STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Date: September 10, 2019

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: Rochester Institute of Technology
1 Lomb Memorial Drive
Rochester, New York 14623
(Monroe County)

This notice is issued pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the New York Environmental Conservation Law ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *State Environmental Quality Review ("SEQR")* process.

The Dormitory Authority of the State of New York DASNY ("DASNY"), as lead agency, has determined that the Proposed Action described below would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement ("DEIS") will not be prepared.

Title of Action: Rochester Institute of Technology ("RIT")
2019 Financing for Multi-Facility Construction and Improvements
(Independent Colleges and Universities Program)

***SEQR* Status:** Type I Action – 6 *N.Y.C.R.R.* Part 617.4(b)(6)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York ("DASNY") has received a funding request from the Rochester Institute of Technology ("RIT" or the "University") for its *2019 Financing for Multi-Facility Construction and Improvements Project* (the "Proposed Project"), pursuant to DASNY's Independent Colleges and Universities Program. The Proposed Project would consist of the design and construction of a new academic/research building, a student musical theatre, an athletic stadium complex and student housing renovations that would include building and ground improvements on the University's campus located at One Lomb Memorial Drive, Rochester, Monroe County, New York.

RIT's request for funding would also be used to refinance the University's outstanding taxable line of credit and to refund all or a portion of DASNY's outstanding RIT Insured Revenue Bonds, Series 2010 (the "Series 2010 Bonds") and Series 2012 (the "Series 2012 Bonds").[1] For purposes of the New York *State Environmental Quality Review Act ("SEQRA"),* the Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed $375 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, to be sold in negotiated sales and/or private placements at one or more times, to finance the Proposed Project.[2]

More specifically, the Proposed Project would consist of four campus improvement projects, including:

1) **IMLC Academic/Research Facility.** RIT's proposed Innovative Maker and Learning Complex ("IMLC") would consist of an approximately 180,000-gross-square-foot ("gsf"), five-story, academic/research facility that would house an approximately 10,000-net-square-foot ("nsf") maker space for permanent, seasonal, and temporary interdisciplinary collaboration, 3-D modeling and digitalization laboratories, instructional spaces, and a performing arts facility. The performing arts facility would include a black box theatre, which is an experimental theater consisting of a simple performance space that varies in size and has black walls and a flat floor, with seating for up to approximately 150 to 200 people.

   The IMLC would be located at the center of campus between Wallace Library and Monroe Hall, approximately 70 feet above grade to the south and 55 feet above grade to the north. The grading at the IMLC project site represents a full story of elevation change with the upper level adjoining The Quarter Mile Walkway, the main RIT cross-campus pedestrian walkway, and the lower elevation fronting the RIT Wallace Circle transportation hub and pedestrian walkways/bikeways. The IMLC would be an emblematic structure for current and future generations at RIT, helping the institution achieve its goal of moving the design of campus

[1] Subsequent to the issuance of DASNY's *SEQR Lead Agency Request* letter dated August 9, 2019, RIT's original request for bond financing has been modified to include the refunding of all or a portion of DASNY's outstanding RIT Series 2012 Bonds. There are no other changes to the Proposed Project as originally proposed.

[2] Approximately $150 million of the 2019 bond proceeds would be used to finance and/or reimburse costs associated with the various construction and renovation projects on the RIT campus, approximately $23 million would be used to refinance the line of bank credit, approximately $57 million would be used to refund all or a portion of the Series 2010 Bonds and approximately $145 million would be used to refund all or a portion of the Series 2012 Bonds. RIT would cover for the remaining design and construction costs of the various construction and renovation projects on the RIT campus via finance reserves or endowment gifts.

buildings in new directions while simultaneously preserving the architectural legacy of the original campus.

Renovations to Wallace Library and Monroe Hall would also occur to provide for continuous connectivity amongst the three buildings and to accommodate some of RIT's additional needs. Wallace Library is a 4-story building offering approximately 1,000 study spaces. It serves as the hub for research information exchange and is open over 120 hours per week. Monroe Hall is an academic building providing instructional spaces. As part of this new design, vehicular traffic flow through the Gleason Circle roadway would improve, eight handicap parking spaces would be relocated near Wallace Center, the drop-off location for shuttle bus commuters would be enhanced, and emergency vehicle access would be upgraded.

The expected duration of construction for the proposed IMLC would be 24 months, from fall/winter 2020 to fall/winter 2022, and the total construction cost is estimated at $125 million; including for the discrete renovations of certain Wallace Library and Student Alumni Union areas, as well as backfill for academic facilities that would be moved to new spaces in the IMLC.

2) **Student Musical Theatre.** RIT's proposed student musical theatre would be developed on the existing parking lot and lawn areas located immediately west of Institute Hall, east of Engineering Hall, and north of the Golisano College of Computing and Information Services ("GCCIS"). The proposed theatre would be a new, one-story building totaling approximately 40,000 gsf, which would include an approximately 30,000-gsf performance hall with functioning performance support areas, storage, and green room and an approximately 10,000-gsf entrance lobby/circulation space for hosting events.

   The performance hall would have approximately 500 to 800 seats and would be intended primarily for campus community performances that would be scheduled outside of normal class hours. The theatre would also be open to off-campus public. An exterior plaza would be developed at the building's entrance. The expected height of the building above grade would be approximately 30 feet. The building site would repurpose a previously disturbed and developed site and would be designed to support a future addition of a large performance and lecture center with approximately 1,500 seats. The design would include renovations to the quadrangle adjacent to Engineering Technology Hall and renovations to pedestrian walkways along the quadrangle, William and Mortimer Reynolds Drive, and between Institute Hall and Engineering Hall.

   The design would result in the loss of approximately 100 faculty-reserved parking spaces (not general admission spaces); however, this loss would be accommodated by the already planned reconfiguration of adjacent RIT Parking Lot J, which would add approximately 100 spaces. Additionally, existing parking in nearby lots would be sufficient to host off-campus visitors, provided performances are scheduled outside normal class hours, as intended. The estimated construction cost of the proposed student musical theatre is $20-22 million, and construction is anticipated to be 18 months in duration.

3) **Athletic Stadium Complex.** RIT has identified two alternative locations (Alternate Site 1 and Alternate Site 2) for a new athletic stadium complex that would seat approximately 2,500

people and would include a turf field, concessions, restrooms, training facilities and locker rooms. Alternate Site 1 would be the existing varsity game field and track complex (Tiger Stadium) located east of RIT Parking Lot D and south of Andrews Memorial Drive. Alternate Site 2 would be in the existing practice/playing fields east of Lomb Memorial Drive and north of Andrews Memorial Drive.

The new athletic stadium complex would host National Collegiate Athletic Association ("NCAA") sports, primarily men's and women's lacrosse and soccer. RIT would also utilize the facility for intramural and recreation sports based on availability. Approximately 100 events would be hosted at the new stadium on an annual basis, including 60 University contests and an additional 40 local community events. These events would be held outside of normal class hours and parking would be available in the existing lots surrounding the current stadium site, including RIT Parking Lots D, G and N. No new parking is expected to be required. Personal vehicles used by the local community would typically access the stadium via Jefferson Road through Lomb Memorial Drive or Lowenthal Road, while campus spectators are expected to utilize the campus shuttle bus system.

The new athletic stadium complex would use light emitting diode ("LED") lighting, which is directional; therefore, it would not contribute to light pollution. The nearest residential neighborhood, located in the Town of Chili, is approximately 0.5 mile west of the proposed athletic stadium alternate sites, just beyond the Genesee River. The closest Town of Henrietta residential neighborhood is also located west of campus and would be approximately 1 mile from both of the proposed alternate sites; industrial districts border the campus to the north, east, and south.

The proposed stadium site would cover approximately 5 acres of land, and the total size of the stadium is estimated to be 600 feet long by 300 feet wide, or 180,000 gsf. The estimated construction cost is $25-30 million, and construction would be approximately 16 months in duration.

4) **Riverknoll Student Housing Renovation (Building and Ground Improvements).** RIT's Riverknoll Apartment Complex ("Riverknoll") would be rehabilitated, including building and ground improvements. Riverknoll, which was constructed in 1970 and currently contains 24 buildings with 177 units and 513 beds, consists of modular, wood-frame construction that is now beyond its service life. RIT plans to demolish and remove one building (#RKA 332-376) in order to reconfigure the apartment parking lot for more parking spaces for housing tenants, and the remaining buildings of this centrally-located complex would be renovated in three planned phases to create a landscaped and more architecturally-pleasing student housing quad. Ultimately, the proposed Riverknoll Student Housing Renovation would result in 23 buildings with 169 units and 497 beds. The deficiency of 16 beds would be made up at RIT's existing facilities and would not result in the permanent displacement of beds on campus. As a result of the proposed renovations, all of the Riverknoll buildings would be Americans with Disabilities Act ("ADA") accessible, and one of the buildings (with eight apartments) would receive extensive rehabilitation on the first floor to be ADA compliant. The façade and appearance of Riverknoll would be similar to the nearby Global Village housing; thus, providing better architectural cohesion in that part of the campus.

Additional ground improvements and landscape renovations would include simplification of sidewalks and building entries into fewer shared walkways and improved green spaces, including a new volleyball court, pavilion, and reconstruction of a pedestrian recreation pathway. A tennis court and additional greenspace would replace an abandoned roadway and a University Common Apartments complex parking lot located south of Kimball Drive. The design would result in changes in traffic patterns that would include an egress at a new location on Andrews Memorial Drive. The number of parking spaces are expected to remain the same for Riverknoll (328 spaces); however, an estimated 57 parking spaces (including 4 handicap spaces) would be lost in the University Common Apartments complex out of its existing parking capacity of 933 spaces.

The project would progress in three phases between summer 2020 and would be completed by fall 2022. Phase 1 would include renovations to eight buildings located west of the RIT Parking Lot S, south of Student Way, and north of Kimball Drive. Phase 2 would include renovations to eight buildings located southwest of Charters Way and east of Kimball Drive. Phase 3 would include renovations to seven buildings located north of Charters Way and east of Kimball Drive. During the planned construction phases, the student population would be relocated to other existing housing available on campus that can absorb the temporarily dislocated students.

The total area to be affected by the Riverknoll renovations and ground improvements is approximately 14.5 acres. The project budget for building rehabilitation is approximately $20 million; an additional $6 million is estimated for site costs and $2 million is estimated for furniture and equipment costs, for a total project budget of $28 million.

Location of Proposed Project

The RIT campus, situated within the Town of Henrietta in Monroe County, New York, is generally bounded by Jefferson Road/New York State Route ("NYS Route") 252 to the north, East River Road to the west, Bailey Road to the south and John Street to the east. The proposed IMLC would be located south of the cross-campus Quarter Mile Walkway, between Wallace Library and Monroe Hall. The project site for the student musical theatre is an existing parking lot and lawn area located immediately west of Institute Hall, east of Engineering Hall, and north of the GCCIS building. There are two alternative locations (Alternate Site 1 and Alternate Site 2) for the proposed new athletic stadium complex. Alternate Site 1 would be the existing varsity game field and track complex (Tiger Stadium) located east of RIT Parking Lot D and south of Andrews Memorial Drive, and Alternate Site 2 would be in the existing practice/playing fields east of Lomb Memorial Drive and north of Andrews Memorial Drive. RIT's Riverknoll Apartment Complex is located on the west end of the campus at Kimball Drive.

The proposed project sites described above are located on RIT's approximately 1,300-acre campus within the Andrews Memorial Drive interior campus roadway loop, except for the athletic stadium complex Alternate Site 2, which is located just outside of the interior roadway loop, to the north of Andrews Memorial Drive.

Description of the Institution

RIT is an independent, coeducational, nonsectarian, not-for-profit institution of higher education chartered by the Board of Regents of the State of New York. The RIT campus occupies an approximately 1,300-acre site in suburban Rochester. RIT also offers programs at international campuses in China, Croatia, Dubai, and Kosovo. RIT employs over 4,000 people and enrolls over 19,000 full- and part-time students who represent all 50 states and over 100 nations.

The Institute was created in 1891 by the merger of an influential cultural association, the Rochester Athenaeum, founded in 1829, and a technical training school, the Mechanics Institute, founded in 1885. First known as The Rochester Athenaeum and Mechanics Institute, the Institute adopted the name Rochester Institute of Technology in 1944 and awarded its first Bachelor of Science degree in 1955. In 1961, the Institute decided to move from downtown Rochester to nearby Henrietta. RIT purchased farmland and began construction on a new campus in 1964. The Institute moved to its current location in 1968.

RIT's academic majors are offered through its nine colleges and two degree-granting units; including the College of Art and Design, Saunders College of Business, Golisano College of Computing and Information Sciences, Kate Gleason College of Engineering, College of Engineering Technology, College of Health Sciences and Technology, College of Liberal Arts, College of Science, School of Individualized Study, Golisano Institute for Sustainability, and National Technical Institute for the Deaf. The Institute offers 85 bachelor's degree programs, 77 master's degree programs, 8 Ph.D. programs and 28 accelerated dual degree programs.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review in accordance with the procedures set forth in the *State Environmental Quality Review Act ("SEQRA"),* codified at Article 8 of the New York *Environmental Conservation Law ("ECL")*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *SEQR* process. Generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project were employed to assess potential impacts.

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law ("PRHPL"),* as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP").

Additionally, the Proposed Project was analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act ("SGPIPA")*, Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *Smart Growth Impact Statement Assessment Form ("SGISAF")* is included with this determination.

The Proposed Project. The Proposed Project constitutes a Type I action as specifically designated by 6 *N.Y.C.R.R.* 617.4(b)(6) of the *SEQR* implementing regulations. On August 9, 2019, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form ("FEAF") Part 1* that was prepared for the Proposed Project by representatives of RIT, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming *SEQR* lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *FEAF Part 1,* including the *Supplemental Report* prepared by HDR dated August 2019, that analyzed potential environmental impacts associated with the Proposed Project (see attached). DASNY representatives also visited the Project Site and its environs and discussed the Proposed Project's environmental effects with representatives of RIT, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *FEAF Part 2* (see attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

The Refinancing and Refunding Component. Proceeds from the proposed bond issuance would be used, in part, to refinance a taxable bank loan with an outstanding balance of approximately $23 million. The bank loan was used for various capital projects located at RIT's campus, including the construction of new student housing. Proceeds from the proposed bond issuance would also be used, in part, to refund DASNY's RIT Series 2010 Bonds (approximately $57 million) and Series 2012 Bonds (approximately $145 million). In accordance with *SEQR*, *"investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt"* are Type II actions as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(29). Type II "actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."[3] Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

General Findings. The Proposed Project would consist of the design and construction of a new IMLC, student musical theatre and athletic stadium complex, and student housing renovations at the Riverknoll Apartment Complex that would include building and ground improvements on the University campus. Approximately $150 million of bond proceeds would be utilized to finance, refinance, and/or reimburse the Institute for design, construction and renovation costs related to the four projects, described above.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project, assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following: Land Use, Zoning and Public Policy, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure,

[3] 6 *N.Y.C.R.R.* § 617.5(a).

Solid Waste and Sanitation Services, Use and Conservation of Energy, Transportation, Air Quality, Noise and Construction (see *FEAF Supplemental Report*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

As noted in the *FEAF Supplemental Report*, the RIT campus is located within the Town of Henrietta's R-1-15 Residential Zoning District. The Proposed Project components would be permitted uses in the R-1-15 Residential District. No change in zoning would be required, and no significant adverse zoning impacts would occur. However, because the proposed IMLC and the light tower masts for the proposed athletic stadium would exceed the 35-foot height limit, RIT would need to obtain a special permit from the Henrietta Town Board in accordance with the Town Code. Considering that the Proposed Project components would be within the RIT campus, would not be adjacent to any non-university properties, and that many of existing campus buildings are of a similar height, RIT anticipates that the special permit would be granted as part of the Town's Site Plan Review process.

Also noted in the *FEAF Supplemental Report,* there may be some impacts to surface waters related to construction activities at the project sites. Based on information provided by the U.S. Fish and Wildlife Service's ("USFWS") National Wetlands Inventory ("NWI") and New York State Department of Environmental Conservation ("NYSDEC") regulatory freshwater wetland maps, there are NYSDEC mapped wetlands and regulated 100-foot-buffer areas on or adjacent to the proposed IMLC site, Riverknoll student housing renovation site, and the athletic stadium complex at Alternate Site 2.

These project sites pass through the regulated 100-foot buffer area surrounding NYSDEC wetland BR-5, and the northern edge of the proposed Alternate 2 site is within the NYSDEC wetland BR-5. Both the proposed IMLC site and the Riverknoll student housing renovation site are entirely urbanized, consisting of maintained landscaped areas, campus roadways and paved paths with no observable wetlands. The Alternate Site 2 for the proposed athletic stadium complex, however, is an open, grassy field bordered by a drainage ditch to the west and an undeveloped forested area to the north. Prior to construction, wetland delineations would need to be conducted to determine the actual limits of regulated freshwater wetlands on these project sites. Construction best management practices and other protective measures would be required to minimize potential impacts to regulated wetlands and the adjacent buffer zones.

Per correspondence received from the New York State Department of Transportation ("NYSDOT") dated April 30, 2019, coordination with NYSDOT would be required for any work within the right of way of any State Highway and with NYSDOT's planned maintenance and/or capital improvements through its Monroe County (East) Maintenance Office (see *FEAF Supplemental Report, Appendix A – Agency Correspondences*). Occupancy of any state-owned property (short or long term) may require a Permit for Use of State-Owned Property from NYSDOT's Right-of-Way Office, and NYSDOT requires any tree or shrub removals within the State right of way to be replaced with an equivalent amount of plants.

Moderate Impacts on Land. As identified in *FEAF Part 2.1*, there would be some moderate impacts to the land surface related to construction activities at the project sites. The Proposed Project would involve the excavation and removal of an estimated 27,000 cubic yards (30,000

tons) of natural material over a period of 24 months. Topsoil/suitable soils are expected to be stored on campus or used as fill for other ongoing projects. Dewatering operations are not expected at the proposed excavation areas for the IMLC and student musical theater based on past projects in the area, at which groundwater was encountered at a depth of 15 feet below ground. Very minimal excavation would be anticipated at either of the alternate athletic stadium sites because of existing grade elevations.

