensure that the proposed work complies with their requirements.

Finally, this letter contains an approved JD for the subject parcel. If you object to this JD, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Suzanne Chubb
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10-714
Cincinnati, Ohio 45202-3222
Phone: 513-684-7261 Fax: 513-684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by January 9, 2021.

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Questions pertaining to this matter should be directed to me at (716) 879-4279 by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 1776 Niagara Street, Buffalo, New York 14207 or by e-mail at: joseph.m.rowley@usace.army.mil

Sincerely,



Joseph Rowley
Physical Scientist

Enclosures

cc: Scott Livingstone of EDI

TOWN OF WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
ROBERT J. BREIDENSTEIN
JOSEPH J. CANTAFIO
SUSAN K. KIMS
JEFFREY A. PIEKAREC

January 22, 2024

RE: 5200 North America Dr
Erie County Water Authority site

To whom it may concern,

The Town of West has been provided notification, through LaBella Associates, that the SEQRA process is underway for this new development. In review and discussion, we have the following questions / concerns:

- 1- Please provide more information about the "Emergency Access Road" shown on the plans. It appears this will lead through private property onto Seneca Creek Rd. There is no direct connection between them, so why is this shown?
- 2- Page 13 of the EAF appears to show extensive wetlands on the site in 2019, yet page 9 of the EAF says there are currently only 1.5 acres of wetlands. Why the discrepancy?
- 3- I am not sure if the local Fire Dept was contacted, so they can provide comments relative to emergency responses.

Please provide responses to myself so I can distribute within the Town of West Seneca. Thank you for your time in this matter.

Regards,
Jeffrey Schieber
Town of West Seneca

A handwritten signature in black ink, appearing to read "Jeffrey Schieber", written over a horizontal line.

cc: Town Supervisor
Town Attorney
Town Engineer

**New ECWA Operations Center
SEQR Negative Declaration Document**

**Attachment 3
EAF Parts 1, 2, and 3**

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: Erie County Water Authority Operations Center		
Project Location (describe, and attach a general location map): 5200 North American Drive, West Seneca, NY 14224 (SBL : 135.11-1-1)		
Brief Description of Proposed Action (include purpose or need): The Erie County Water Authority's (ECWA) new Operations Center will replace and combine their Administrative Offices in the Ellicot Square Building in Buffalo, NY, their Service Center in Cheektowaga, NY, and their Water Quality Lab at the Van de Water water treatment plant in Tonawanda, NY. The new facility will be a state of the art one stop shop for all of their functions aside of the actual water treatment. It will be located on a approximately 62 acre parcel in West Seneca, NY. The new Operations Center will be located in an approximately 168,000 square feet building containing a variety of offices, an auto shop, parts storage, a loading dock, a fuel island, and a parking garage. In addition, two more separate storage buildings are required to house materials that are not required to be in a heated building (11,200 +/- SF cold material storage and 8,500 +/- SF gravel/salt). The facility will have a communications tower, which will be approximately 150 feet tall, and a 240 +/- SF associated support building. The site will contain parking for staff, visitors, and road staff using fleet vehicles. The Operations Center site will also feature landscaped areas, picnic areas, bioretention ponds, and a stormwater detention pond, and may also include a walking trail and trail connections. The proposed access drive to the building would need a Cross Access Agreement from New York State Electric and Gas (NYSEG) to cross the existing NYSEG easement.		
Name of Applicant/Sponsor: Erie County Water Authority - Leonard F. Kowalski (Executive Engineer)		Telephone: E-Mail: lkowalski@ecwa.org
Address: 3030 Union Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14227
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. 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 checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
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		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie Co. Division of Sewerage Management- Sanitary Sewer Permit; Erie Co. Water Authority-Water Main Connection	Pending
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO consultation; DEC SPDES Permit; NYSEG-cross access agreement	Pending
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA Obstruction Evaluation; USFWS Consultation	Pending
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 type="checkbox"/> Yes <input checked="" 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? Yes No

- **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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes 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?
M-1 Manufacturing (facility site) and M-2 Manufacturing Districts (entrance road)

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? West Seneca School District

b. What police or other public protection forces serve the project site?
West Seneca Police Department, New York State Troopers

c. Which fire protection and emergency medical services serve the project site?
West Seneca Fire Department, AMR West Seneca

d. What parks serve the project site?
Charles E. Burchfield Nature and Art Center

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)? Water Authority Operations Center (office and light industrial uses)

b. a. Total acreage of the site of the proposed action? +/- 62 acres
b. Total acreage to be physically disturbed? +/-57 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 62 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 the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: +/-24 months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase 1 (including demolition) June month 2024 year
• Anticipated completion date of final phase July month 2025 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

1st Phase - 4 months starting around June or July 2024 (site preparation project including site grading and drainage) 2nd Phase -18 to 20 months starting around Nov. or Dec. 2024 (building construction, final site paving, and landscaping)

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 4

ii. Dimensions (in feet) of largest proposed structure: +/- 30 ft height; +/-270 ft width; and +/-671 ft length

iii. Approximate extent of building space to be heated or cooled: +/- 168,000 square feet

Proposed communication tower is 150 LF

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: one stormwater detention pond and two bioretention ponds

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

iii. If other than water, identify the type of impounded/contained liquids and their source.
 N/A

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

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

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

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): A wetland delineation was performed in October 2019. The project site was found to contain roughly 1.5 acres of federal jurisdictional wetlands. Applicant does not intend to disturb these wetlands.

D.1.h., continued. **stormwater detention pond** - approx. 12,000 gallons, 0.3 acres, 40 ft x 250 ft; **bioretention pond 1** - approx. 10,000 gallons, 0.2 acres, 70 ft x 171 ft; **bioretention pond 2** - approx. 50,000 gallons, 1.1 acres, 800 ft. x 60 ft.

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 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: It is anticipated that there will be no net increase in annual water usage as this project will relocate existing facilities.

i. Total anticipated water usage/demand per day: _____ +/-2,700 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: Erie County Water Authority - West Seneca
- 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: _____

N/A _____

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

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

If Yes: _____

i. Total anticipated liquid waste generation per day: _____ +/-2,700 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 wastewater, wastewater discharge from small carwash for fleet vehicles

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

If Yes: _____

- Name of wastewater treatment plant to be used: Buffalo Sewer Authority Wastewater Treatment Plant
- Name of district: Erie County Sewer District No. 1
- 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"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? 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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>N/A _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>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? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>+/-13</u> acres (impervious surface) _____ Square feet or <u>+/-62</u> acres (parcel size)</p> <p>ii. Describe types of new point sources, site buildings, paved areas, parking lots _____</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)? Stormwater will be directed to on-site stormwater management facilities. A stormwater detention pond will be created.</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ Stormwater detention pond created for the project. • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</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? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) fleet vehicles _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) none _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) Emergency generator _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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? 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"> • _____ 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) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No
Traffic counts are in keeping with facility of this nature/size. Majority of trips result from ECWA vehicle/arrival departure trips not truck trips.
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend see trip generation note below
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Approx. 2% truck traffic for deliveries on weekdays
 iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 260 _____ Net increase/decrease _____ + 260
Parking Spaces: 122 road staff spaces, 128 office/visitor spaces, and 10 office spaces
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 N/A
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
it is anticipated that there will be no net increase in annual electricity demand as this project will relocate existing facilities.
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 +/- 1,700 kW
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 NYSEG
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? TBD Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____ 7AM to 5PM
 • Saturday: _____ 7AM to 5PM (not anticipated)
 • Sunday: _____ 7AM to 5PM (not anticipated)
 • Holidays: _____ N/A
 ii. During Operations:
 • Monday - Friday: _____ 24/7
 • Saturday: _____ 24/7
 • Sunday: _____ 24/7
 • Holidays: _____ 24/7

D.2.j, continued:

Anticipated Trip Generation for typical weekday:

- * 340 trips for ECWA vehicle arrival/departure trips (includes personal use vehicles and 3 Water Quality vehicles)
- * 200 employee "personal use" vehicles (x 2) = 400 trips
- * 20 public vehicles and delivery vehicles (x 2) = 40 trips
- = 780 trips per day

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:
 Construction activities may exceed existing ambient noise levels for limited periods of time. It is also anticipated that additional noise from vehicle traffic at the site may occasionally exceed existing ambient noise levels for short periods of time once operational, especially during emergency events.

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:
 A combination of high-efficiency LED building mounted and site lighting will be used to illuminate sidewalks and parking areas surrounding the site to enhance safety. Site lighting will be configured to not result in night sky pollution and not shine into residential windows.

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: _____

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 10,000 gallons - unleaded gas, 6,000 gallons - diesel fuel, 500 gallons - diesel exhaust fluid to make diesel fuel cleaner
 ii. Volume(s) see above per unit time as needed (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____
 A fuel island will be created for the project. An emergency generator will also store fuel in a day tank.

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):
 Herbicides may be used in landscaped areas on an as-needed basis.

ii. Will the proposed action use Integrated Pest Management Practices? TBD 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 _____ TBD (unit of time)
 • Operation : _____ TBD tons per _____ TBD (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycle construction waste materials to the greatest extent possible.

 • Operation: Recyclable solid waste will be picked up by a waste hauler

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Non-Hazardous Materials will be disposed of by a solid waste management company at an approved landfill.

 • Operation: Solid waste will be picked by a waste hauler and sent to an approved landfill.

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: _____
 The Operations Center will have an auto shop. Some gasoline and diesel fuel will be used at this facility. This materials will be handled in accordance with state and federal guidelines.

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 Regular fleet vehicle operation and maintenance.

iii. Specify amount to be handled or generated TBD tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
 TBD

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____
 TBD

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): _____

ii. If mix of uses, generally describe:

The project site is located in an existing industrial park. Residential areas are located to the north, south and east of the project site and the industrial park.

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	+/-0.7 <u>==</u>	+/-13.3 <u>==</u>	+ 12.6
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-59.8	+/-3.6	-56.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	+/- 0.0	0.0
• Wetlands (freshwater or tidal)	+/- 1.5	+/-3.1	+1.6
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: <u>landscaped area</u>	0.0	+/-42.0	+42.0

* approx. 3.5 acres of trees will be removed - included in meadows, grasslands, or brushlands category

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: A Phase I ESA performed by LaBella in September 2023 identified areas of apparent residential dumping. No evidence of large scale solid waste disposal was identified. Yes No
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

a. What is the average depth to bedrock on the project site? _____ 35 to 38.5 feet

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

c. Predominant soil type(s) present on project site: canandaigua silt loam +/- 40 %
niagara silt loam till substratum +/- 60 %
_____ %

d. What is the average depth to the water table on the project site? Average: see note feet groundwater not encountered until depth of 35 to 38.2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % 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
Wetland Delineation Report by Earth Dimensions, Inc. in October 2019 identified one (1), USACE jurisdictional wetland (Wetland 12) located on the northern portion of the site (see attached map).

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 837-198 Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size +/- 1.5 acres (Wetland 12)
- 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:
 Typical urban/suburban species such as woodchucks, songbirds, crows, chipmunks, rodents, deer, foxes, hawks, squirrels, rabbits, raccoons,
woodchucks, songbirds, crows, raptors, frogs, and snakes.

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): _____
 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): _____
 Northern Long-eared Bat - Endangered (USFWS). Tree clearing will occur during the NLEB's non-active season (November 1 through March 31).

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: _____

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:
 A Buffalo Creek trib. is north of the site and is used for fishing and recreational activities. Stormwater will flow to on-site stormwater management facilities.

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: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 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?	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: <u>Cazenovia Wildlife Creek Management Area, Reinstein Woods Nature Preserve</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Fish and Wildlife Management Area, State Nature Preserve</u> iii. Distance between project and resource: _____ +/- 1 to +/- 3 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 checked="" 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.