During the construction phase, soil and slope stabilization measures would be implemented to reduce soil movement and potential erosion during construction. Since the Proposed Project is expected to disturb more than one acre of land, the Proposed Project would be subject to New York State Department of Environmental Conservation ("NYSDEC") Stormwater Regulations and would require a *State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharges from Construction Activity* from NYSDEC. A Stormwater Pollution Prevention Plan ("SWPPP") would be prepared and implemented in accordance with the permit.

Moderate Impacts on Energy. As identified in *FEAF Part 2.14*, there would be some moderate impacts on energy related to the Proposed Project. When completed, the Proposed Project components would involve heating and/or cooling of approximately 220,000-gsf of new building area. The New York State Electric and Gas Corporation ("NYSE&G") provides gas and electricity services to the RIT campus, and it is anticipated that hot water, heating, and air conditioning for the Proposed Project components would be provided by new on-campus boilers. The estimated annual electricity demand during operation would be approximately 180 kilowatts ("kW") for the IMLC, 40 kW for the student musical theatre, and 300 kW for the athletic stadium; electricity demand is not expected to change as a result of the proposed Riverknoll student housing renovations. Overall, the Proposed Project components are estimated to result in a net increase of approximately 520 kW in electricity, which is insignificant compared to existing campus levels.

SHPA. The project sites do not contain any historic buildings listed or potentially eligible for listing in the State and/or National Registers of Historic Places ("S/NR"). However, the project sites are located within areas identified as archaeologically sensitive. The New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project (OPRHP №. 19PR05897). In a letter dated August 28, 2019, OPRHP rendered an opinion that *"…no properties, including archaeological and/or historic resources, listed in or eligible for the [S/NR] will be impacted by this project."* (see *FEAF Supplemental Report, Appendix A – Agency Correspondences*). Likewise, it is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

SGPIPA. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* that was prepared in accordance with the *SGPIPA* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the *SSGPIPA*, Article 6 of the *ECL*, is detailed in the *SGISAF* (see attached). In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

Summary. DASNY has reviewed the Proposed Project using criteria provided in Part 617.7 of *SEQRA* and has determined that:

(i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
(ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
(iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
(iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
(v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
(vi) there will be no major change in the use of either the quantity or type of energy;
(vii) there will be no creation of a hazard to human health;
(viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
(ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
(x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
(xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
(xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
(xiii) there will be no other significant adverse environmental impacts.

Based on the above, and the additional information contained herein, DASNY, as lead agency, analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

For Further Information:

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STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR THE
ROCHESTER INSTITUTE OF TECHNOLOGY (RIT)
2019 FINANCING FOR MULTI-FACILITY CONSTRUCTION AND IMPROVEMENTS PROJECT

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STATE ENVIRONMENTAL QUALITY REVIEW
FULL ENVIRONMENTAL ASSESSMENT FORM

for the

Rochester Institute of Technology
2019 Financing for Multi-Facility Construction and Improvements
Town of Henrietta, New York

Prepared on behalf of:

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1 Lomb Memorial Drive
Rochester, Monroe County, New York 14623

Prepared for Lead Agency:

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September 2019

TABLE OF CONTENTS

LIST OF FIGURES

TABLES

APPENDICES

1.0 FULL ENVIRONMENTAL ASSESSMENT FORM

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Rochester Institute of Technology (RIT) 2019 Financing for Multi-Facility Construction and Improvements		
Project Location (describe, and attach a general location map): RIT Campus, 1 Lomb Memorial Drive, Henrietta, Monroe County		
Brief Description of Proposed Action (include purpose or need): RIT is proposing four campus improvement projects: a new academic/research facility (IMLC), student musical theatre, athletic stadium complex, and student housing renovations with building and ground improvements. The IMLC would be a new approx. 180,000 gsf, five-story building located between Wallace Library and Monroe Hall and would house an approx. 10,000-nsf maker space. As part of the design, renovations would occur to Wallace Library and Monroe Hall. The new student musical theatre would repurpose an existing parking lot and lawn area located immediately west of Institute Hall, east of Engineering Hall, and north of th GCCIS. The proposed theatre would be a new one-story building totaling approx. 40,000 gsf, including an approx. 30,000 gsf performance hall and 10,000 gsf lobby. The new 180,000 gsf athletic complex is expected to seat 2,500 people and will have concessions, restrooms, and locker rooms. There are two alternative locations proposed for the stadium: Alt 1 would be the existing stadium site and Alt 2 would be in an existing open field north of Andrews Memorial Drive. Student housing renovations would occur in three phases at the Riverknoll Apartment Complex and would include the rehabilitation of 23 buildings and demolition of 1 building, simplification of traffic flow and walkways, and improved greenspaces. The expected duration of construction for the four components is fall/winter 2019 through summer 2022, and the total construction cost is estimated at $188 million.		
Name of Applicant/Sponsor: Rochester Institute of Technology (James H. Watters, Senior Vice President)	Telephone: 585-475-2378 E-Mail: jhwbgt@rit.edu	
Address: 5 Lomb Memorial Drive		
City/PO: Rochester	State: NY	Zip Code: 14623-5603
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, or Village Board of Trustees ☑Yes ☐No	Town of Henrietta - special use permit for building height and stadium light tower mast height	2020-21
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Local Floodplain Administrator Review	2020-21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Monroe County Department of Public Health - Water Application	2020-21
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC SPDES GP/Freshwater Wetland, SHPO 106 Consultation, DASNY Funding Approval	2020-21
h. Federal agencies ☑Yes ☐No	USACE Section 404	2020-21

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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?
Residential R-1-15

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? Rush-Henrietta Central School District

b. What police or other public protection forces serve the project site?
Town of Henrietta and Monroe County

c. Which fire protection and emergency medical services serve the project site?
Town of Henrietta and Monroe County

d. What parks serve the project site?
Closest municipal/state parks are Lynch Woods Nature Park, Genesee Valley Park, Brookdale Preserve; however the RIT Campus provides a lot of on-site open space opportunities.

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)? Institutional

b. a. Total acreage of the site of the proposed action? 10 acres
b. Total acreage to be physically disturbed? 30 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 600 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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
The four improvement projects would be constructed concurrently; Riverknoll housing renovations would occur in three planned phases between 2020 and 2022. The start of each consecutive phase would be dependent on the completion of the previous phase.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 3

ii. Dimensions (in feet) of largest proposed structure: 70 height; 200 width; and 200 length

iii. Approximate extent of building space to be heated or cooled: 220,000 square feet

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

If Yes,

i. Purpose of the impoundment:

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

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

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

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

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

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? soil removal

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

- Volume (specify tons or cubic yards): approximately 27,000 cubic yards
- Over what duration of time? 24 months

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

topsoil; suitable soils are expected to be stored on campus or will be used as fill for other ongoing projects

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Dewatering operations are not expected at the proposed excavations for the IMLC and Theater based on past projects in the area, which found groundwater at >15 ft. Very minimal excavation at Stadium because of existing grade elevations.

v. What is the total area to be dredged or excavated? 5.97 acres

vi. What is the maximum area to be worked at any one time? 5.97 acres

vii. What would be the maximum depth of excavation or dredging? 10 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

To be determined during design development.

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): NYSDEC regulated freshwater wetlands: Wetland ID: BR-5, Class I; USWFS NWI wetlands: PSS1E, R4SBAx, and R4SBC

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:
excavation, fill, and placement of structures

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 576,000 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: Town of Henrietta Water District 44
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 192,000 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 - the Proposed Project components would utilize advanced water conservation measures.

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

- Name of wastewater treatment plant to be used: municipal sanitary sewer system on East River Road
- Name of district: Town of Henrietta Sanitary District 44
- 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

infrastructure for stormwater will be as required by code

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? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

0 Square feet or 0 acres (impervious surface)

_____ Square feet or 20 acres (parcel size)

ii. Describe types of new point sources. Most of existing site conditions are already impervious (parking lots or walkways except for the stadium which would become another stadium). However, small concentrated stormwater flows will occur w/ ditches.

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)?

infrastructure for stormwater will be as required by code

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

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? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

none

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

only small construction equipment (excavators and jack-hammers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

boilers/HVAC systems and emergency generators

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? ☑ Yes ☐ No

If Yes:

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) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:
- TBD Tons/year (short tons) of Carbon Dioxide (CO_2)
- TBD Tons/year (short tons) of Nitrous Oxide (N_2O)
- TBD Tons/year (short tons) of Perfluorocarbons (PFCs)
- TBD Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- TBD Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- TBD Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ 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): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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:

vi. Are public/private transportation service(s) or facilities available within ½ 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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

peak estimates: IMLC = 180 kW ; student musical theater = 40kW; athletic stadium complex = 300 kW; and Riverknoll student housing = no increase

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: facilities will operate as currently
- Saturday: facilities will operate as currently
- Sunday: facilities will operate as currently
- Holidays: facilities will operate as currently

ii. During Operations:

- Monday - Friday: facilities will operate as currently
- Saturday: facilities will operate as currently
- Sunday: facilities will operate as currently
- Holidays: facilities will operate as currently

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:

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:

LED directional lighting for new athletic stadium complex aimed at playing field(s); at a height of approximately 40-45 feet, proximity to nearest occupied structure (Mark Ellingson Hall - student housing) is approximately 0.25 miles.

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

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

iii. Generally, describe the proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 12 tons per month (unit of time)
- Operation : 4-6 tons per year (unit of time)

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

- Construction: to be determined during design.
- Operation: to be determined during design.

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

- Construction: Mill Seat Landfill, Bergen, NY and High Acres Landfill, Fairport, NY
- Operation: Mill Seat Landfill, Bergen, NY and High Acres Landfill, Fairport, NY

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: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

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

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

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

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☑ Agriculture ☐ Aquatic ☑ Other (specify): undeveloped/vacant land

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	16	16	0
• Forested	2.5	0	-2.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.5	0	-0.5
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: grass fields, nature trails, tennis courts, Polisseni Center, track complex, aquatics center, fitness center, etc.

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:

Margaret's House, an on-campus child care center (approx. 1,000 feet from athletic stadium complex)
National Technical Institute for the Deaf (approx. 1,000 feet from athletic stadium complex)

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

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

Materials generated from art, photography, science and engineering programs, and campus-wide facility management activities are accumulated near the point of generation in SAAs, then moved to RIT's 90-day Hazardous Waste Storage Areas for secure storage until transport off-site.

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): 828070 and 828171

☐ Neither database

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

hazardous waste storage facility at Physical Plant, Building 99 and Building No. 8 container storage areas - RCRA report concluded no known or suspected releases and that further corrective action at the site was not necessary

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): 828070

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Red Creek General Testing operated an analytical laboratory at this site from 1971 to 1981, when location was not served by a public sewer; therefore, wastes were discharged to a large septic tank. DEC conducted testing in 1992 and found no contamination resulting from wastes disposal. Currently, the area is served by public water and sewers.

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? >6.5 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:

Niagara silt loam	25.1 %
Canandaigua silt loam	19.9 %
Ontario fine sandy loam, 3-8% slope	14.8 %

d. What is the average depth to the water table on the project site? Average: 2.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	25 % of site
☐	Moderately Well Drained:	_____ % of site
☑	Poorly Drained	75 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	90 % of site
☑	10-15%:	10 % of site
☐	15% or greater:	_____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name 821-10, 821-62 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Red Creek and tributaries – Unknown Toxicity – Recreation;Aquatic Life

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: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

gray squirrel	opossum	small amphibians (i.e. toads)
eastern chipmunk	sparrows and starlings	mice/moles
raccoon	Canada geese	woodchucks

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): Silver Maple-Ash Swamp

ii. Source(s) of description or evaluation: NYNHP, NYSDEC EAF Mapper & Environmental Resource Mapper

iii. Extent of community/habitat:

- Currently: 282.7 acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

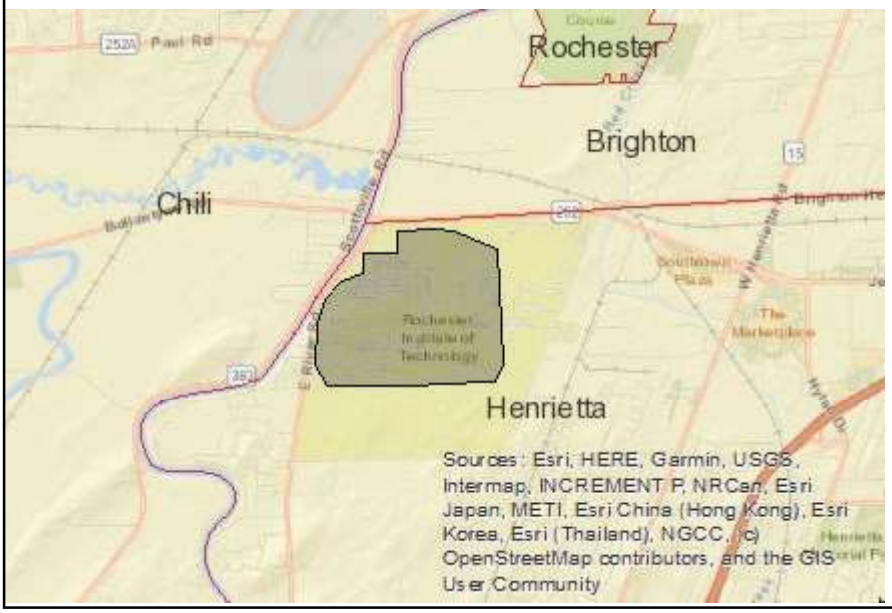
Applicant/Sponsor Name Dr. James H. Watters / RIT Date August 12, 2019

Signature James Watters (Aug 13, 2019) Title Sr. VP Finance & Administration

PRINT FORM

EAF Mapper Summary Report

Friday, July 26, 2019 2:08 PM



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

B.i.i [Coastal or Waterfront Area]	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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	828070
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]	821-10, 821-62
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Red Creek and tributaries – Unknown Toxicity – Recreation;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Silver Maple-Ash Swamp
E.2.n.i [Natural Communities - Acres]	282.7
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

Agency Use Only [If applicable]

Project : RIT 2019 Financing

Date : September 2019

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

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)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☑
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

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	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

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	☑	☐
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	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
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	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
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	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

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)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐ NO ☑ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☑	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☑	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☑	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☑	☐
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	☑	☐
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	☑	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☑	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☑	☐
f. Other impacts: _____ _____		☐	☐

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.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐

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	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
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	☑	☐
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	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
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	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

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.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☑	☐
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	☑	☐
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	☑	☐

d. Other impacts: _____ _____		☐	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ 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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

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)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ 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	□	□
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	□	□
c. Other impacts: _____ _____		□	□

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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☑	☐
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	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

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	☑	☐
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	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

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

	Relevant Part I Question(s)	No,or small impact may cccur	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	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐
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	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
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	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	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	☑	☐
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	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
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, Elb	☑	☐
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	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
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	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : RIT 2019 Financing

Date : September 2019

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.

The assessment presented in FEAF Parts 1 and 2, and the Supplementary Documentation, attached, demonstrate that the Proposed Project would not result in significant adverse impacts.

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
FEAF Supplemental Documentation

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Dormitory Authority of the State of New York (DASNY) 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.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: Rochester Institute of Technology (RIT) 2019 Financing for Multi-Facility Construction and Improvements

Name of Lead Agency: DASNY

Name of Responsible Officer in Lead Agency: Robert S. Derico, R.A.

Title of Responsible Officer: Acting Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency: Date: 09/10/2019

Signature of Preparer (if different from Responsible Officer) Date: 09/10/2019

For Further Information:

Contact Person: Sara E. Stein, AICP, Senior Environmental Manager, DASNY

Address: One Penn Plaza, 52nd Floor, New York, New York 10119

Telephone Number: (212) 273-5092

E-mail: SStein@dasny.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

PRINT FULL FORM

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION AND PURPOSE

The Dormitory Authority of the State of New York ("DASNY") has received a funding request from the Rochester Institute of Technology ("RIT" or the "University") for its *2019 Financing for Multi-Facility Construction and Improvements* project (the "Proposed Project"), pursuant to DASNY's Independent Colleges and Universities Program. The Proposed Project would consist of the design and construction of a new academic/research building, a student musical theatre, an athletic stadium complex, and student housing renovations that would include building and ground improvements on the University campus.

RIT's request for funding would also be used to refund all or a portion of DASNY's outstanding RIT Insured Revenue Bonds, Series 2010 (the "Series 2010 Bonds") and Series 2012 (the "Series 2012 Bonds") and to refinance the University's outstanding taxable line of credit.[1] For purposes of the *State Environmental Quality Review Act ("SEQRA")*, the Proposed Action would involve DASNY's authorization of the issuance of up to $375 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds to finance the Proposed Project.[2] Each specific element of the Proposed Project is described below and shown in Figure 1, Project Location Map.