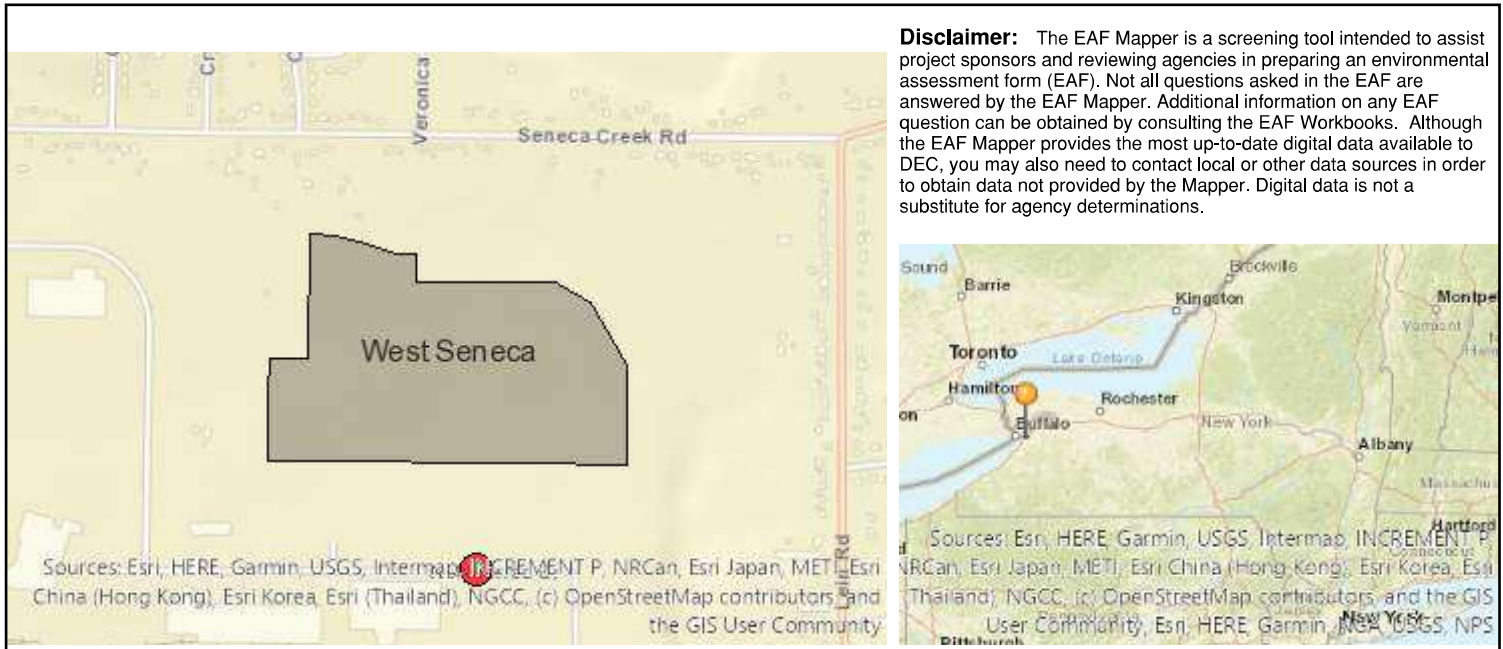
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Leonard F. Kowalski Date 11/27/2023

Signature  Title Executive Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
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.i [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]	837-198
E.2.h.iv [Surface Water Features - Stream Classification]	B
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]	No
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]	Yes
E.3.i. [Designated River Corridor]	No