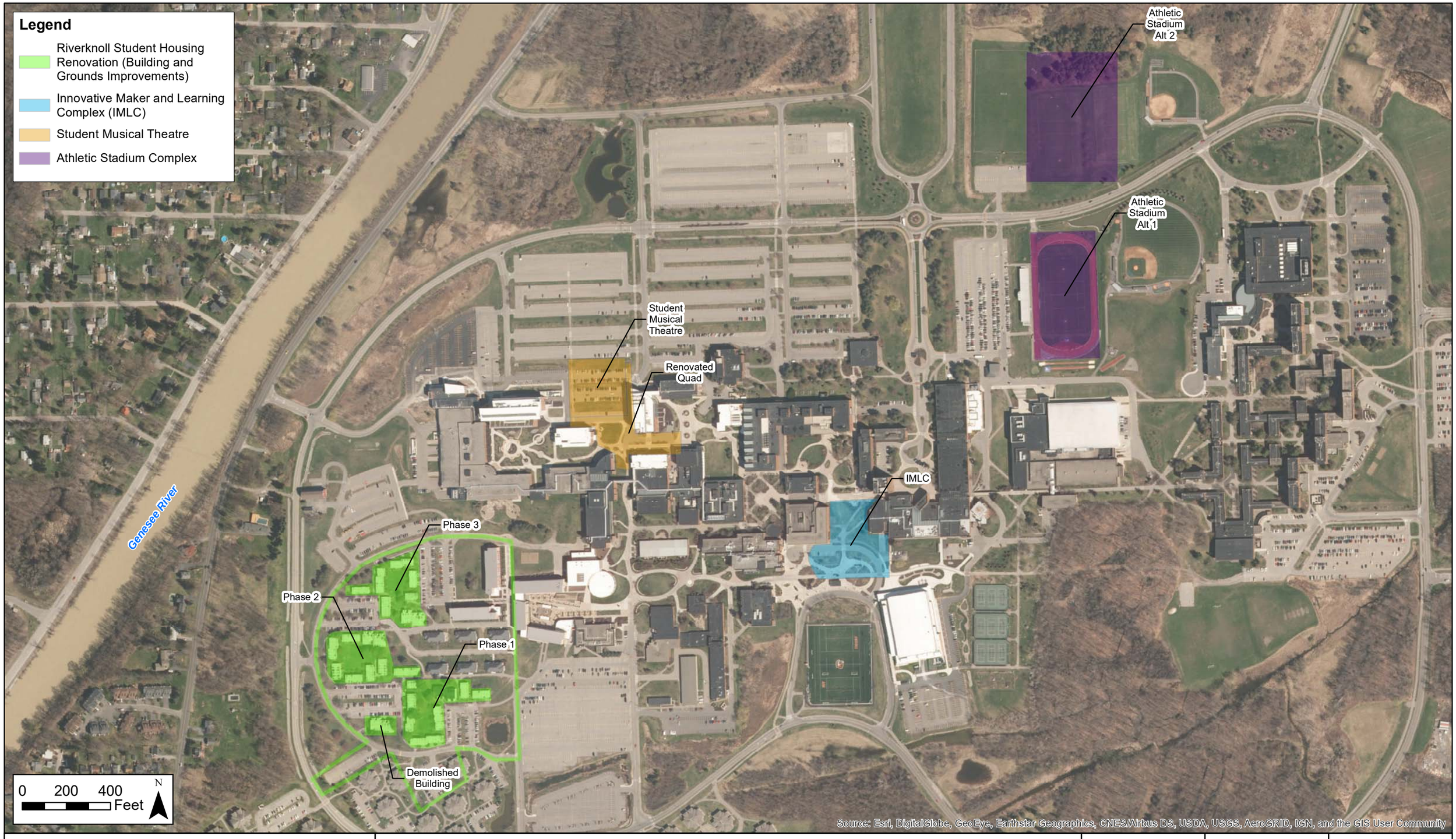
IMLC Academic/Research Facility

The proposed Innovative Maker and Learning Complex ("IMLC"), RIT's new academic/research facility, would be a new approximately 180,000-gross-square-foot ("gsf"), five-story building (approximately 70 feet above grade to the south and 55 feet above grade to the north) located at the center of campus between the Wallace Library and Monroe Hall (Figures 2a and 2b). The new IMLC building would house an approximately 10,000-net-square-foot ("nsf") maker space for permanent, seasonal, and temporary interdisciplinary collaboration, 3-D modeling and digitalization laboratories, instructional spaces, and a performing arts facility that would include a black box theatre, an experimental theater consisting of a simple performance space that varies in size and has black walls and a flat floor, with seating for up to approximately 150 to 200 people.[3] The grading at the IMLC project site represents a full story of elevation change with the upper level adjoining The Quarter Mile Walkway, the main RIT cross-campus pedestrian walkway, and the lower elevation fronting the RIT Wallace Circle transportation hub and pedestrian walkways/bikeways.

1 Subsequent to the issuance of DASNY's *SEQR Lead Agency Request* letter dated August 9, 2019, RIT's original request for bond financing has been modified to include the refunding of all or a portion of DASNY's outstanding RIT Series 2012 Bonds. There are no other changes to the Proposed Project as originally proposed.

2 Approximately $150 million of the 2019 bond proceeds would be used to finance and/or reimburse costs associated with the various construction and renovation projects on the RIT campus, approximately $57 million would be used to refund the Series 2010 Bonds, approximately $145 million would be used to refund the Series 2012 Bonds and approximately $23 million would be used to refinance the line of bank credit. RIT would cover for the remaining design and construction costs of the various construction and renovation projects on the RIT campus via finance reserves or endowment gifts.

3 Also see https://en.wikipedia.org/wiki/Black_box_theater



HDR 500 Seventh Avenue New York, NY 10018	Project Location Map **RIT 2019 Financing for Multi-Facility Construction and Improvements**	**Job No.** 10175327	**Date** 08/09/2019	**Figure No.** 1

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The IMLC would be an emblematic structure for current and future generations at RIT, helping the institution achieve its goal of moving the design of campus buildings in exciting new directions while simultaneously preserving the architectural legacy of the original campus. Renovations to the Wallace Library to the west and renovations to Monroe Hall to the east would also occur to provide for continuous connectivity amongst the three buildings and to accommodate some of RIT's additional needs. The Wallace Library is a four-story building offering approximately 1,000 study spaces. The high-technology library serves as the hub for research information exchange and is open over 120 hours per week. Monroe Hall is an academic building providing instructional spaces. As part of this new design, vehicular traffic flow through the Gleason Circle roadway would improve, eight handicap parking spaces would be relocated near the Wallace Center, the drop-off location for shuttle bus commuters would be enhanced, and emergency vehicle access would be upgraded.

Overall, the IMLC would enable transformational learning where students and faculty have space to accelerate learning through deep engagement across disciplines. The IMLC would become the center of the University, encompassing approximately 180,000 gsf including a major makerspace, or specialized, student-focused room where hobbyists would combine science and technology to create innovative products and solutions, collaboration space for interdisciplinary teams, and dynamic classrooms empowering experiences, creations, collaboration, experimentation and innovation.[4] In addition, the IMLC would showcase the transformation of the Wallace Library into a collaboration space of the future and enhancements to the Student Alumni Union. The need to build the IMLC, along with its new classrooms, was identified in a recent Academic Space Assessment prepared for the campus (RIT, 2017).

The expected duration of construction for the IMLC would be 24 months, from fall/winter 2020 to fall/winter 2022, and the total construction cost is estimated at $125 million; including for the discrete renovations of certain Wallace Library and Student Alumni Union areas, as well as backfill for academic facilities that would be moved to new spaces in the IMLC.

4 Also see https://www.rit.edu/research/simonecenter/construct-makerspace

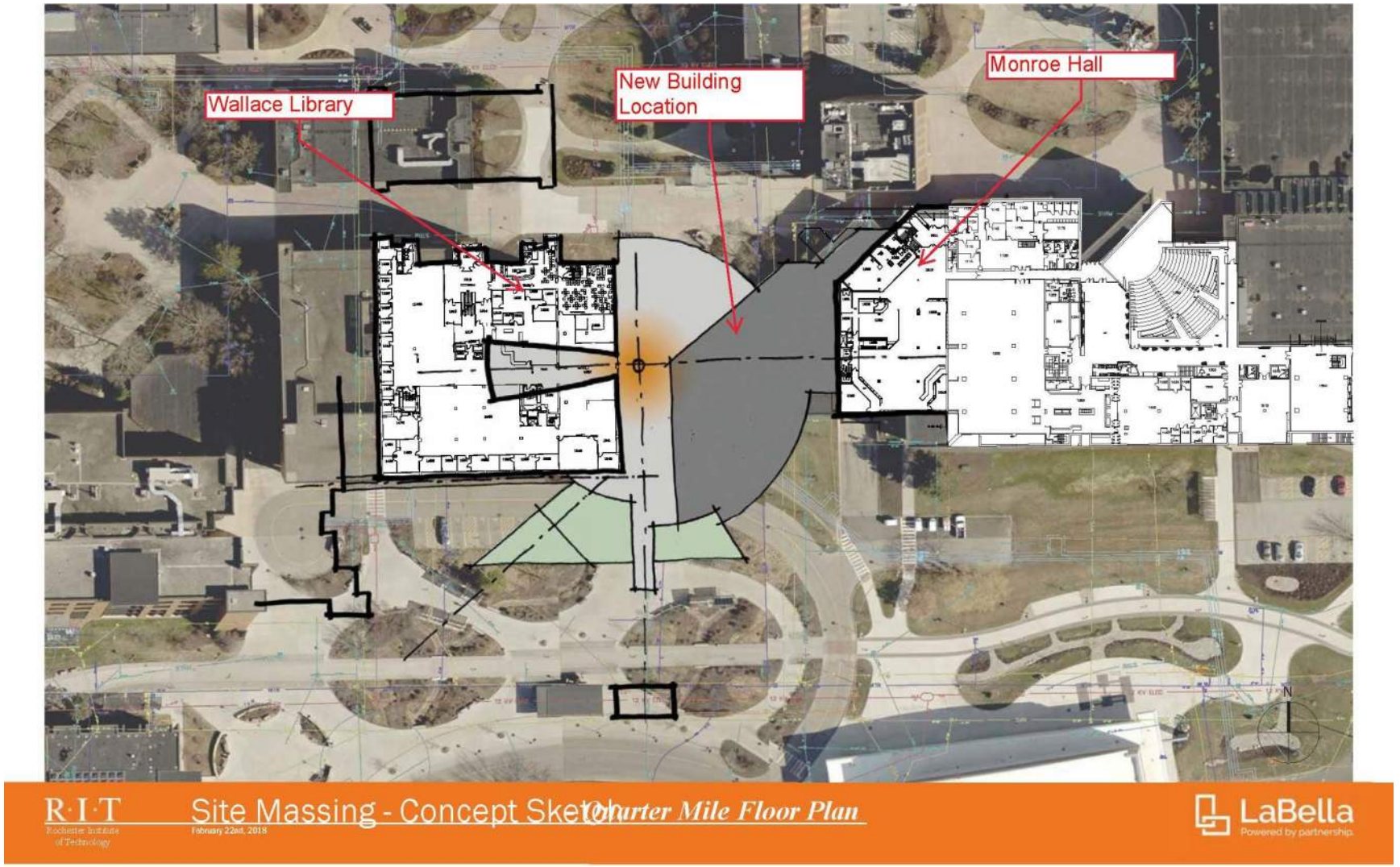


Figure 2a. Concept Sketch for IMLC – Floor Plan

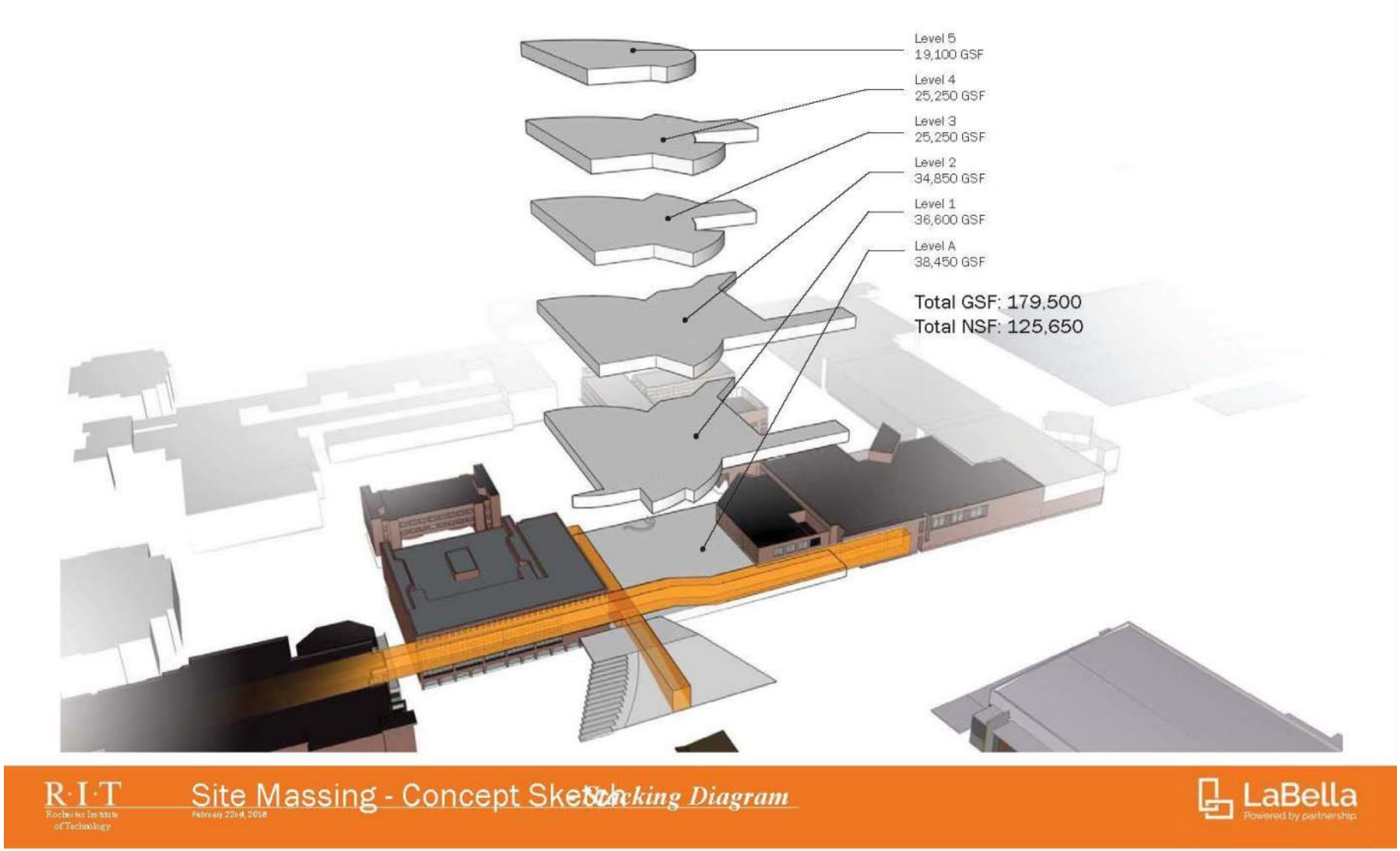


Figure 2b. Concept Sketch for IMLC – Stacking Diagram

Student Musical Theatre

RIT's proposed student musical theatre would be developed on the existing parking lot and lawn areas located immediately west of Institute Hall, east of Engineering Hall, and north of the Golisano College of Computing and Information Services ("GCCIS"). The proposed theatre would be a new, one-story building totaling approximately 40,000 gsf, which would include an approximately 30,000-gsf performance hall with functioning performance support areas, storage, and green room and an approximately 10,000-gsf entrance lobby/circulation space for hosting events. The performance hall would have approximately 500 to 800 seats and would be intended primarily for campus community performances that would be scheduled outside of normal class hours. The theatre would also be open to off-campus public. An exterior plaza would be developed at the building's entrance. The expected height of the building above grade would be approximately 30 feet. The building site would repurpose a previously disturbed and developed site and would be designed to support a future addition of a large performance and lecture center with approximately 1,500 seats.

The design would include renovations to the quadrangle adjacent to Engineering Technology Hall and renovations to pedestrian walkways along the quadrangle, William and Mortimer Reynolds Drive, and between Institute Hall and Engineering Hall. The design would result in the loss of approximately 100 faculty-reserved parking spaces (not general admission spaces); however, this loss would be accommodated by the already planned reconfiguration of adjacent RIT Parking Lot J ("J-Lot"), which would add approximately 100 spaces. Additionally, existing parking in nearby lots would be sufficient to host off-campus visitors, provided performances are scheduled outside normal class hours, as intended.

The estimated construction cost of the proposed student musical theatre is $20-22 million, and construction is anticipated to be 18 months in duration.

Athletic Stadium Complex

RIT has identified two alternative locations (Alternate Site 1 and Alternate Site 2) for a new athletic stadium complex that would seat approximately 2,500 people and would include a turf field, concessions, restrooms, training facilities and locker rooms (refer to Figure 1 for locations). Alternate Site 1 would be the existing varsity game field and track complex (Tiger Stadium) located east of RIT Parking Lot D ("D-Lot") and south of Andrews Memorial Drive. Alternate Site 2 would be in the existing practice/playing fields east of Lomb Memorial Drive and north of Andrews Memorial Drive. The new athletic stadium complex would host National Collegiate Athletic Association ("NCAA") sports, primarily men's and women's lacrosse and soccer. RIT would also utilize the facility for intramural and recreation sports based on availability. Approximately, 100 events would be hosted at the new stadium on an annual basis, including 60 University contests and an additional 40 local community events. These events would be held outside of normal class hours and parking would be available in the existing lots surrounding the current stadium site, including RIT Parking Lot G ("G-Lot"), Parking Lot N ("N-Lot") and D-Lot. No new parking is expected to be required. Personal vehicles used by the local community would typically access the stadium via Jefferson Road through Lomb Memorial Drive or Lowenthal Road, while campus spectators are expected to utilize the campus shuttle bus

system. The new athletic stadium complex would use light emitting diode ("LED") lighting, which is directional; therefore, it would not contribute to light pollution. The nearest residential neighborhood, located in the Town of Chili, is located approximately 0.5 mile west of the proposed athletic stadium alternate sites, just beyond the Genesee River. The closest Town of Henrietta residential neighborhood is also located west of campus and would be approximately 1 mile from both of the proposed alternate sites; industrial districts border the campus to the north, east, and south.

The proposed stadium site would cover approximately 5 acres of land, and the total size of the stadium is estimated to be 600 feet long by 300 feet wide, or 180,000 gsf. The estimated construction cost is $25-30 million, and construction would be approximately 16 months in duration.

Riverknoll Student Housing Renovation (Building and Ground Improvements)

The current aged Riverknoll Apartment Complex ("Riverknoll") on the RIT campus would be rehabilitated, including building and ground improvements (Figure 3). Riverknoll was constructed in 1970 and currently consists of 24 buildings with 177 units and 513 beds. The old complex consists of modular, wood-frame construction and is now beyond its service life. RIT plans to demolish and remove one building (#RKA 332-376) in order to reconfigure the apartment parking lot for more parking spaces (only to be used by housing tenants), and the remaining buildings of this centrally-located complex would be renovated in three planned phases to create a landscaped and more architecturally-pleasing student housing quad. Ultimately, the proposed Riverknoll Student Housing Renovation would result in 23 buildings with 169 units and 497 beds. The deficiency of 16 beds would be made up at RIT's existing facilities and would not result in the permanent displacement of beds on campus.