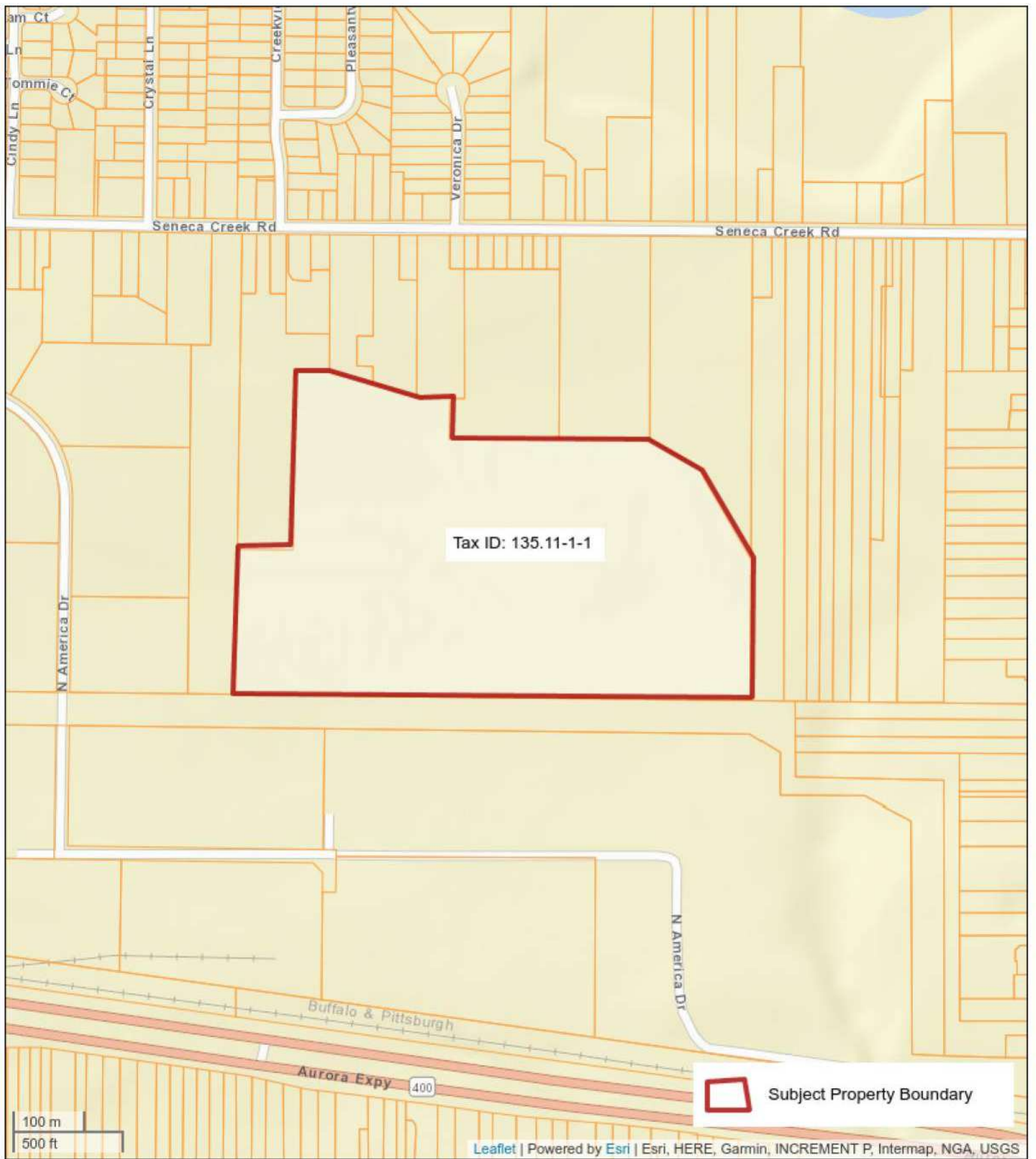


Figure 1 Property Tax Map

5200 North America Drive
West Seneca, New York 14224

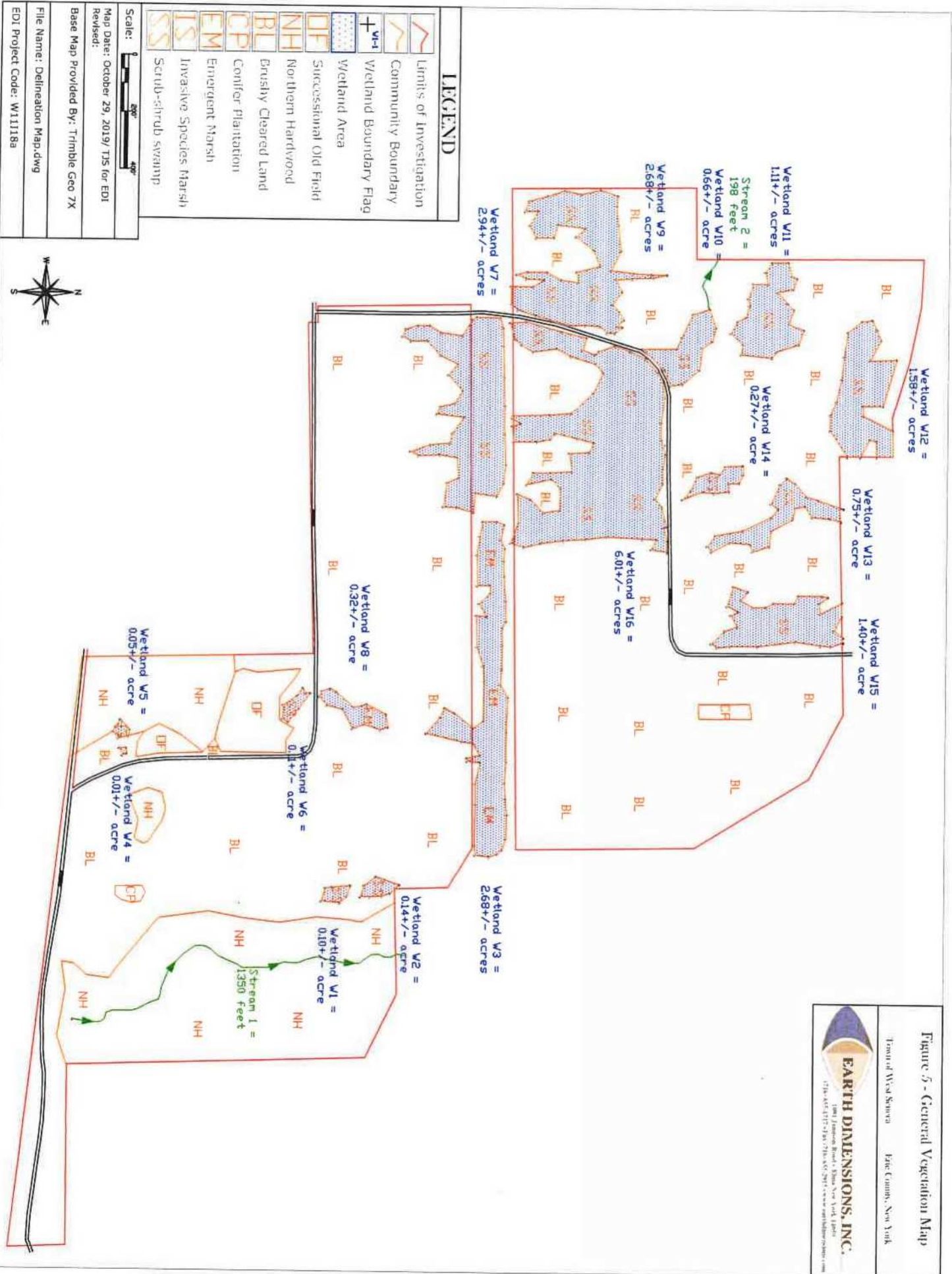


Figure 5 - General Vegetation Map

Town of West Seneca Erie County, New York



EARTH DIMENSIONS, INC.
 1401 Johnson Road • Buffalo, New York 14203
 (716) 437-7200 • Fax: (716) 437-2911 • www.earthdimensions.com



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

Agency Use Only [If applicable]
 Project : Erie County Water Authority Operations Ce
 Date :

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input checked="" 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 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 development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input 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 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. (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>		<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. 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) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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: Minor, temporary air emissions would result from the use of construction vehicles and equipment as well as staff and fleet vehicles during operations. _____		<input checked="" type="checkbox"/>	<input 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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</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 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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/> NO	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input checked="" 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 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 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 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: <u>The eastern boundary of the Project site near the proposed picnic pavilion contains a small tributary of the Buffalo Creek.</u>		<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Temporary traffic impacts would occur during construction.</u>		<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: <u>It is anticipated that there will be no net increase in annual electricity demand as this project will relocate existing facilities.</u>		<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input 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.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	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: _____ _____		<input checked="" type="checkbox"/>	<input 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.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</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'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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input 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 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 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 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) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: The Operations Center Site is located within the NYS Heritage Area called the West Erie Canal Corridor. _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See FEAF Part 3 Narrative attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
site plan and project documents

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Erie County Water Authority _____ as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:
-
-
-

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Proposed Erie County Operations Center

Name of Lead Agency: Erie County Water Authority

Name of Responsible Officer in Lead Agency: Leonard F. Kowalski

Title of Responsible Officer: Executive Engineer

Signature of Responsible Officer in Lead Agency: _____ Date: _____

Signature of Preparer (if different from Responsible Officer) _____ Date: _____

For Further Information:
Contact Person: Leonard F.Kowalski, Executive Engineer
Address: 3030 Union Road, Cheektowaga, NY 14227
Telephone Number: (716) 684-1510
E-mail: lkowalski@ecwa.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

State Environmental Quality Review (SEQR) - Part 3 Narrative for Proposed Erie County Operations Center, West Seneca, NY 14224

The Erie County Water Authority (the "ECWA," "Lead Agency" and "Applicant") proposes the construction of a new Operations Center on an approximately 62-acre parcel that is currently utilized as an existing industrial park. The site is located at 5200 North America Drive (Tax Map ID 135.11-1-1), in the Town of West Seneca, Erie County, NY 14224. The new Operations Center would replace and combine the ECWA's Administrative Offices in the Ellicott Square Building in Buffalo, the Service Center in Cheektowaga, and the Water Quality Lab at the Van de Water water treatment plant in Tonawanda. The new facility would be an energy efficient, one stop shop for all of their functions aside from water treatment activities.

The proposed Operations Center would be located in an approximately 168,000-sf building containing a variety of offices, water quality control laboratory suite, an auto shop, parts storage, a loading dock, a fuel island, and a parking garage. In addition, two separate storage buildings (an approximately 11,200-sf cold material storage building and an approximately 8,500-sf gravel/salt building) are required to house materials that are not required to be in a heated building. The proposed Center would also have an approximately 150-ft tall communications tower, an approximately 240-sf associated support building, and parking for staff, visitors, and road staff using vehicles. The new Operations Center site would also feature landscaped areas, picnic areas, bioretention ponds, a stormwater detention pond, and may also include a walking trail and trail connections.

The emergency access road depicted on the concept site plan is intended as a "placeholder" to indicate where a second access may enter/exit the Operations Center complex. The final location and details of the access road are still under consideration by ECWA and will be developed further as the detailed design of the facility progresses. At this time, two emergency access alternatives are to be further explored. The first involves emergency access through the adjoining cell tower property to the north. Currently, the only vehicle access from North America Drive to the cell tower and its surrounding property is via an existing gravel road which runs through the middle of the ECWA property. Use of this gravel road will no longer be available to the cell tower owner once construction of the Operations Center begins, requiring the cell tower owner to develop a new method for vehicle access (likely to Seneca Creek Road). This new access to the cell tower site may also be a feasible emergency access point to the ECWA site. The second emergency access point may be through the existing fire lane to the south of the project site, allowing emergency access either to the west back to North America Drive or to the east to Lien Road. If this option is pursued, the emergency access road shown on the concept site plan would be flipped to the south side of the Operations Center complex. Any proposed emergency access road will be gated to prohibit use by ECWA or the public in non-emergency situations. Easements would be discussed/negotiated with the current landowner(s)/power utility for the most feasible emergency access alternative.



The Erie County Water Authority, as the designated lead agency under SEQR, has considered the impacts of short-term construction activities, as well as the long-term operation of the new Operations Center, in preparing its determination of significance for the proposed action. The Erie County Water Authority carefully reviewed the information and answers given in the Part 1 EAF by the Applicant. This information informed the Erie County Water Authority's preparation of the Part 2 EAF. In addition, the Part 1 EAF was circulated to the list of involved and interested agencies. Any comments from these agencies were taken into account in the Erie County Water Authority's consideration of its Determination of Significance. In order to assess whether the potential impacts identified by the Erie County Water Authority may have a significant adverse impact on the environment, the impacts reasonably expected to result from the proposed action were compared against the criteria for determining significance provided in 6 NYCRR 617.7.

Based on this analysis, the Erie County Water Authority has not identified any moderate to large, significant adverse impacts on the environment as a result of the proposed action. Instead, the potential impacts identified using Part 2 of the EAF were found to be small or minor in importance, particularly in consideration of their magnitude, geographic scope, irreversibility, duration, number of people affected, and probability. The Erie County Water Authority therefore issues a Negative Declaration for the project.

The following is provided to document the reasoning and findings of the Erie County Water Authority with regard to the significance of potential environmental impacts, including the conclusion that no potentially significant adverse environmental impacts have been found.

Impacts on Land and Community Character

The proposed project involves the development of a site located in the M-1 Manufacturing (facility site) and M-2 Manufacturing (entrance road) districts into the proposed Operations Center. The proposed project is permitted within these zoning districts, and there will be no change in land use. As discussed above, the proposed Operations Center would be located in an approximately 168,000-sf building containing a variety of offices, a laboratory suite, an auto shop, parts storage, a loading dock, a fuel island, and a parking garage. In addition, two separate storage buildings (an approximately 11,200-sf cold material storage building and an approximately 8,500-sf gravel/salt building) are required to house materials that are not required to be in a heated building. The proposed project would also have an approximately 150-ft tall communications tower, an approximately 240-sf associated support building, and parking for staff, visitors, and road staff using vehicles. The new Operations Center site would also feature landscaped areas, picnic areas, bioretention ponds, a stormwater detention pond, and may also include a walking trail and trail connections.

Construction impacts would be associated with the approximately two-year, two-phase construction period. The first phase would be approximately four months long, starting around June or July of 2024, and would include site preparation, site grading and drainage. The second phase would be approximately 18 to 20 months, starting around November or



December of 2024 until July of 2025 and would include building construction, final site paving and landscaping. Excavation aside from general site preparation activities is not anticipated. All work will be conducted within the project site's boundaries and will not encroach on adjacent or neighboring properties.

The proposed project would result in the physical alteration of approximately 57 acres of an approximately 62-acre parcel. Less than 13 acres of new impervious surfaces (including roads, buildings, and other paved or impervious surfaces) would be created. Up to 42 acres of meadow and brushland areas would be transformed into landscaped areas. Herbicides may be used in landscaped areas on an as-needed basis. The average depth to bedrock and water table at the project site is approximately 40 feet; as such, the project site would be suitable for the scope of the project and construction of the project would not result in significant adverse impact on land.

The Applicant has developed an erosion and sedimentation control plan and would implement best management practices to ensure that erosion does not occur during construction and post-construction phases of the project.

Lastly, the Operations Center Site is located within the NYS Heritage Area called the West Erie Canal Corridor; however, all Project work will be confined within the boundaries of the project site and will therefore not impact the West Erie Canal Corridor. Therefore, no significant adverse impacts on land or community character have been identified.

Impacts on Water and Stormwater

One approximately 1.5-acre federal jurisdictional wetland is located on the northern portion of the site. The proposed project avoids impacts to this wetland. The eastern boundary of the Project site near the proposed picnic pavilion also contains a tributary of the Buffalo Creek, a Class B Stream as identified by NYSDEC. The project would not disturb the creek or its banks. Per the US Army Corps of Engineers, the remaining on-site wetlands are non-jurisdictional.

Of note, the project would increase surface water on the project site, due to the creation of a 0.3-acre stormwater detention pond, a 0.2-acre bioretention pond, and a 1.1-acre bioretention pond. In total, the project would add approximately 1.6 acres of new manmade surface water to the project site.

The project requires a New York State Pollutant Discharge Elimination System (SPDES) permit to address potential stormwater impacts. ECWA shall file and seek coverage under the NYSDEC General SPDES permit program. All potential impacts from erosion, flooding or drainage will be avoided to the maximum extent practicable by the implementation of a Stormwater Pollution Prevention Plan. Stormwater runoff would be directed to on-site stormwater management facilities, as well as a new stormwater detention pond, which discharges off-site. As noted above, herbicides may be used in landscaped areas on an as-needed basis. The Applicant has developed an erosion and sedimentation control plan and



would implement best management practices to prevent erosion during construction and post construction phases of the project.