As a result of the proposed renovations, all of the Riverknoll building would be Americans with Disabilities Act ("ADA") accessible, and one of the buildings (with eight apartments) would receive extensive rehabilitation on the first floor to be ADA compliant. The façade and appearance of Riverknoll would be similar to the nearby Global Village housing; thus, providing better architectural cohesion in that part of the campus. Currently, RIT has selected a prototype building (#RKA 516-536) that is being renovated with all new windows and doors, porch and roof additions, removal of existing cladding materials, installation of new exterior materials to mimic Global Village housing, asbestos abatement in select locations as needed, new interior finishes (i.e., flooring, paint, ceilings, cabinets/countertops, plumbing, light fixtures, doors, and closest systems), upgrades of the fire alarm to an addressable system, and wireless and data connection and ports. Based on the findings and lessons learned from such prototypical renovations, it is expected that the same improvements would be done to all of the Riverknoll apartment buildings.

Additional ground improvements and landscape renovations would include simplifications of multiple sidewalks and building entries into fewer shared walkways and improved green spaces, including a new volleyball court, pavilion, and reconstruction of a pedestrian recreation pathway. A tennis court and additional greenspace would replace an abandoned roadway and a University Common Apartments complex parking lot located south of Kimball Drive. The design would result in changes in traffic patterns that would include an

egress at a new location on Andrews Memorial Drive. The number of parking spaces are expected to remain the same for Riverknoll (328 spaces); however, an estimated 57 parking spaces (including 4 handicap spaces) would be lost in the University Common Apartments complex out of its existing parking capacity of 933 spaces. It should be noted that this parking loss would only be related to the housing parking capacity and not to the general campus parking capacity.

The project would progress in three phases between summer 2020 and would be completed by fall 2022. Phase 1 would include renovations to eight buildings located west of the RIT Parking Lot S ("S-Lot"), south of Student Way, and north of Kimball Drive (this is the phase that includes the ongoing prototypical building renovations). Phase 2 would include renovations to eight buildings located southwest of Charters Way and east of Kimball Drive. Phase 3 would include renovations to seven buildings located north of Charters Way and east of Kimball Drive. During the planned construction phases, the student population would be relocated to other existing housing available on campus that can absorb the temporarily dislocated students.

The total area to be affected by the Riverknoll renovations and ground improvements is approximately 14.5 acres. The project budget for building rehabilitation is approximately $20 million; an additional $6 million is estimated for site costs and $2 million is estimated for furniture and equipment costs, for a total project budget of $28 million.

Refunding and Refinancing Component

Additionally, the Proposed Project would involve the refunding of all or a portion of DASNY's outstanding RIT Series 2010 Bonds (approximately $57 million) and Series 2012 Bonds (approximately $145 million), and the refinancing of the University's outstanding taxable line of credit (approximately $23 million), the proceeds of which were used to finance various capital projects located at RIT's campus, including the construction of new student housing.

DASNY is conducting an environmental review of the Proposed Project components in accordance with the procedures set forth in the *State Environmental Quality Review Act ("SEQRA"),* codified at Article 8 of the New York *Environmental Conservation Law ("ECL"),* and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R."),* which collectively contain the requirements for the *SEQR* process. Generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project were employed to assess potential impacts.

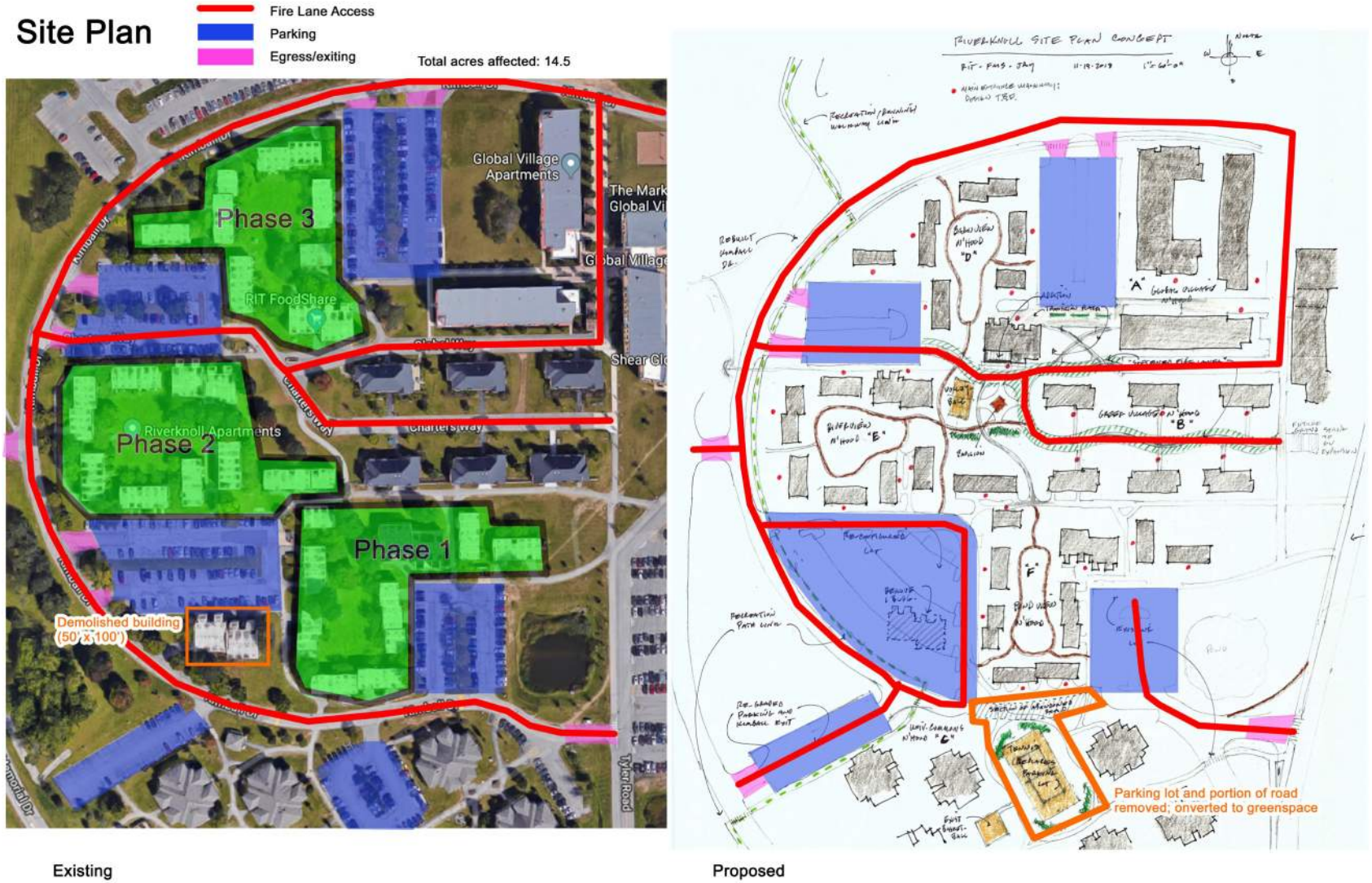


Figure 3. Concept Sketch for Riverknoll Student Housing Renovation (Building and Ground Improvements)

3.0 POTENTIAL ENVIRONMENTAL IMPACTS

3.0 POTENTIAL ENVIRONMENTAL IMPACTS

Land Use and Zoning

Land Use

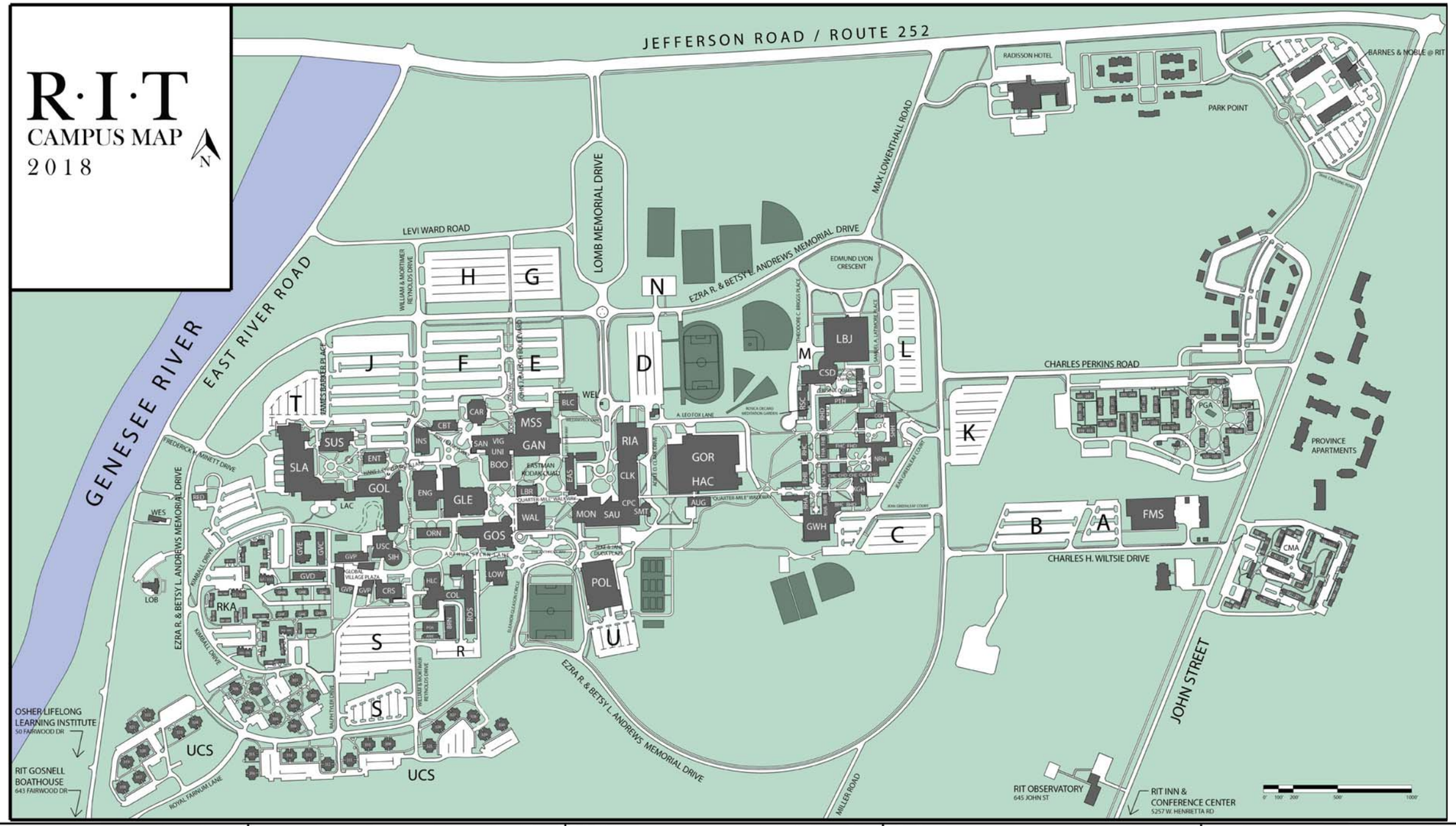
The RIT campus is located in the Town of Henrietta, Monroe County, New York, and is currently used for institutional purposes. The University moved from downtown Rochester to Henrietta in 1968 and has incrementally expanded over time. A Project Location Map showing the four components of the Proposed Project and an RIT campus map are provided in Figures 1 and 4, respectively. Each component of the Proposed Project would be located entirely within the existing RIT campus and would not adjoin property owned by others. Figure 5 shows generalized land use patterns surrounding the Proposed Project components.

The land use on and surrounding each of the Proposed Project component sites is summarized in Table 1 below.

Table 1
Project Site Existing Land Use

Proposed Project Components	Predominant Land Use(s) on Project Site	Predominant Land Use(s) Adjoining Project Site
IMLC Academic/Research Facility	Maintained landscaped areas, paths, campus roadway (Transit Plaza Loop), and parking	University buildings, paths, and campus roadways (Gleason Circle)
Student Musical Theatre	Maintained landscaped areas, paths, campus roadways (William & Mortimer Reynolds Drive), and parking	University buildings, paths, campus roadways (William & Mortimer Reynolds Drive), and parking
Athletic Stadium Complex – Alternate Site 1	Sports facilities (Tiger Stadium)	Sports facilities (RIT baseball field), parking, campus roadway (A. Leo Fox Lane), and paths
Athletic Stadium Complex – Alternate Site 2	Maintained open playing fields, undeveloped forested area, and parking	Maintained open playing fields, undeveloped forested area, and parking
Riverknoll Student Housing Renovation (Building and Ground Improvements)	Student housing, maintained landscaped areas, existing paths, and campus roadways (Charters Way, Global Way, and Kimball Drive)	University buildings, maintained landscaped areas, existing paths, campus roadways (Andrews Memorial Drive and Tyler Road) parking lots

R·I·T
CAMPUS MAP 2018



Facility Name	Bldg. #	Zone	Abbrev.
Annex	088	D-7	ANX
August Center	023A	G-6	AUG
Frances Baker Hall (A&B)	027	H-6	BHA, BHB
Frances Baker Hall (C&D)	029	H-6	BHC, BHD
Bausch & Lomb Center	077	F-5	BLC
James E. Booth Hall	007A	E-5	BOO
Brown Hall	086	D-7	BRN
Chester F. Carlson Center for Imaging Science	076	E-5	CAR
Center for Bioscience Education & Technology	075	D-5	CBT
Carlton Gibson Hall	049	H-5	CGH
Eugene Colby Hall (A&B)	031	H-5	CHA, CHB
Eugene Colby Hall (C, D, E)	033	H-5	CHC, CHD, CHE
Eugene Colby Hall (F&G)	037	H-5	CHF, CHG
George H. Clark Gymnasium	003	F-6	CLK
Colony Manor Apartments	097	L-6	CMA
Munsell Color Science Laboratory	018	E-7	COL
Campus Center	003	F-6	CPC
Crossroads	089	D-7	CRS
CSD Student Development Center	055	H-4	CSD
Eastman Hall	001	F-5	EAS
Engineering Hall	017	D-6	ENG
Engineering Technology Hall	082	D-5	ENT
Helen Fish Hall (A&B)	039	H-5	FHA, FHB
Helen Fish Hall (C&D)	041	H-5	FHC, FHD
Facilities Management	099	K-6	FMS
Frank E. Gannett Hall	007B	E-5	GAN
Greek House A - Phi Kappa Tau	604	C-7	GHA
Greek House B - Delta Phi Epsilon	608	C-7	GHB
Greek House C - Alpha Epsilon	612	C-7	GHC
Greek House D - Phi Kappa Psi	616	C-7	GHD
Greek House E - Alpha Xi Delta	620	C-7	GHE
Greek House F - Pi Kappa Psi	624	C-7	GHF
James E. Gleason Hall	009	E-6	GLE
Golisano Hall	070	D-6	GOL
Gordon Field House & Activities Center	024	G-5	GOR
Thomas Gosnell Hall	008	E-6	GOS
Global Village Way C	403	C-6	GVC
Global Village Way D	404	C-6	GVD
Global Village Way E	405	C-6	GVE
Global Village Plaza	400	D-6, D-7	GVP
Grace Watson Hall	025	H-6	GWH
Hale Andrews Student Life Center	023	G-6	HAC
Hugh L. Carey Hall	014	D-7	HLC
Institute Hall (Academic & Research)	073	D-5	INS
Kate Gleason Hall	035	H-6	KGH
Laboratory for Applied Computing	074	D-6	LAC
Lyndon Baines Johnson Hall	060	H-4	LBJ
Liberal Arts Hall	006	E-6	LBR
Joseph M. Lobozzo Alumni House	232		LOB
Max Lowenthal Hall	012	E-6	LOW
Mark Ellingson Hall	050A	H-5	MEH
Monroe Hall	015	F-6	MON
Magic Spell Studios	071	E-5	MSS
Nathaniel Rochester Hall	043	H-5	NRH
Orange Hall	013	D-6	ORN
Perkins Green Apartments	090	K-5	PGA
Professional Office Annex	084	D-7	POA
Gene Polisseni Arena	022	F-7	POL
Peter Peterson Hall	050B	H-5	PTH
Red Barn	080	B-6	RED
Residence Hall A	028	G-6	RHA
Residence Hall B	030	G-6	RHB
Residence Hall C	032	G-5	RHC
Residence Hall D	050C	H-5	RHD
Frank Ritter Arena	002	F-5	RIA
Riverknoll Apartments	020	B-7	RKA
Lewis P. Ross Hall	010	D-7	ROS
Rosica Hall	053	G-5	RSC
Sands Family Studio	007A	E-5	SAN
Student Alumni Union	004	F-6	SAU
Sol Heumann Hall	047	H-5	SHH
Student Innovation Hall	087	D-6	SIH
Louise Slaughter Hall	078	C-5	SLA
Schmitt Interfaith Center	016	F-6	SMT
Golisano Institute of Sustainability	081	C-5	SUS
University Commons Suites	300-330	C-8	UCS
University Services Center	087	D-6	USC
University Gallery	007A	E-5	UNI
Vignelli Center for Design Studios	007A	E-5	VIG
Wallace Library	005	E-6	WAL
Welcome Center	011	F-5	WEL
West House	231		WES