No significant adverse impacts to water, wetlands, surface water, stormwater, and/or a protected water body have been identified as a result of the proposed project because it would avoid wetland resources to the extent practicable and implement stormwater control measures both during and after construction.

Impacts on Air Quality

No new air registrations or permits are associated with the proposed project. Minor, temporary air emissions would result from the use of construction vehicles and equipment as well as staff and fleet vehicles during operations. Therefore, no significant adverse impacts to air quality have been identified as a result of the proposed project.

Impacts on Plants and Animals

The USFWS IPaC tool flagged the endangered Northern Long-eared Bat as a species which may potentially occur on or near the project site. While the project proposes approximately 3.5 acres of tree clearing, most of the project site consists of meadow and brushland areas, which do not contain suitable bat habitat. Regardless, tree clearing would only occur during the bats' hibernation season, November 1 through March 31. Therefore, no significant adverse impacts to plants and animals have been identified as a result of the proposed project.

Impacts on Agricultural Resources

The project site is not located within a New York State Agricultural District nor is it located on or near agricultural lands. Therefore, no significant adverse impacts to agricultural resources have been identified as a result of the proposed project.

Impacts on Aesthetic Resources

The project site is located in an industrial park containing industrial and manufacturing uses. While the proposed project involves some tree clearing and would be visible from a tributary of the Buffalo Creek, the proposed project is in keeping with surrounding land use patterns. Therefore, the no significant impacts to aesthetic resources have been identified as a result of the proposed project.

Impacts on Historic and Archaeological Resources

The project site is located within an area that is potentially sensitive for archaeological resources. In a letter dated December 18, 2023, NYS OPRHP indicated that they reviewed the project's Phase IA/IB Archaeological Survey Report which identified no archaeological resources on the project site. NYS OPRHP concluded that no properties, including archaeological and/or historic resources, listed or eligible for the NYS and National Registers of Historic Places would be impacted by this project. As such, no significant



adverse impacts to historic or archaeological resources have been identified as a result of the proposed project.

Impacts on Open Spaces and Recreation

The eastern boundary of the Project site near the proposed picnic pavilion contains a small tributary of the Buffalo Creek which is a NYSDEC Class B stream. The project is not disturbing the creek or its banks. Hunting and fishing activities along the Buffalo Creek would not be impacted by the project. Therefore, no significant adverse impacts to open space and recreation have been identified as a result of the proposed project.

Impacts on Critical Environmental Areas

Review of the NYS Environmental Resources Mapper indicates the project site is not located within a Critical Environmental Area (CEA). Therefore, no significant adverse impacts to CEAs have been identified as a result of the proposed project.

Impacts on Transportation

The proposed project may create temporary traffic impacts between the hours of 7am to 5pm during the weekdays during the construction period.

A Traffic Impact Analysis Report was completed by LaBella on December 21, 2023, which analyzed the potential traffic impact at the intersection of North American Drive and Union Road (NY 277). The report states that during weekdays, the proposed new operations center would generate a total of 172 trips in the morning peak hour (151 in /21 out) and 156 trips during the evening peak hour (22 in/134 out). With recommended signal timing changes, the impacts of the project would be mitigated.

Traffic counts generated from this project would be in keeping with a facility of this nature/size. The majority of the trips result from Erie County Water Authority fleet vehicle use (arrivals and departures) and would not result from truck trips. In fact, approximately 2% truck traffic is anticipated for deliveries on weekdays.

Based on findings of the Traffic Impact Analysis Report, the proposed new operations center for ECWA would not have a significant traffic impact on the adjacent roadway network. Therefore, no significant adverse impacts to transportation have been identified as a result of the proposed project.

Impacts on Local Utilities and Energy Use

It is anticipated that there will be no net increase in annual electricity demand as the proposed project involves a relocation of existing facilities. Additionally, the capacities of the local utilities are sufficient to provide services to the project, including to such utilities after the Project becomes operational. Therefore, no significant impacts to local utilities or energy have been identified as a result of the proposed project.



Impacts on Noise, Odor and Light

Backup beepers on trucks, operating work vehicles, equipment transport and installation, and other related activities would likely produce above average noise levels at the project site during construction. ECWA standards for noise reduction require that contractors' vehicles and equipment shall be such as to minimize noise to the maximum extent practicable. Noise levels shall conform with OSHA standards; noise levels will not be permitted which interfere with the work of others. Construction activities would be completed over a span of 2 years, in two phases, randomly between the hours of 7AM to 5PM, Mondays to Fridays, with no anticipated construction activities occurring in evenings or on weekends. The Town of West Seneca Noise Ordinance prohibits construction activities between the hours of 11:00 p.m. and 7:00 a.m. except in the case of emergencies. Additionally, fleet vehicles and staff traffic would create minor noise impacts during operations; however, any noise impacts would be short in duration, and similar to the surrounding noises of industrial and manufacturing facilities characteristic of the area. ECWA would use dump trucks with backup beepers during nighttime hours and on weekends for normal distribution system maintenance activities.

Additionally, the facility would utilize a combination of high-efficiency LED building mounted and site lighting to illuminate sidewalks and parking areas surrounding the site to enhance safety and minimize potential lighting impacts. Further, once construction is complete, the Project is not anticipated to have any material impact significantly different from the surrounding noises, lights or odors of industrial and manufacturing facilities characteristic of the area surrounding the project site. Therefore, no significant adverse noise, odor or lighting impacts have been identified as a result of the proposed project.

Impact on Public Safety

The proposed project would have an auto shop on-site for regular fleet vehicle operations and maintenance activities. Gasoline and diesel fuel would be used at this facility in compliance with State and Federal guidelines. NYS DEC Petroleum Bulk Storage (PBS) registration would be obtained as the project requires the bulk storage of petroleum or chemical products, including: 10,000 gallons of unleaded gasoline, 6,000 gallons of diesel fuel, and 500 gallons of diesel exhaust fluid (to reduce nitrogen oxide emissions). An emergency generator would also store fuel in a day tank. Hazardous wastes would be disposed of at an existing offsite hazardous waste facility. As previously mentioned, the depth to groundwater at the project site is approximately 40 feet, mitigating potential groundwater impacts from use of petroleum or chemicals.