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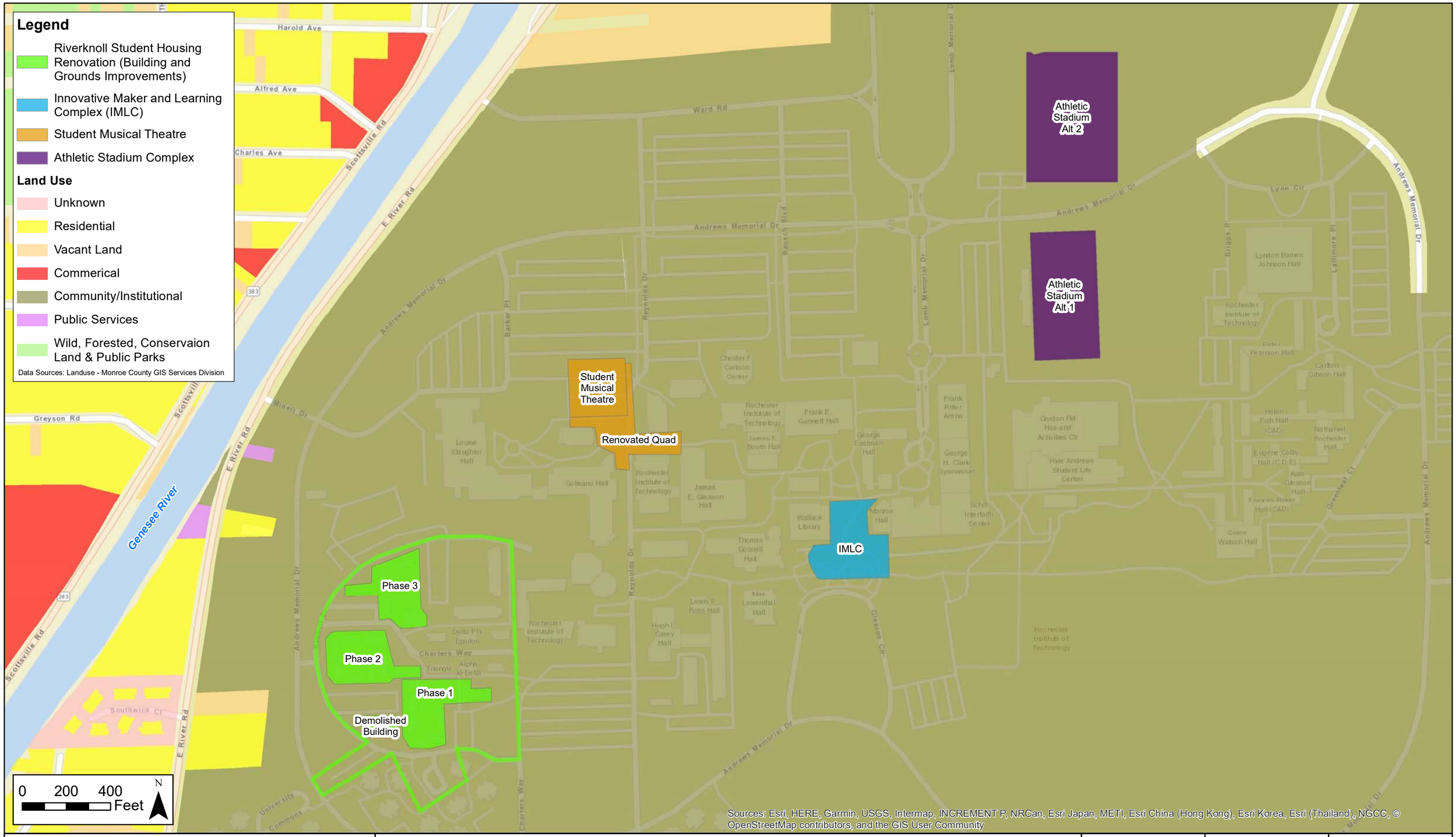
Campus Map

RIT 2019 Financing for Multi-Facility Construction and Improvements

Job No.	Date	Figure No.
10175327	08/09/2019	4



HDR 500 Seventh Avenue New York, NY 10018	Landuse Map **RIT 2019 Financing for Multi-Facility Construction and Improvements**	**Job No.** 10175327	**Date** 08/09/2019	**Figure No.** 5

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IMLC Academic/Research Facility

The proposed IMLC project site would be located in the center of campus between the Wallace Library and the Monroe Hall academic building. The site is traversed by the pedestrian pathway, Tiger Pass, and bordered by the pedestrian Quarter Mile Walkway to the north and Transit Plaza Walkway to the south. An existing campus roadway, Transit Plaza Loop, is also located to the south of the project site. Construction of the Proposed Project component would include a five-story building between Wallace Library and Monroe Hall that would adjoin the upper elevation cross campus Quarter Mile pedestrian walkway and the lower elevation fronting the RIT Wallace Circle transportation hub and pedestrian walkways/bikeways near Gleason Circle.

Student Musical Theatre

The proposed student musical theatre project site would be located at the existing J-Lot parking and lawn areas located immediately west of Institute Hall, east of Engineering Hall, and north of GCCIS. The project site would result in the repurposing of a portion of J-Lot parking area and would include renovations to the pedestrian walkways along William & Mortimer Reynolds Drive and the Hans J. Christensen Way pedestrian walkway.

Athletic Stadium Complex

Alternate Site 1 for the proposed athletic stadium complex would be located at the existing Tiger Stadium sports facility, which is bordered by the D-Lot parking area to the east, the Andrew Memorials Drive walkway and campus roadway of the same name to the north, the RIT campus baseball field to the west, and a bike path (i.e., the North Bike Path) and A. Leo Fox Lane roadway to the south. The Proposed Project would construct a new sports complex at the existing Tiger Stadium location.

Alternate Site 2 for the proposed athletic stadium complex would be located north of Andrews Memorial Drive at the location of existing open fields, which are bordered by undeveloped forested area to the north and N-Lot parking to the west. The Proposed Project would construct a new sports complex at the existing open field location, which may require some tree removal.

Riverknoll Student Housing Renovations (Building and Ground Improvements)

The proposed Riverknoll project site is presently occupied by student residential uses. The site contains 24 buildings that comprise the Riverknoll apartment complex, six parking lots, several pedestrian pathways, landscaped areas, and campus roadways (Kimball Drive, Charters Way, and Global Way). The Proposed Project would rehabilitate the two-story modular Riverknoll apartment buildings that were constructed in 1970 and would include the demolition of one building. Additional landscaping and ground improvements would also occur on the existing site.

Overall, the changes in land uses that would occur with the Proposed Project components (e.g., IMLC, student musical theatre, athletic stadium complex Alternate Site 1, and building and ground improvements at the Riverknoll student housing, etc.) would be consistent with the

surrounding institutional land uses on the RIT campus. The change from forested land to open field that may occur as result of construction of the athletic stadium complex at Alternate Site 2 would have incremental impacts on land use, but would not result in significant adverse impacts. Moreover, the Proposed Project would have no adverse effect on the land uses surrounding the RIT campus.

Consistency with Local Plans and Public Policy

Chapter 4 of the *2003 Town of Henrietta Comprehensive Land Use Plan* contains recommendations to guide future development. The *2011 Strategic Update to the Comprehensive Plan* also recognizes that the overall goals, policies, and recommendations in the 2003 Comprehensive Land Use Plan are still applicable then. The following recommendations are made with respect to sustainable University-related development on and around the RIT campus:

- *New university-related development should first consider infill development sites located in existing developed areas, which contain large amounts of underutilized lands between buildings;*

- *New university-related business development should first consider "grey fields" or empty or underutilized commercial properties in the Town; and*

- *Any new university-related development that is proposed in undeveloped lands, particularly in the Bailey Road area south of the main campus, should be required to follow sustainable development practices based on the environmental constraints of the site. It is recommended that any such development be required to be an "eco-industrial park." Eco-industrial parks are based on the following concepts:*

  -Clustering development on the least sensitive portions of the site;
  -Preserving large amounts of open space, preferably with public access;
  -Mixed-use;
  -On-site usage of alternative energy and green technology systems;
  -Walkability within, as well as to and from, the site;
  -Bike paths;
  -Parks and squares; and
  -On-site reuse of waste materials, water recycling, etc.

The Proposed Project components are located in an existing developed campus area. The Proposed Project is a form of infill development. The Proposed Project does not involve any development in the Bailey Road area south of the main campus. Therefore, the Proposed Project is consistent with the recommendations in the Town of Henrietta Comprehensive Plan.

The Proposed Project would also be analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act ("SGPIPA")*, Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *SSGPIPA* outlines requirements for state agencies to fund infrastructure projects in accordance with smart growth criteria. As the Proposed Project components would include financing through DASNY's

Independent Colleges and Universities Program, a Smart Growth Impact Statement Assessment Form ("SGISAF") for the Proposed Project would be prepared pursuant to the *SSGPIPA* procedures. DASNY's Smart Growth Advisory Committee would review the Proposed Project against the relevant smart growth criteria established by the legislation.

Zoning

Figure 6 shows the Town of Henrietta zoning districts surrounding the four Proposed Project components. The entirety of each Proposed Project component site and a majority of the RIT main campus are located within an R-1-15 Residential District.

The R-1-15 Residential District allows the University institutional uses as of right as long as the institutional buildings are over 50 feet from adjoining lot lines, and off-street parking is provided in accordance with town parking requirements.[5] The R-1-15 Residential District also allows a range of other uses, including single-family homes, parks, and child-care centers. The minimum lot area in the R-1-15 Residential District is 15,000 square feet, and the minimum lot width is 80 feet. For properties located off of Town or private roads, the minimum building front line setback is 40 feet. The minimum side-yard setback is 10 percent of the lot width (8 feet minimum) and the minimum rear-yard setback is 10 feet. The ground area covered by buildings is limited to 25 percent of the total area of the lot. For institutional uses, there is a building height limit of 35 feet.

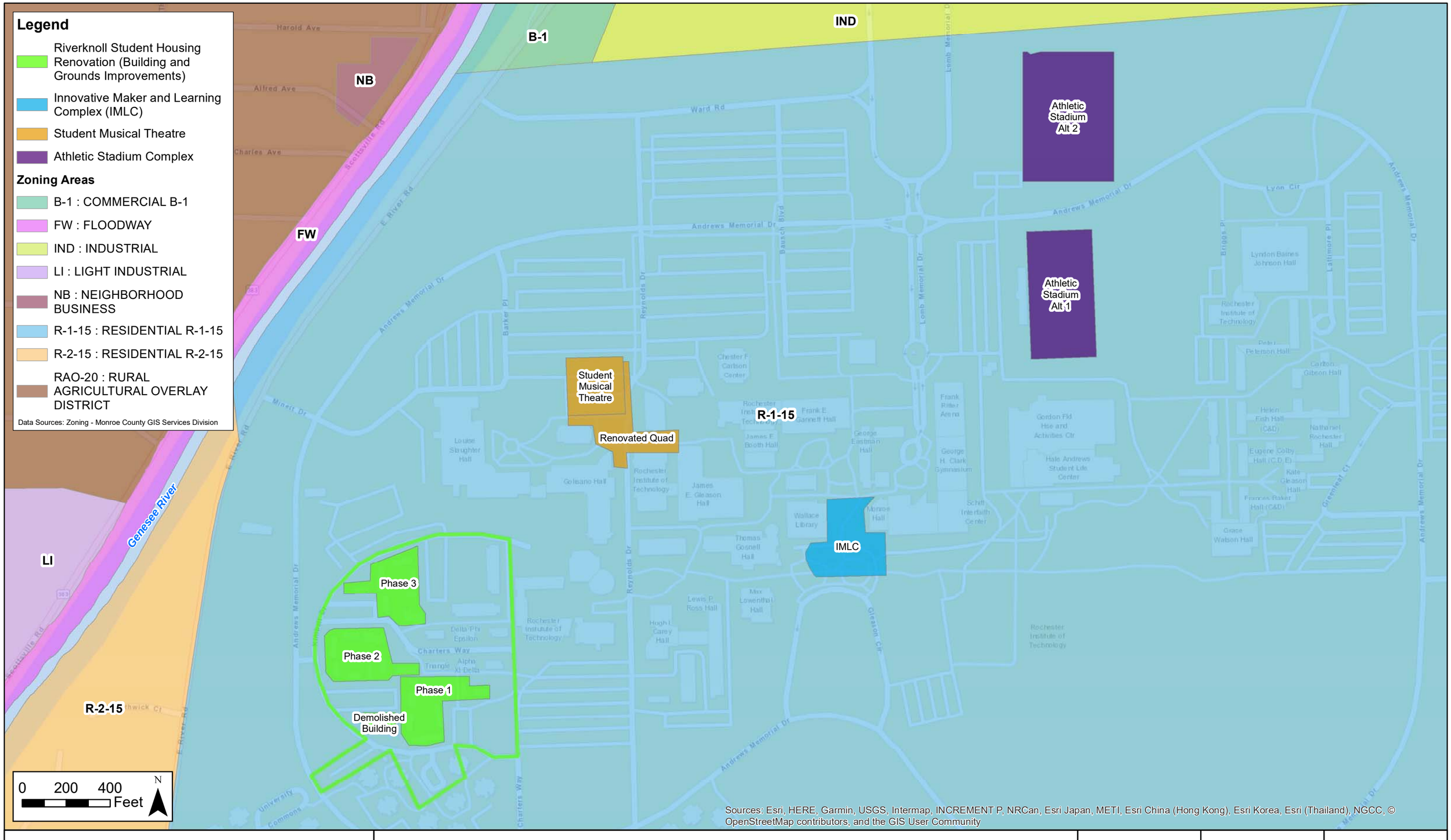
As the elements of the Proposed Project would be permitted uses in the R-1-15 Residential District, no change in zoning would be required, and no significant adverse zoning impacts would occur. However, because the proposed IMLC and the light tower masts for the proposed athletic stadium would exceed the 35-foot height limit, RIT would need to obtain a special permit from the Henrietta Town Board in accordance with the Town Code. Considering that these Proposed Project components would be within the RIT campus, would not be adjacent to any non-university properties, and that many of existing campus buildings are of a similar height, RIT anticipates that the special permit would be granted.

Community Facilities and Open Space

Community Facilities

The IMLC, student musical theatre, and athletic stadium complex would have no impacts on community facilities. As a matter of fact, off-school hours or weekend events at both the theatre and stadium would be open to the public and thus benefit the region with additional recreational opportunities for the community. The Riverknoll Student Housing renovations would rehabilitate the approximately 50-year old Riverknoll Apartment Complex buildings that are currently housing 513 students. The renovations would provide updated student housing for 497 students. The deficiency of 16 beds would be made up at RIT's existing facilities and would not result in the permanent displacement of beds on campus. Therefore, the Proposed Project

5 Code of the Town of Henrietta, New York, available online at http://ecode360.com/?custId=HE0056.



HDR 500 Seventh Avenue New York, NY 10018	Zoning Map **RIT 2019 Financing for Multi-Facility Construction and Improvements**	**Job No.** 10175327	**Date** 08/09/2019	**Figure No.** 6

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would not change the number of students on campus or student utilization of community facilities.

The Proposed Project components are not expected to increase demand for community services such as libraries, police, and fire protection because there would not be an increase in the number of students or employees on campus. Therefore, significant adverse impacts to community facilities would not occur as a result of the Proposed Project.

Open Space

The proposed Alternate 1 and Alternate 2 sites for the athletic stadium complex contain designated publicly-accessible open space or recreation resources. The Alternate 1 site includes the existing outdoor game field, and the Alternate 2 site contains the existing outdoor grass fields. Construction of the athletic stadium complex component of the Proposed Project would include a new game field and stadium containing concessions, restrooms, training facilities and locker rooms, thereby replacing the existing outdoor game field and stadium at the Alternate 1 site or the existing grass outdoor fields at the Alternate 2 site. Approximately 100 events are expected to be held at the proposed athletic stadium complex annually, 40 of which are expected to be community events. In addition, the RIT campus is well served by other open space and recreation resources, including:

- Outdoor facilities such as nature trails, tennis courts, a track complex, an archery range, and a turf field.

- Indoor facilities such as the Gordon Field House and Activities Center, Wiedman Fitness Center, Clark Gym, Frank Ritter Ice Arena, and Hale Andrews Student Life Center.

The athletic stadium complex component of the Proposed Project would have direct impacts on open space or recreation resources by improving the existing resources at the Alternate 1 site or upgrading the existing resources at the Alternate 2 site. The Proposed Project would not change the number of students on campus or the utilization of open space and recreation resources. Therefore, the Proposed Project would not have a significant adverse impact on open space resources.

Utilities and Infrastructure

Sanitary Sewage System

The portions of the Town of Henrietta served by sanitary sewage systems (including the RIT campus) direct wastewater to Monroe County's two wastewater treatment facilities: the Frank E. Van Lare Plant in the City of Rochester and the Northwest Plant in the Town of Hilton. The Frank E. Van Lare Treatment Plant has a permitted flow of 135 million gallons per day ("mgd") with a capability of handling 660 mgd during storm events. The Northwest Treatment plant has a permitted flow of 22-mgd and handles 14-mgd on average (Monroe County Department of Environmental Services).

Sanitary sewage generated by Riverknoll student housing is expected to stay about the same as existing; therefore there would be no extra burden to the County facilities. As for the new buildings, RIT estimates that the proposed IMLC, student musical theatre, and athletic stadium complex would generate a total of approximately 163,200 gallons per day ("gpd")[6] of new sanitary sewage. The existing wastewater treatment facilities have available treatment capacity and would be able to accommodate the additional wastewater generated by the Proposed Project components. Therefore, the Proposed Project would not have a significant adverse impact on the sanitary sewage system.

Stormwater Drainage System

The Proposed Project is not expected to result in a net decrease or increase in impervious surface cover. With the exception of the proposed athletic stadium complex Alternate 1 and Alternate 2 sites, the site conditions for the remaining Proposed Project components (i.e., IMLC, student musical theatre, and Riverknoll student housing renovations) include existing impervious surface cover associated with buildings, campus pathways, and parking lots. The proposed construction at the IMLC, student musical theatre, and Riverknoll sites would maintain similar impervious surface cover. Stormwater runoff generated by the Proposed Project components would be treated through stormwater treatment practices designed in accordance with New York State Department of Environmental Conservation ("NYSDEC") guidelines and specifications. Through the use of appropriate stormwater treatment methods, the Proposed Project components would not have a significant adverse impact on stormwater drainage systems.

Water Supply System

In 2002, the Town of Henrietta leased its water supply system to the Monroe County Water Authority for a period of 40 years. The Monroe County Water Authority delivers water to homes and businesses, bills customers, and conducts infrastructure repairs. The portion of Henrietta that contains the RIT campus receives its water from the Shoremont Water Treatment Plant on Lake Ontario in the Town of Greece. The Shoremont Water Treatment Plant has production capacity of 140 mgd (Monroe County Water Authority).