The project would connect to the existing sanitary sewer system which has capacity to serve the project. All necessary Erie County and NYS DEC approvals related to the sanitary sewer system connection would be obtained for the proposed project.

A Phase 1 ESA performed by LaBella in September 2023 identified areas of apparent residential solid waste disposal and dumping on the eastern-southeastern portion of the



Subject Property which included an abandoned boat, a household television, wood/metal doors and associated materials, and suspect stage/ceiling lighting equipment. However, no leaks, stains, stressed vegetation, or unusual odors were observed in the areas of these discarded materials; no evidence of large-scale solid waste disposal was identified. Additionally, the Phase 1 ESA report revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property. Therefore, no significant adverse public safety impacts have been identified as a result of the proposed project.

**New ECWA Operations Center
SEQR Negative Declaration Document**

**Attachment 4
Negative Declaration Resolution**

ERIE COUNTY WATER AUTHORITY RESOLUTION PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the Erie County Water Authority (“ECWA”) is proposing to construct a new Operations Center on approximately 62 acres of land located at 5200 North America Drive in the Town of West Seneca, County of Erie (the “Operations Center Site”) which includes the construction and equipping of a new approximately 168,000 +/- square foot building containing a variety of offices, an auto shop, parts storage, a loading dock, a fuel island and a parking garage, two additional storage buildings consisting of an approximately 11,200 +/- square foot cold material storage facility and an approximately 8,500 +/- square foot gravel/salt storage facility, an approximately 150 +/- foot tall communications tower with an associated approximately 240 +/- square foot support building, and adjacent landscaped areas, picnic areas, bioretention ponds, a storm water detention pond and walking trails (collectively referred to hereinafter as the “Project”); and

WHEREAS, ECWA has reviewed the Project in light of the requirements set forth in the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and the applicable regulations promulgated thereto at 6 NYCRR Part 617 (collectively referred to as “SEQRA”); and

WHEREAS, ECWA has completed Part 1 of a Long Environmental Assessment Form (“EAF”) along with certain accompanying attachments for the Project for the purpose of conducting a review of the Project pursuant to SEQRA; and

WHEREAS, ECWA has considered the potential impacts on the environment of the Project as set forth in more detail below by undertaking a thorough review of the conditions associated with construction of the Project, including the completion of Parts 2 and 3 of the EAF; and

WHEREAS, ECWA resolves based upon the information contained in Parts 1, 2 and 3 of the EAF as completed for the Project by ECWA’s consultants, which ECWA hereby adopts as its own after review and analysis of same, as well as based on the review ECWA has completed of the EAF Mapper for the Operations Center Site where the Project work is to be performed and the documents associated with the Project, ECWA has determined that the Project will not result

in a potential significant adverse impact to the environment for the reasons set forth below in this resolution.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Project is classified as a Type 1 Action as that term is defined by 6 N.Y.C.R.R. § 617.4 of the SEQRA regulations.

2. Each of the Whereas Clauses in this Resolution are incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein.

3. ECWA has considered the significance of the potential adverse environmental impacts of the Project by: (i) carefully reviewing and examining the responses to the EAF, including the information in the completed Parts 1, 2 and 3, which ECWA hereby adopts and incorporates by reference with the enactment of this Resolution, together with examining other available supporting information and documents including the Project plans, as well as reviewing the EAF Mapper results of the Operations Center Site where Project work will be completed and assessing the potential impacts from the Project to land, stormwater and groundwater, wetlands, other water resources, agriculture, historic, archaeological and other recognized and/or protected resources, threatened or endangered plant and animal species, transportation, traffic, community character and cumulative impacts, if any, and other potential impacts as required, and considered each of the other potential impacts as required by applicable regulation; (ii) considered the criteria set forth in 6 NYCRR § 617.7(c) of the SEQRA regulations in light of such potential impacts; and (iii) thoroughly analyzed the identified areas of relevant environmental concern and finds that the Project will not result in a potential significant adverse impact on the environment for the following reasons:

Impacts to Community Character and Land:

The Project will not have a significant adverse impact on land. The location of the Project is within M-1 and M-2 Manufacturing Districts and will contain an approximately 168,000 +/- square foot building containing offices, a laboratory suite, an auto shop, parts storage, a loading dock, a fuel island, and a parking garage. The average depth to bedrock and water table at the Operations Center Site is approximately 40 feet making it suitable for the Project's construction without causing a significant adverse impact. Additionally, the Operations Center Site will contain two separate storage buildings, a 150-foot-tall communications tower, an approximately

240 +/- square foot building, and parking areas. The proposed uses are permitted within the M-1 and M-2 Manufacturing Districts; there is no change in land use proposed. The Project will also include feature landscaped areas, picnic areas, bioretention ponds, a stormwater retention pond, and may also include a walking trail and trail connections. All work will be conducted within the Operations Center Site's boundaries and will not encroach on adjacent or neighboring properties.

The Project would result in the physical alteration of approximately 57 acres of the approximately 62-acre parcel. Less than 13 acres of new impervious services will be created and up to 42 acres of meadow and brushland areas will be transformed into landscaped areas with herbicides being used on an as-needed basis. The Project will be subject to an erosion and sedimentation control plan with best management practices being implemented to ensure that erosion does not occur during the construction or post-construction phases of the Project. Excavation from site preparation activities is not anticipated.

Lastly, the Operations Center Site is located within the NYS Heritage Area called the West Erie Canal Corridor; however, all Project work will be confined within the boundaries of the Operations Center Site and will therefore not impact the West Erie Canal Corridor.

Water/Stormwater Impacts:

The Project will not have a significant potential adverse environmental impact on water, wetlands, surface water, stormwater, and/or a protected water body. One approximately 1.5-acre wetland and one Class B Stream are located within and/or adjoin the Operations Center Site which are subject to New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (USACE) jurisdiction. The Project avoids impact to this wetland and stream. The remaining on-site wetlands have been determined to be non-jurisdictional by the USACE.

Further, NYSDEC Phase II Stormwater Regulations adopted pursuant to the New York State Pollutant Discharge Elimination Permit program ("SPDES") requires approval of stormwater management system designs for projects having an overall disturbance area greater than one (1) acre. A general SPDES permit to address potential stormwater impacts will be required for the Project. ECWA shall file and seek coverage under the NYSDEC General SPDES permit program. All potential impacts from erosion, flooding or drainage will be avoided to the maximum extent practicable by the implementation of a Stormwater Pollution Prevention

Plan. Stormwater runoff would be directed to on-site stormwater management facilities, as well as a new stormwater detention pond, which discharges off-site. An erosion and sedimentation control plan to prevent erosion during construction and post construction phases of the project will also be implemented. As such, no significant adverse impacts to surface water have been identified as a result of the proposed project because it would avoid wetlands to the extent practicable and implement stormwater control measures during and after construction.