Water demand at the Riverknoll student housing is expected to stay about the same as the existing demand; therefore there would be no extra burden to the County facilities. As for the new buildings, and taking into account RIT's implementation of water-saving strategies (including the use of low-flow plumbing fixtures) consistent with their building design specifications, RIT estimates that the proposed IMLC, student musical theatre, and athletic stadium complex would require a total of approximately 192,000 gallons per day ("gpd")[7] of new water demand. Therefore, the Proposed Project would not have a significant adverse impact on the current 140-mgd capacity of the Shoremont Water Treatment Plant.

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6 As provided by RIT Facility Management Services ("FMS") on 8/2/2019, the three new facilities (IMLC, student musical theatre, and athletic stadium complex) will together consume an estimated 192,000 gpd of water. With an expected rate of liquid waste generation at 85%, the newly-generated sewage volume would be 163,200 gpd.

7 As provided by RIT Facility Management Services ("FMS") on 8/2/2019, the three new facilities (IMLC, student musical theatre, and athletic stadium complex) will together consume an estimated 192,000 gpd of water.

Solid Waste and Sanitation Services

Solid waste generated by the RIT campus is disposed of at the Mill Seat Landfill in Bergen, New York, and High Acres Landfill in Fairport, New York. It is estimated that the proposed athletic stadium complex would generate approximately four tons of solid waste annually, with the potential for an additional two tons of solid waste expected to be generated between the remaining three Proposed Project components (i.e., IMLC, student musical theatre, and Riverknoll housing renovations), for a total of approximately 4 to 6 tons annually[8]. The estimated increase in solid waste generation would be minimal and adequate landfill capacity would be available. Therefore, the Proposed Project would not have a significant adverse impact on the solid waste and sanitation services.

Utilities/Energy

The New York State Electric and Gas Corporation ("NYSE&G") provides gas and electricity services to the RIT campus. As for all other RIT facilities, it is anticipated that hot water, heating, and air conditioning for the Proposed Project components would be provided by new on-campus boilers. The estimated annual electricity demand during operation would be approximately 180 kilowatts ("kW") for the IMLC, 40 kW for the student musical theatre, and 300 kW for the athletic stadium; electricity demand is not expected to change as a result of the proposed Riverknoll student housing renovations[9]. Overall, the Proposed Project components are estimated to result in a net increase of approximately 520 kW in electricity, which is insignificant compared to existing campus levels. Therefore, the Proposed Project would not result in significant adverse energy impacts.

Natural Resources

Soils

The soil map units comprising the Proposed Project component sites are shown at Figure 7. As shown in Table 2, the predominant soil series on the project sites include Niagara silt loam, Canandaigua silt loam, and Ontario fine sandy loam 3 to 8 percent slopes ("OfB").

According to Natural Resources Conservation Service ("NRCS") soil data, the majority of the soil series on the Proposed Project sites have a depth to bedrock of over six feet and a depth to the seasonal high water table of between 2 and 8 feet. Note that NRCS soil series descriptions provide general soil qualities and do not necessarily represent all site-specific soil conditions. For example, experience with other nearby construction projects indicates that the actual depth to groundwater in the area is approximately 15 feet. The predominant soil series

8 As provided by RIT on 7/9/2019, the proposed athletic stadium complex is expected to operate similarly to the existing Polisseni Arena, which uses recyclable and compostable products, and generates approximately four tons of solid waste a year. Combined, the proposed IMLC, student musical theatre, and Riverknoll housing renovations are expected to generate <50% of the solid waste that would be generated annually by the proposed athletic stadium complex.

9 As provided by RIT on 7/9/2019, the electricity demand is based on 1 W/sf. The proposed IMLC would be 180,000 gsf, resulting in a 180 kW electricity demand. The proposed student musical theatre would be 40,000 gsf, resulting in a 40 kW electricity demand. The proposed athletic stadium complex would be 180,000 gsf, but additional energy consumption (i.e. locker room use, stadium lighting) would occur during events, thereby making the electricity greater <180 kW.

within the Proposed Project sites ("Ng") is classified hydrologic soil group C/D, which means it has a slow infiltration rate when thoroughly wet in drained areas and a very slow infiltration rate when thoroughly wet in undrained areas. Soil infiltration rates are inversely proportional to runoff potential. Highly erodible soils represented in the NRCS mapping for the Proposed Project sites include Odessa silt loams.

Appropriate soil erosion and sediment control measures (i.e., sediment traps, silt fence, stabilized construction entrances, storm drain inlet protection, etc.) in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* and other applicable state and local regulations would be implemented to minimize soil erosion, sedimentation, and surface water pollution during construction of the Proposed Project components. Therefore, the Proposed Project would not result in significant adverse impacts to soils.

Table 2
Soil Characteristics

Map Unit	Soil Series	Percent Slope	Depth to Bedrock (feet)	Depth Seasonal High Water Table (feet)	Hydrologic Soil Group 1	Highly Erodible 2	Acres	Percent of Project Site
ArB	Arkport very fine sandy loam	0 to 6	>6	>6	A	Yes	0.7	0.2%
Ca	Canandaigua silt loam		>6	0	C/D	Yes	79.9	18.9%
CeB	Cayuga silt loam	2 to 6	>6	2	D	Yes	11.8	2.8%
CkA	Claverack loamy fine sand	0 to 2	>6	2	C/D	No	12.4	2.9%
CkB	Claverack loamy fine sand	2 to 2	>6	2	C/D	No	40.4	9.6%
ClB	Collamer silt loam	2 to 2	>6	2	C/D	Yes	3.6	0.8%
CoB	Colonie loamy fine sand	0 to 6	>6	>6	A	No	5.4	1.3%
Cu	Cosad loamy fine sand		>6	1	C/D	No	1.6	0.4%
GaA	Galen very fine sandy loam	0 to 2	>6	2	A/D	Yes	3.6	0.8%
GaB	Galen very fine sandy loam	2 to 6	>6	2	A/D	Yes	8.8	2.1%
HlA	Hilton loam	0 to 3	>6	2	B/D	No	1.5	0.3%
Le	Lakemont silt loam	0 to 3	>6	0	D	Yes	5.8	1.4%
Ng	Niagara silt loam		>6	1	C/D	Yes	105.8	25.1%
OdA	Odessa silt	0 to 3	>6	>1	D	Yes	31.2	7.4%

	loam							
OdB	Odessa silt loam	3 to 8	>6	>1	D	Yes	16.8	4.0%
OfB	Ontario fine sandy loam	3 to 8	>6	>6	B	No	62.7	14.8%
OfC	Ontario fine sandy loam	8 to 15	>6	>6	B	No	6.7	1.6%
OnC	Ontario loam	8 to 15	>6	>6	B	No	18.7	4.4%
Wg	Wayland soils complex	0 to 3, frequently flooded	>6	0	B/D	No	4.8	1.1%

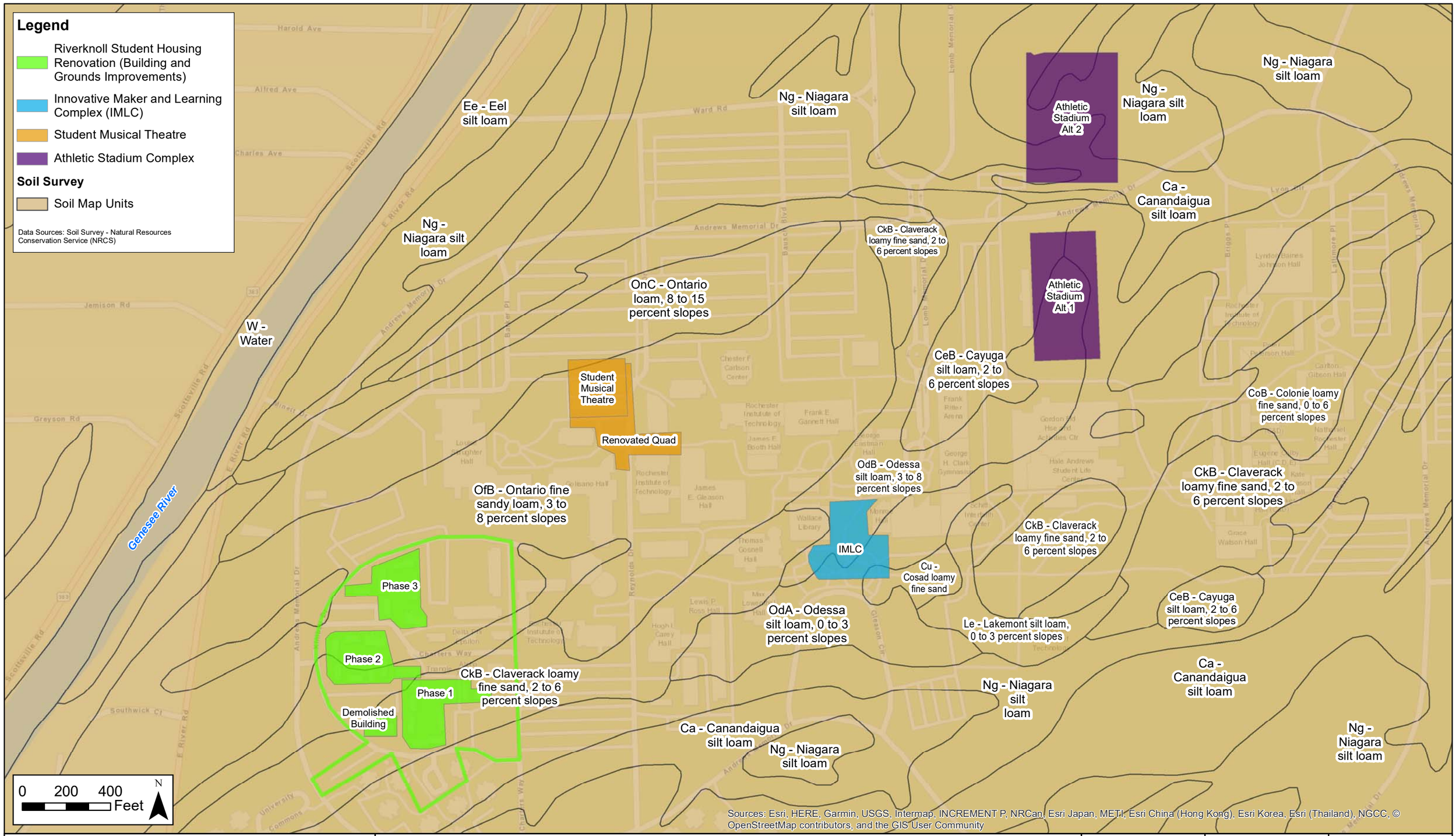
1. NRCS Hydrologic Soil Groups:
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

2. Soils with a K-factor (erodibility factor) greater than 0.35 are considered highly erodible by the New York State Stormwater Management Manual.



HDR 500 Seventh Avenue New York, NY 10018	NRCS Soil Survey Map **RIT 2019 Financing for Multi-Facility Construction and Improvements**	**Job No.** 10175327	**Date** 08/09/2019	**Figure No.** 7

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Surface Water and Groundwater

Figure 8 shows the National Hydrology Dataset surface water features surrounding the Proposed Project component sites. There are no surface waterbodies located within the Proposed Project component sites. The Proposed Project component sites are part of the Lower Genesee watershed (Hydrologic Unit Code 04130003). Local-level drainage patterns were determined based on U.S. Geological Survey ("USGS") topographic maps.

The Proposed Project sites for the IMLC, student musical theatre, and Riverknoll student housing and ground improvement components would be within an area draining directly to the Genesee River. The Proposed Project sites for the athletic stadium complex (i.e., Alternate 1 and Alternate 2) would be within the Red Creek West Branch watershed. Red Creek West Branch is a tributary to Red Creek. Red Creek West Branch originates from a pond at the intersection of East River Road and Still Pond Way, south of the RIT campus. The stream flows north, generally parallel to East River Road until just south of the East River Road and Farnum Lane intersection, where the stream course turns eastward. The stream flows just south of the University Commons development before crossing under Andrews Drive into the wooded area on the southeast portion of the campus. Red Creek West Branch crosses under Andrews Drive a second time near RIT Parking Lot C ("C-Lot"). The stream then meanders in a northwest direction before crossing under Jefferson Road in between Lomb Memorial Drive and Lowenthal Road. Red Creek West Branch joins the main Red Creek within Genesee Valley Park, in between the Crittenden Road and East River Road Crossings. Red Creek empties into the Erie Canal about 800 feet east of the confluence between the Erie Canal and Genesee River. The Genesee River flows into Lake Ontario.

There would be no disturbance of waterbodies as a result of the Proposed Project components. The Proposed Project is not expected to result in a change in impervious surface cover because site conditions, other than the proposed Alternate Site 1 and Alternate Site 2 for the athletic stadium complex, contain impervious surface associated with existing buildings, pathways, and parking lots. In addition, stormwater runoff would be treated to NYS *Stormwater Management Manual* standards. As a result, no significant adverse surface water quality impacts would occur with the Proposed Project.

The Proposed Project sites is located in an U.S. Environmental Protection Agency ("USEPA")-designated principal aquifer area. Groundwater is not expected to be encountered during the construction of the new IMLC, student musical theatre, or athletic stadium complex. Based on experience with other construction projects in the area, RIT estimates that the depth to the groundwater table is approximately 15 feet. Therefore, no significant adverse effects on groundwater resources are anticipated.

Legend

- Riverknoll Student Housing Renovation (Building and Grounds Improvements)
- Innovative Maker and Learning Complex (IMLC)
- Student Musical Theatre
- Athletic Stadium Complex

NWI Wetlands

- National Inventory Wetlands (NWI)
- NHD Surface Watercourses

Data Sources: NWI and National Hydrography Dataset (NHD)

Athletic Stadium Alt 2

Athletic Stadium Alt 1

Student Musical Theatre

Renovated Quad

IMLC

Phase 3

Phase 2

Phase 1

Demolished Building

PSS1E

PEM1A

PSS1/EM1E

R2UBH

PUBHh

R5UBH

PSS1/EM1C

PFO1E

R2UBHx

R4SBAx

R4SBC

0 200 400 Feet

N

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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NWI Wetlands and NHD Surface Watercourses Map

RIT 2019 Financing for Multi-Facility Construction and Improvements

Job No.	Date	Figure No.
10175327	08/09/2019	8

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Wetlands

To identify potential wetland areas near the Proposed Project sites, Geographic Information System ("GIS") wetlands data from the U.S. Fish and Wildlife Service's ("USFWS") National Wetlands Inventory ("NWI") and NYSDEC regulatory freshwater wetland maps were reviewed (Figure 8 and Figure 9). Based on this information, there are NYSDEC mapped wetlands and regulated 100-foot-buffer areas on or adjacent to the proposed IMLC site, Riverknoll housing student renovation site, and the athletic stadium complex Alternate Site 2. These three Proposed Project components pass through the regulated 100-foot buffer area surrounding NYSDEC wetland BR-5, and the northern edge of the proposed Alternate 2 site is within the NYSDEC wetland BR-5. Both the proposed IMLC site and the Riverknoll student housing renovation site are entirely urbanized, consisting of maintained landscaped areas, campus roadways and paved paths with no observable wetlands. Alternate Site 2 for the proposed athletic stadium complex, however, is an open, grassy field bordered by a drainage ditch to west and an undeveloped forested area to the north.

Prior to construction, wetland delineations would need to be conducted to determine the actual limits of regulated freshwater wetlands on the Proposed Project component sites. Construction best management practices and other protective measures would be required to minimize potential impacts to regulated wetlands and the adjacent buffer zones.

Floodplains

Figure 10 shows the Propose Project component sites in relation to the 100-year floodplain (0.1 percent annual chance flood event) as depicted on the Federal Emergency Management Agency's ("FEMA's") Digital Flood Insurance Rate Map ("DFIRM") for Monroe County, effective August 28, 2008. The proposed IMLC, student musical theatre, and Riverknoll student housing renovation sites lie entirely outside the 100-year floodplain boundaries. However, both of the proposed athletic stadium complex locations (Alternate Site 1 and Alternate Site 2) lie within the 100-year floodplain boundary. New building in the floodplain would potentially occur as a result of the proposed athletic stadium construction at Alternate Site 1 or Alternate Site 2; however, floodplain storage capacity would not be impacted given the open architecture nature of the stadium that would still allow floodwaters to enter the property. Therefore, the Proposed Project would not have a significant adverse impact on floodplains.

Navigable Waterways and Coastal Zones

No navigable waterways are present on the Proposed Project component sites, and the Proposed Project component sites are not located in a designated New York State Coastal Zone Management area.

Legend

- Riverknoll Student Housing Renovation (Building and Grounds Improvements)
- Innovative Maker and Learning Complex (IMLC)
- Student Musical Theatre
- Athletic Stadium Complex

NYSDEC Wetlands

- NYSDEC Freshwater Wetlands
- 100-ft Regulated Buffer Zones/Check Zones

Data Sources: NYSDEC Freshwater Wetlands

Class 1
Class 0
Athletic Stadium Alt 2
Athletic Stadium Alt 1
Student Musical Theatre
Renovated Quad
IMLC
Phase 3
Phase 2
Phase 1
Demolished Building
Harold Ave
Alfred Ave
Charles Ave
Ward Rd
Scottsville Rd
E River Rd
Andrews Memorial Dr
Jemison Rd
Greyson Rd
Minett Dr
Southwick Ct
Genesee River
Barker Pl
Reynolds Dr
Bausch Blvd
Lomb Memorial Dr
Lyon Cir
Briggs Pl
Lattimore Pl
Greenleaf Ct
Gleason Cir
Chester F Carlson Center
Rochester Institute of Technology
Frank E. Gannett Hall
James E. Booth Hall
George Eastman Hall
Frank Ritter Arena
George H. Clark Gymnasium
Gordon Fld Hse and Activities Ctr
Hale Andrews Student Life Center
Louise Slaughter Hall
Golisano Hall
James E. Gleason Hall
Wallace Library
Monroe Hall
Schitt Interfaith Center
Thomas Gosnell Hall
Lewis P. Ross Hall
Max Lowenthal Hall
Hugh L. Carey Hall
Delta Phi Epsilon
Charters Way
Triangle
Alpha Xi Delta
Lyndon Baines Johnson Hall
Peter Peterson Hall
Carlton Gibson Hall
Helen Fish Hall (C&D)
Nathaniel Rochester Hall
Eugene Colby Hall (C,D,E)
Kate Gleason Hall
Frances Baker Hall (C&D)
Grace Watson Hall
University Commons
383

0 200 400 Feet
N

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

500 Seventh Avenue
New York, NY 10018

NYSDEC Wetlands Map

RIT 2019 Financing for Multi-Facility Construction and Improvements

Job No.	Date	Figure No.
10175327	08/09/2019	9

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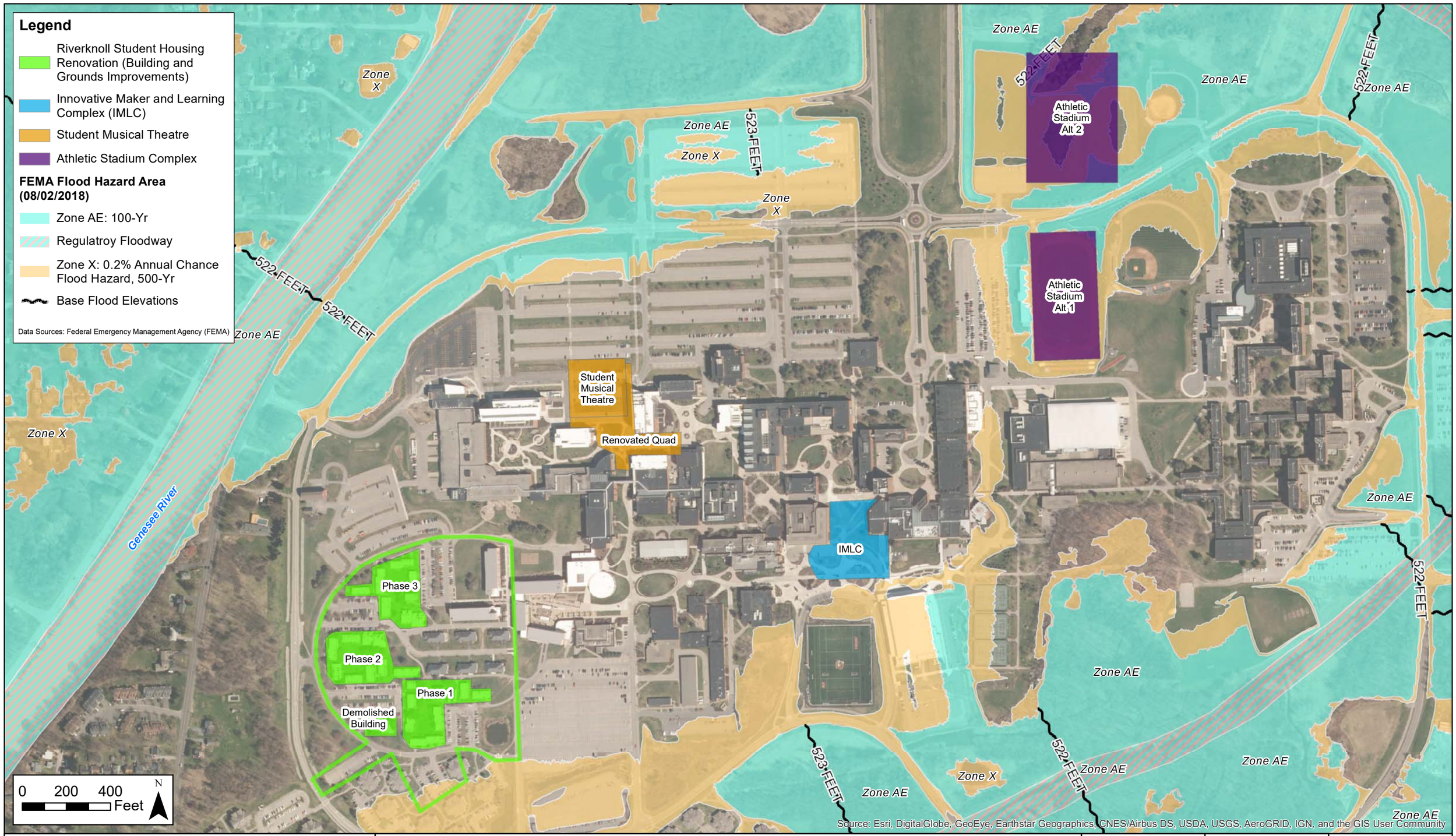

HDR 500 Seventh Avenue New York, NY 10018	FEMA Floodplains Map **RIT 2019 Financing for Multi-Facility Construction and Improvements**	**Job No.** 10175327	**Date** 08/09/2019	**Figure No.** 10

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Threatened and Endangered Species

The potential presence of rare animals or plants or other sensitive habitat resources was reviewed using NYSDEC's Environmental Resource Mapper, which provides generalized locations of rare animals and plants, as well as significant natural communities.[10] See Appendix A for results of such review. The available mapping indicated that Alternate Site 2 for the proposed athletic stadium complex may contain rare animals and plants. The other Proposed Project component sites (i.e., IMLC, student musical theatre, Alternate Site 1 for the athletic stadium complex, and Riverknoll student housing) do not contain any known rare animals or plants. The NYSDEC Natural Heritage Program indicated that the Proposed Project components contain a designated significant natural community, silver maple-ash swamp. The silver maple-ash swamp community is a hardwood basin swamp that typically occurs in poorly-drained depressions or along the borders of large lakes, and less frequently in poorly drained soils along rivers. These sites are characterized by uniformly wet conditions with minimal seasonal fluctuations. The dominant trees include silver maple (*Acer saccharium*) and green ash (*Fraxinus pennsylvanica*) and characteristic shrubs include prickly ash (*Zanthoxylum americanum*), winterberry (*Ilex verticillata*), spicebush (*Linder benzoin*), and various shrubby dogwoods, viburnums, and sapling canopy trees (Edinger et al. 2014).

The United States Fish and Wildlife Service ("USFWS") list of threatened and endangered species was consulted.[11] See Appendix A for results of such review. The only federally-listed threatened or endangered species known to exist within the vicinity of the Proposed Project sites is the northern long-eared bat (*Myotis septentrionalis*). Additionally, the Bald Eagle (*Haliaeetus leucocephalus*) is federally-protected under the Bald and Golden Eagle Protection Act ("BGPA") and the Migratory Bird Treaty Act ("MBTA"). Summer roosting habitat for northern long-eared bat includes live or dead trees of greater than 3 inches diameter breast height ("dbh") with crevices, flaky bark, or cracks. A forested area is located at the northern edge of the proposed Alternate Site 2 for the athletic stadium complex. Breeding habitat for Bald Eagles consists of large nesting trees in deciduous, conifer, or mixed forest patches or stands near open water areas.

In conclusion, the available information indicates that potential northern long-eared bat habitat may exist in the forested area located at the northern edge of proposed Alternate Site 2 for the athletic stadium complex. Additionally, NYSDEC rare animals and plants may exist at this site and the NYNHP indicated a significant natural community exists in the vicinity of the Proposed Project component sites. The available information also suggests that suitable nesting and foraging habitat for Bald Eagles may exist within or in the vicinity of the Proposed Project component sites. Prior to construction, consultation with the NYSDEC, NYNHP, and USFWS would occur to evaluate potential impacts the Proposed Project would have on rare animals and plants, significant natural communities, and state and federally protected species. From such

10 New York State Department of Environmental Conservation. *Environmental Resource Mapper*. http://www.dec.ny.gov/animals/38801.html

11 United States Fish and Wildlife Service. *Section 7 Consultation*. http://www.fws.gov/northeast/nyfo/es/section7.htm

consultation, it is very likely that tree removal would be limited to specific times of the year in order to avoid the regulated moratorium periods.

Visual Resources

The existing character of the Proposed Project component sites is institutional, in a campus setting. The design of the Proposed Project components, as well as the landscape design, would ensure that each Proposed Project component integrates with the overall design of the surrounding area. The proposed building height for the IMLC (70 feet above grade to the south and 55 feet above grade to the north) and the student musical theatre (30 feet) is similar to many other buildings currently on the RIT campus. Site lighting, site furniture, walkways, stairs, ramps and plantings would be designed to complement the proposed buildings and the surrounding area of the proposed IMLC and the proposed student musical theatre. The proposed athletic stadium complex would be similar to the existing height and design of Tiger Stadium, and LED direction lighting would be installed. The Riverknoll student housing renovations would result in an aesthetical improvement that would better blend with the architectural and visual quality of the surrounding campus.

In accordance with the NYSDEC Program Policy document, dated July 2000 and entitled *"Assessing and Mitigating Visual Impacts,"* an inventory of scenic and aesthetic resources of statewide significance that would potentially be affected by the Proposed Project components was researched. None of the following significant scenic and aesthetic resources were identified within view shed of the Proposed Project component sites:

- Properties on or eligible for inclusion in the National or State Register of Historic Places;
- State Parks;
- Urban Cultural Parks;
- State Forest Preserves;
- National Wildlife Refuges;
- National Natural Landmarks;
- National Park System, Recreation Areas, Seashores, or Forests;
- Rivers designated as National or State Wild, Scenic, or Recreational;
- Sites, areas, lakes, reservoirs or highway designated or eligible for designation as scenic;
- Scenic Areas of Statewide Significance;
- A State or federally designated trail, or one proposed for designation;
- Adirondack Park Scenic Vistas;
- State Nature and Historic Preserve Areas;
- Palisades Park; and
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space.

The Proposed Project components would improve the cohesion and visual character of the Proposed Project sites and RIT campus. Therefore, the Proposed Project would not result in significant adverse visual impacts.

Historic and Archaeological Resources

Under Article 8 of the ECL and *6 N.Y.C.R.R. Part 617*, the implementing regulations for *SEQR*, DASNY, as *SEQR* lead agency, must determine whether the actions they directly undertake, fund or approve may have a significant adverse impact on the environment including the effects of such activities on resources of archaeological or historic significance.[12] Additionally, projects undertaken, financed, or otherwise approved by DASNY are subject to the provisions of the *State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law ("PRHPL")* as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between the DASNY and the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"). Review under *SHPA* is required when a project may or would cause any change, beneficial or otherwise, in the quality of any property listed in or eligible for listing in the State and/or National Registers of Historic Places ("S/NR").[13]

Upon consultation of online Cultural Resources Information System ("CRIS"), the Proposed Project component sites do not contain any historic buildings listed or potentially eligible for listing in the S/NR (see Appendix A). The oldest buildings on the portions of the RIT campus closest to the Proposed Project component sites were constructed in the late 1960s. In light of archaeological sensitivity, an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office ("SHPO") archaeological site inventory is located in or adjacent to the Proposed Project components. As such, further consultation with SHPO would be necessary to identify this site and its proposed location. This consultation would occur at a later time when sufficient design would be developed, and prior to construction. However, it is known that all of the Proposed Project component sites have been thoroughly disturbed as a result of previous construction projects (e.g., underground utilities, roadways, paths, and buildings) and from past agricultural activities (before RIT moved there). Therefore, the Proposed Project is not expected to have any adverse impacts on historical or cultural resources listed in or eligible for inclusion in the S/NR.

Shadows

Only the proposed IMLC and the student musical theatre buildings have the potential to cast a shadow, where the approximate maximum length of the shadows from the new buildings would be equal to 4.3 times the height of the buildings. However, since both buildings would be infill development – already surrounded by buildings of similar heights – no significant adverse shadow impacts would result from the Proposed Project.

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12 *6 N.Y.C.R.R. § 617.2(l)*

13 Districts, buildings, structures and objects are eligible for the S/NR if they possess integrity of location, design, setting, materials, workmanship, feeling and association and are associated with events that have made a significant contribution to the broad patterns of our history; or are associated with significant persons of our past; or embody distinctive characteristics of a type, period, method of construction or that represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded or may be likely to yield information important in prehistory or history (National Register of Historic Places, 36 Code of Federal Regulation ("CFR") Parts 60 and 63 (1994)). Properties that are less than 50 years old are generally not eligible for listing unless they have achieved exceptional significance. Determinations of eligibility are made by the OPRHP.

Public Health and Safety

Safety and security systems on campus currently include exterior and emergency lighting, surveillance, hazardous waste management, monitoring and detection of potentially hazardous conditions or behavior, safety devices, alarm systems, and emergency response/reporting systems. RIT Public Safety provides campus security on a 24-hour basis assisted by the Monroe County Sheriff's Office and/or the New York State Police Department, if needed. The Henrietta Fire Department provides fire services on campus. Emergency medical services would be provided by ambulance services that are readily available, if needed. The Proposed Project components would not result in significant adverse impacts to public health and safety at the Proposed Project sites, or in the areas adjacent to RIT.

Hazardous Materials

Contaminated Materials

Individual Phase I Environmental Site Assessment ("ESAs") were conducted by HDR in July 2019 for the athletic stadium complex (Alternate 1 and 2), Riverknoll student housing renovations, student musical theatre, and IMLC sites (HDR 2019a, 2019b, 2019c, and 2019d). As described in the executive summaries of the four reports, the Phase I ESAs did not reveal evidence of recognized environmental conditions ("RECs") as defined in ASTM Standard E 1527-13. None of the four sites were listed in any of the federal, state, local and tribal environmental databases that were searched as part of the ESAs. HDR concluded that the site reconnaissance, review of the environmental database search reports, historical sources and interviews with RIT personnel did not indicate the presence, historic or current, of RECs for any of the four sites. Database listings for nearby locations were likewise not considered to be RECs for the sites, based on the nature of the listings, closure status, distance from the sites and the general direction of groundwater flow in the vicinity of the sites.

For the Riverknoll student housing renovations area, the potential presence of asbestos-containing materials ("ACM") and lead-based paint was noted, based on the age of the units. Regarding these two items, RIT's Director of Environmental Health and Safety stated that the housing units had been assessed for the presence of ACM and lead-based paint. For the ILMC project area, which is crossed by several underground utilities, the potential presence of ACM was noted, based on the age of the utilities. For both the Riverknoll and ILMC sites, these findings, although not RECs, were considered to be business environmental risks ("BERs") for future development of the sites. HDR did not recommend conducting additional environmental assessments or investigations for the four areas.

The sources queried at RIT are aware of no known or suspected soil or groundwater contamination, environmental liens or violations on the Proposed Project sites. Prior to disturbance related to the construction of other parts of the RIT campus, the Proposed Project sites were used for agricultural purposes. The RIT campus is a RCRA generator, but no hazardous materials are stored or have been spilled on the Proposed Project sites. All of the reported spills at the RIT campus are classified as "closed" by NYSDEC. Based upon information obtained from RIT, there are no known ASTs or USTs located on the Proposed

Project sites. The Proposed Project would not result in significant adverse contaminated material impacts.

Hazardous Waste

RIT is classified as a Large Quantity Generator ("LQG") under the *Resource Conservation and Recovery Act ("RCRA")*. Regulated hazardous waste materials are generated from art, photography, chemistry, biology, medical science, and engineering programs, among other sources. RIT Facilities Management Services also generates hazardous and universal wastes from various campus-wide facility management activities, including maintenance, engineering, ground keeping and automotive maintenance. Hazardous wastes are typically accumulated near the point of generation in Satellite Accumulation Areas located in laboratories, studios, maintenance shops and other work areas around campus. When accumulation containers are full, they are moved to one of RIT's 90-Day Hazardous Waste Storage Areas where they are securely stored until removed from campus by a permitted hazardous waste transporter. There are no Hazardous Waste Storage Areas on the Proposed Project sites.[14]

RIT has prepared a Hazardous Waste Contingency Plan in order to satisfy USEPA's RCRA requirements under 40 CFR Part 265, Subpart D and the NYSDEC requirements under Title 6 of the New York Codes, Rules and Regulations *("N.Y.C.R.R.")* § 373-3.4. The purpose of the plan is to minimize hazards to human health and the environment in the event of a fire, explosion, or any unplanned, sudden, or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water. The plan specifies detailed emergency response procedures and coordination activities that would be taken in response to a hazardous materials emergency situation.

USEPA's regulated facility database was reviewed to identify potential off-campus hazardous material generators and sites in vicinity of the project site.[15] There are no Superfund sites within one mile of the project site. There are no USEPA-regulated facilities within approximately one-half mile of the project site.

Given the nature of the actions at Proposed Project component sites, no additional source of hazardous waste would result from the Proposed Project.

Petroleum Storage Tanks

The RIT campus contains bulk petroleum storage tanks for fueling campus fleets and grounds/maintenance equipment; emergency generators tanks; hydraulic elevator reservoirs, mineral oil filled electrical transformers and food grease management units. There are no bulk petroleum storage tanks, emergency generator tanks, or kitchen oil storage units located on the project site.[16]

14 Rochester Institute of Technology. Hazardous Waste Contingency Plan, September 2007.
15 USEPA. *EnviroMapper*. http://www.epa.gov/emefdata/em4ef.home
16 Rochester Institute of Technology. *Spill Prevention Control and Countermeasure Plan, August 2008*.

RIT has prepared a Spill Prevention Control and Countermeasure ("SPCC") plan in accordance with USEPA regulations (40 CFR Part 112). Among other required components, the SPCC addressed operating procedures to prevent oil spills, control measures installed to prevent a spill from reaching navigable waters, and countermeasures to contain, clean up, and mitigate the effects of an oil spill that reaches navigable waters.

RIT maintains discharge report forms on spills of petroleum products and other regulated materials on-campus and reports spills to NYSDEC as required by law. RIT does not have any record of a spill on the Proposed Project sites. The majority of the spills that have occurred on campus in the past have involved very small quantities of petroleum products that were successfully contained and cleaned up. All of RIT's reported spills are classified as "closed" by NYSDEC, indicating that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary.

For any the Proposed Project component sites, no above-ground storage tanks ("ASTs") or underground storage tank ("USTs") for petroleum would need to be removed, altered or installed. Therefore, no adverse effect to Petroleum Storage Tanks is expected as a result of the Proposed Project.

Traffic and Transportation

Internal Circulation and Parking

Figure 11 shows the RIT campus parking map, including the number of parking spots surrounding the Proposed Project component sites. The design of the proposed IMLC would relocate eight parking spaces near Wallace Center, while the new student musical theatre is expected remove approximately 100-faculty-reserved parking spaces (not general admission spaces); however, this loss would be accommodated by the already planned reconfiguration of the adjacent J-Lot parking area, which would add approximately 100 spaces. Additionally, existing parking in nearby lots would be sufficient to host off-campus visitors provided performances are scheduled outside normal class hours, as intended. The proposed Riverknoll student housing renovations and ground improvements would result in changes in traffic/pedestrian patterns that would include an egress at a new location on Andrews Memorial Drive. The number of parking spaces are expected to remain the same for Riverknoll (328 spaces); however, an estimated 57 parking spaces (including 4 handicap spaces) would be lost in the University Common Apartments complex out of its existing parking capacity of 933 spaces. It should be noted that this parking loss would only be related to the housing parking capacity and not to the general campus parking capacity.

The Proposed Project components would not cause a significant number of new peak-hour vehicular trips to campus or through a particular intersection. Additional vehicle trips that may be generated from the community to attend performances at the new student musical theatre would primarily be during off-peak times (e.g., weekends and non-class hours). The RIT campus has approximately 9,189 parking spaces. Based upon this, no significant adverse traffic or parking impacts are anticipated as a result of the Proposed Project. However, a detailed traffic analysis may be required at a later time, once the preliminary designs for the Proposed Project

are reviewed by the Town of Henrietta during their subsequent municipal Site Plan review for a special use permit for the proposed student musical theatre and the athletic stadium complex.

In August 2008, RIT completed a *Comprehensive Parking, Transportation and Urban Design Strategy* to plan for future transportation needs. The strategy was based on the following eight goals established through public feedback and RIT's campus goals:

1. The strategy would set a direction for a comprehensive circulation system that includes parking, transportation and supportive urban design principles on campus for the next decade and beyond.

2. The strategy would further the vision and mission of the university and support the five goals of RIT's strategic plan: career focus, student success, scholarship, global society and community.

3. The strategy would promote sustainability and attempt to minimize impacts to the environment.

4. The strategy would provide a menu of options that meet the needs of varied user groups with common travel preferences. The strategy would seek to optimize the experience of groups using each option, recognizing that individual preferences cannot always be satisfied.

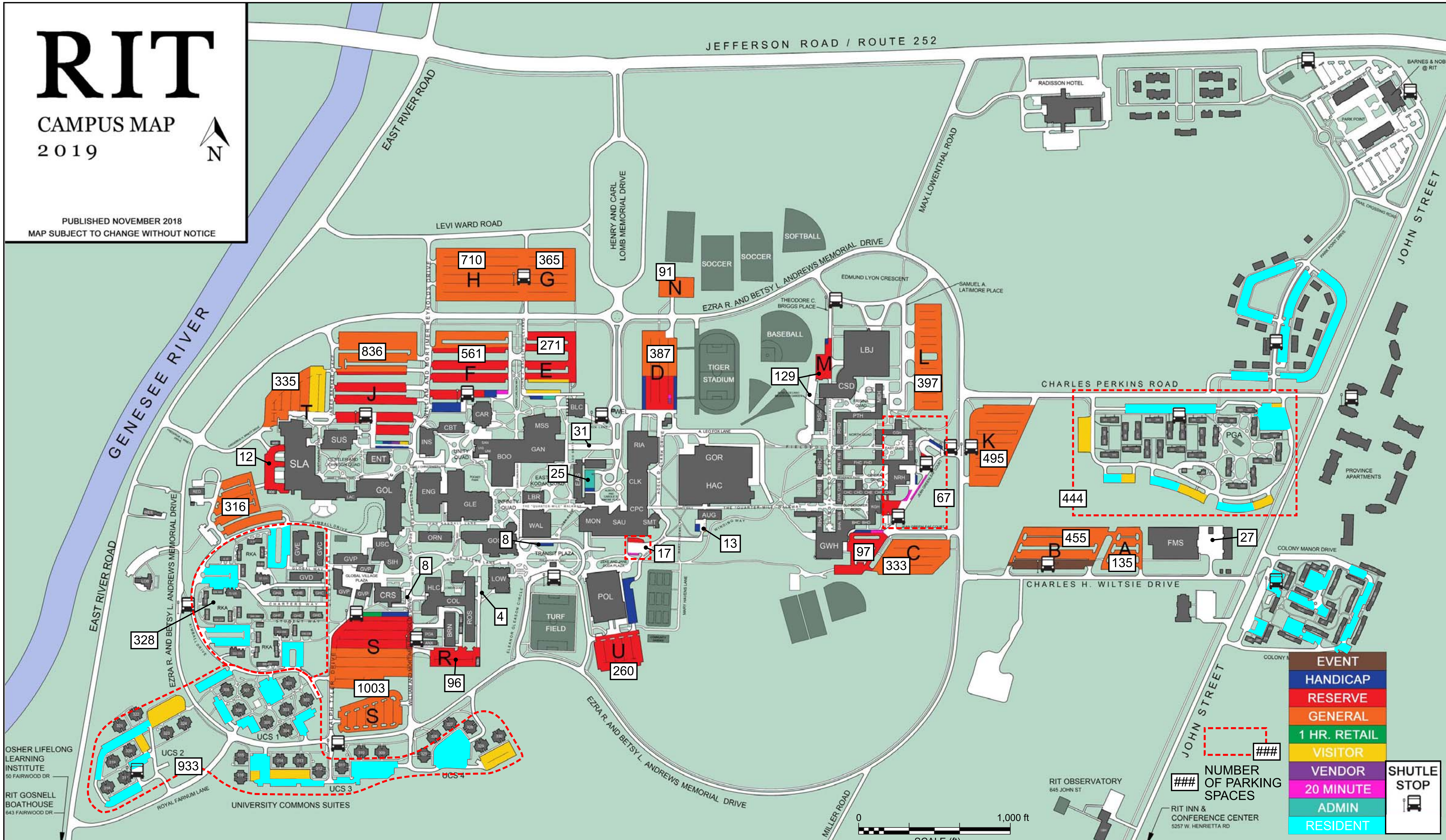
5. Parking would be provided for those groups for whom no reasonable alternative to driving exists. Parking would be available at a variety of fee/convenience levels to accommodate groups that value price and convenience differently.

6. Transportation and Urban Design would be improved to make RIT a walkable community and to minimize the need to drive between locations on the campus. Important components of these systems include facilities for pedestrians, bikes, other non-motorized transportation, and transit.

7. Transportation improvements, in conjunction with new buildings and landscaping, should be designed to create a campus that is walkable in all seasons.

8. RIT would promote travel demand management ("TDM") initiatives that minimize the need for increased parking.

The *Comprehensive Parking, Transportation and Urban Design Strategy* provided recommendations on options for increasing the supply of parking on campus and reducing the demand for parking. The report also evaluated conceptual options for providing a transitway to better link the east and west sides of the campus and proposed improvements to better accommodate bicycle and pedestrian movement. The alternative transportation improvements included in the IMLC component of the Proposed Project, which would improve vehicular traffic flow through the Gleason Circle roadway, relocate eight handicap parking spaces near the Wallace Center, and improve the drop-off location for shuttle bus commuters and emergency vehicle access, are important steps towards implementing the goals outlined in the *Comprehensive Parking, Transportation and Urban Design Strategy*.



RIT
CAMPUS MAP
2019
N
PUBLISHED NOVEMBER 2018
MAP SUBJECT TO CHANGE WITHOUT NOTICE
JEFFERSON ROAD / ROUTE 252
GENESEE RIVER
EAST RIVER ROAD
LEVI WARD ROAD
HENRY AND CARL LOMB MEMORIAL DRIVE
EZRA R. AND BETSY L. ANDREWS MEMORIAL DRIVE
MAX LOWENTHAL ROAD
CHARLES PERKINS ROAD
CHARLES H. WILTSIE DRIVE
JOHN STREET
MILLER ROAD
RADISSON HOTEL
BARNES & NOBLE @ RIT
SOFTBALL
SOCCER
SOCCER
BASEBALL
TIGER STADIUM
TURF FIELD
PROVINCE APARTMENTS
COLONY MANOR DRIVE
UNIVERSITY COMMONS SUITES
OSHER LIFELONG LEARNING INSTITUTE
50 FAIRWOOD DR
RIT GOSNELL BOATHOUSE
643 FAIRWOOD DR
RIT OBSERVATORY
645 JOHN ST
RIT INN & CONFERENCE CENTER
5257 W. HENRIETTA RD
710 H
365 G
91 N
836
561 F
271 E
387 D
335 J
T
129 M
397 L
495 K
444
12
316
31
25
67
455 B
135 A
27
97
333 C
8
17
13
8
4
328
1003 S
S
R 96
U 260
933
EVENT
HANDICAP
RESERVE
GENERAL
1 HR. RETAIL
VISITOR
VENDOR
20 MINUTE
ADMIN
RESIDENT
NUMBER OF PARKING SPACES
SHUTLE STOP
0
1,000 ft
~SCALE (ft)

500 Seventh Avenue
New York, NY 10018

Campus Parking Map

RIT 2019 Financing for Multi-Facility Construction and Improvements

Job No.	Date	Figure No.
10175327	08/09/2019	11

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External Traffic

As none of the components of the Proposed Project would significantly increase the student/faculty population, there would be no adverse traffic impact on the local roadway network. Traffic conditions at the different campus gates would remain similar. Within the western part of the RIT campus, the changes of traffic patterns and access points for the proposed Riverknoll student housing renovations would only affect the Andrews Memorial Drive – an internal circumferential roadway to the RIT campus; but it would not change access points to the East River Road. As such, the Proposed Project would not impact the future East River Road Corridor Improvements (from Erie Station Road to Jefferson Road) that are currently proposed by the Town of Henrietta (Town of Henrietta, 2018). Even though the proposed student musical theatre and athletic stadium complex would be open to the public, it is assumed that these venues would not only be operating outside school traffic peak hours, but also the traffic would be significantly less in volume than the regular school traffic. As such, it is expected that none of the Proposed Project components would have an adverse impact to the local roadway network.

Air Quality

Existing Conditions

The attainment status with respect to the National Ambient Air Quality Standards ("NAAQS") for Monroe County was reviewed based on USEPA's "Green Book" of nonattainment areas for the criteria pollutants regulated under the Clean Air Act. Monroe County is designated as an attainment area for all criteria pollutants (carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, particulate matter, and lead). Potential air quality impacts associated with construction activities are discussed below in the Construction Impacts Section.

Stationary Sources

NYSDEC's Division of Air Resources administers regulations regarding permitting and registration of stationary air emission sources (6 *N.Y.C.R.R.* Part 201). RIT's boilers have the capability to generate nitrogen oxide ("NO") and sulfur dioxide ("SO_2") emissions that could categorize them as "major source" requiring a Title V air emissions permit.

RIT expects to amend its existing air permits given the addition of new high-efficiency natural-gas boilers required by the new facilities under the Proposed Project (especially the IMLC, the student musical theatre, and the athletic stadium complex). RIT would submit to NYSDEC its planned modifications and replacements of on-campus boilers and calculations for actual emissions after the designs have been finalized. The heating and cooling demand generated by the Proposed Project components would be accounted for in the emissions calculations during the subsequent environmental review as part of the municipal review process.

Mobile Sources

As discussed in the ***Traffic and Transportation*** section, above, the Proposed Project components would not generate substantial amounts of additional traffic. Thus, it is expected that the Proposed Project components would not have the potential to generate significant air quality impacts from mobile sources.

Noise

As discussed in the ***Traffic and Transportation*** section, above, the Proposed Project components would not generate substantial amounts of additional traffic. Thus, it is expected that the Proposed Project components would not have the potential to generate significant noise impacts from mobile sources.

Stationary noise sources are expected to be controlled by design and not warrant a noise assessment. With the exception of temporary noise construction and demolition, the Proposed Project components are not expected to significantly affect the existing noise levels on the RIT campus. Potential noise impacts associated with construction activities are discussed below in the Construction Impacts Section.

Socioeconomics

The RIT campus is located in the Town of Henrietta, Monroe County, New York. The population of Henrietta grew from 39,028 to 42,581 between 2000 and 2010, an average annual growth rate of 0.88 percent, faster than the growth rate of Monroe County as a whole over this period (0.12 percent). The most recent population count of Henrietta is estimated to be 43,609 (an increase of 1,000 since 2000) according to the U.S. Census Bureau 2017 American Community Survey ("ACS")[17].

The socioeconomic effects of the Proposed Project (no increase in students, faculty and staff on campus) are consistent with the overall University character of the RIT campus and would not have an adverse effect on the surrounding community. No significant adverse socioeconomic impacts would occur as a result of the Proposed Project.

Construction Impacts

Construction of the Proposed Project components would generally consist of the following:

- Site preparation, such as clearing and grubbing;
- Construction of foundations and roughing out utilities and plumbing, etc.;
- Trenching and installation of utility lines;

17 2017 ACS 5-Year Population Estimate.
https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk

- Erection of bearing wall superstructure (not necessary for Riverknoll student housing renovations);
- Interior and exterior finishing; and
- Landscaping.

During site preparation activities, heavy equipment such as bulldozers, backhoes, loaders, trucks, and scrapers may be used. In addition, jackhammers, compressors, compactors, cement mixers, welders, and generators may be used throughout the construction period. The impacts of construction-period work would be largely limited to the RIT campus as there are no off-campus residences adjacent to the Proposed Project component sites. Construction work would occur during normal working hours when many students are attending classes. Construction-related impacts would be temporary in nature and limited to the duration of the construction period. It is anticipated that noisy construction activities (e.g., pavement breaking with jackhammers) would be scheduled during the summer when fewer students occupy the campus.

The construction of the Proposed Project components may produce a temporary increase in air emissions activities. Potential temporary air quality impacts during construction may include fugitive dust emissions for demolition of the existing buildings, removal of paved areas, and land clearing, as well as mobile-source emissions from construction equipment, trucking movement, and workers' vehicles. Pollutants of concern include particulate matter ("PM"), fugitive dust and carbon monoxide ("CO") emissions from demolition, construction, and land clearing, as well as mobile-source CO and PM emissions and other air pollutants from heavy engines and truck movement. Construction work would be planned and executed in a manner that would minimize air emissions and reduce temporary impacts on the surrounding environment. Special controls may include any of the following:

- Limiting necessary idling times on diesel powered engines;
- Keeping exhausts away from building fresh air intakes;
- Using a low operating speed limited to 5 mph (miles per hour) to eliminate dust and particulates pollutants produced from tires and brakes;
- Controlling dust related to the construction site through spraying a suppressing agent on dust piles;
- Adjusting schedules for meteorological conditions as appropriate; and
- Utilizing water or appropriate liquids for dust control during the removal of the paved area, land clearing, and grading, and on materials covering open-body trucks for transporting materials.

Trucks would be required to deliver construction materials to, and remove debris from, the Proposed Project sites. The number of truck trips generated on a daily or hourly basis is not expected to significantly affect traffic on the primary off-campus transportation route leading to the Proposed Project sites, or on routes within the campus.

For the Proposed Project components, temporary increases in noise levels would occur during construction. Overall, construction activities for the Proposed Project components would result in a short-term increase in noise to sensitive receptors in the immediate vicinity of the construction sites. Construction activities associated with the Proposed Project components

would include clearing and grubbing, earthwork, structures, and paving. Equipment such as bulldozers, backhoes, excavators, graders, loaders, cranes, and trucks would be used for the construction of the Proposed Project and would be subject to local noise ordinances for construction. The Town of Henrietta code prohibits "erecting, demolishing, altering or repairing any building or any other construction activity between the hours of 10:00 p.m. and 8:00 a.m., current time, in such a manner as disturbs the peace and quiet of a person or neighborhood by reason of the use of power equipment, hammering, sawing or other activity which produces severe and continuous noise."[18] No night construction is proposed. The Proposed Project components would not create significant adverse construction noise impacts.

The Proposed Project components would require a State Pollution Discharge Elimination System ("SPDES") General Permit for Storm Water Discharges from Construction Activity issued by NYSDEC, since the total combined Proposed Project sites are greater than one acre in size. A Stormwater Pollution Prevention Plan ("SWPPP") would be prepared to comply with the terms and conditions of the General Permit for Storm Water Discharges from Construction Activities by planning and implementing a number of measures to achieve tangible pollution prevention and control objectives. The SWPPP would reduce or eliminate the discharge of pollutants and erosion and sediment loading to water bodies during construction. The plan would control the impact of storm water runoff on the water quality of the receiving waters and to control the increased volume and peak rate of runoff during and after construction. In addition, the plan would outline procedures for maintaining storm water management measures during and after construction operations. A copy of the SWPPP would be included as a component of the SPDES permit. The special provisions for the project would incorporate conditions of the SPDES and SWPPP. A copy of the SWPPP must be available at the Proposed Project sites during construction and until the sites have been permanently stabilized.

Appropriate soil erosion and sediment control measures in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* and other applicable state and local regulations would be implemented. Potential control measures may include sediment traps, silt fence, stabilized construction entrances and storm drain inlet protection as temporary structural measures. These temporary soil erosion and sediment control measures and practices would be used to minimize soil erosion, sedimentation, and surface water pollution during construction operations on the site. Recommended measures to clean and repair the sediment and erosion control structures would be followed throughout construction and subsequent stabilization to ensure they function as designed and not become clogged with sediment. Maintenance schedules and procedures are included as a component of the SWPPP. Sediment collected by these measures would be disposed of in accordance with the appropriate disposal regulations. Soil Erosion and Sediment Control ("SESC") Plans would be included as a component of the Construction Plans for the Proposed Project components.

Since data indicate the presence of groundwater at a depth greater than that required for foundation excavation, which would be at a depth of 10 feet for the proposed IMLC basement, it is anticipated that dewatering activities would not be required. However, if groundwater is

18 Henrietta Town Code § 168-2. Prohibited noises. Available online at http://ecode360.com/?custId