Air Quality Impacts:

The Project will not result in any significant adverse impact to air quality. No new air registrations or permits are associated with the Project. ECWA therefore finds there will be no substantive adverse impacts to air quality from the Project including from construction activities.

Impacts to Plants and Animals:

The Project will not result in a significant adverse impact on plants or animals. The endangered Northern Long-eared Bat has been identified by the U.S. Fish and Wildlife Service as a species that may occur on or near the Operations Center Site. However, given the nature of the work to be completed in constructing the Project, no significant adverse impact from same is anticipated, nor from operation of the Project. Any tree clearing at the Operations Center Site would occur during the bats' hibernation season.

Impacts on Agricultural Resources:

The Project will not result in a significant adverse impact on agricultural resources since the Operations Center Site is not located on, or adjacent to, agricultural lands.

Impacts of Aesthetic Resources:

The Project will not have a significant adverse impact on aesthetic resources.

Impacts to Historic and Archeological Resources:

The Project will not result in a significant adverse impact to historic or archaeological resources. While the Operations Center Site is within an area that is potentially sensitive for archaeological resources, pursuant to a December 18, 2023 correspondence the NYS Office of Parks,

Recreation and Historic Preservation concluded that no properties, including archaeological and/or historic resources, listed or eligible for the NYS and National Registers of Historic Places would be impacted by this Project. As a result, ECWA finds there will be no significant adverse impact to any recognized historic or archeological resources.

Impacts on Open Space and Recreation:

The Project will not have a potential significant adverse impact on existing open space and recreation. While the eastern boundary of the Operations Center Site contains a small tributary of the Buffalo Creek, recognized by NYSDEC to be a Class B stream, the Project does not disturb the creek or its banks. The Project will not impact hunting or fishing activities along Buffalo Creek; therefore, no significant adverse impacts to open space and recreation have been identified as a result of the Project.

Impacts on Critical Environmental Areas:

The Project will not have a significant adverse impact on any Critical Environmental Area as designated pursuant to 6 N.Y.C.R.R. § 617.14(g) of the SEQRA regulations.

Impacts on Transportation (Traffic):

The Project will not have a significant adverse impact on transportation or existing traffic patterns and flow. The Traffic Impact Analysis Report indicates that impacts resulting from trips generated by the new Operations Center can be mitigated with signal timing changes. Based on the scope of the Project, ECWA determines that the Project may create temporary traffic impacts between the hours of 7am to 5pm during the weekdays during the construction period, however, there will be no significant adverse impact to transportation resulting from construction activities associated with the Project.

Impacts on Energy:

The Project will not have a potential significant adverse impact on energy and/or energy use. It is anticipated that there will be no net increase in annual electricity demand as this project will relocate existing facilities.

Impacts Related to Noise, Odor and Light:

The Project will not have a significant adverse impact resulting from objectionable noise or on odor or light. The Town of West Seneca Noise Ordinance prohibits construction activities between the hours of 11:00 p.m. and 7:00 a.m. except in the case of emergencies. Construction activities associated with the Project will occur 7:00 am to 5:00 pm, Monday through Friday, only, with no anticipated construction activities occurring in evenings or on weekends. ECWA standards for noise reduction require that contractors' vehicles and equipment shall be such as to minimize noise to the maximum extent practicable. Noise levels shall conform with OSHA standards; noise levels will not be permitted which interfere with the work of others. With regards to lighting, the Project would utilize a combination of high-efficiency LED building mounted and site lighting around the Operations Center Site to minimize potential lighting impacts. Further, once construction is complete, the Project is not anticipated to have any material impact significantly different from the surrounding noises, lights or odors of industrial and manufacturing facilities characteristic of the area surrounding the Operations Center Site.

Impacts on Public Safety:

The Project will not have a significant adverse impact on public health or safety. Any gasoline and diesel fuel used at the Operations Center Site will be used and stored in compliance with State and Federal guidelines; a NYSDEC Petroleum Bulk Storage registration will be obtained as the Project requires bulk storage of petroleum or chemical products. Additionally, the 40-foot depth to groundwater mitigates potential groundwater impacts from the use of these products. Hazardous wastes will be disposed of at an existing offsite hazardous waste facility. Further, the Project will connect to an existing sanitary sewer system which has the capacity to serve the project once all necessary approvals from Erie County and NYSDEC have been obtained. Therefore, no significant adverse human health impacts have been identified as a result of the Project.

Impacts on Local Utilities:

No significant adverse impact is expected on local utilities from the Project, including to such utilities after the Project becomes operational, as no issue has been identified as to the capacity of such local utilities to provide services to the Project.

4. Based on the foregoing, and after a thorough and comprehensive review of the Parts 1, 2, and 3 of the EAF, the EAF Mapper results, and the other documents and information concerning the Project, ECWA finds that the Project will not have a potential significant adverse impact on the environment in accordance with the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and, in particular, pursuant to the criteria set forth at 6 N.Y.C.R.R. § 617.7(b) of the SEQRA regulations. Therefore, after conducting the requisite coordinated review pursuant to SEQRA, ECWA issues a Negative Declaration for the Project pursuant to 6 N.Y.C.R.R. § 617.7.

5. The Negative Declaration, which this Resolution constitutes, shall be filed and/or published to the extent required by the SEQRA regulations and/or as ECWA may deem advisable.

6. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Law and the regulations promulgated thereto at 6 N.Y.C.R.R. Part 617 by the Erie County Water Authority with offices located at 3030 Union Road, Cheektowaga, New York 14227-1097.

7. The Executive Engineer of ECWA is authorized to file this Negative Declaration, as necessary, in accordance with the applicable provisions of the law.

8. This Resolution shall take effect immediately.

Dated: May __, 2024
Cheektowaga, New York

For further information contact: Leonard Kowalski, P.E., Executive Engineer, Erie County Water Authority, 3030 Union Road, Cheektowaga, New York 14227-1097, (716) 685-8220; Email: lkowalski@ecwa.org.

A copy of this Negative Declaration resolution, as well as the documents on which it is based, will be kept on file with the Erie County Water Authority, 3030 Union Road, Cheektowaga, New York 14227-1097.

Ayes: _____
Nays: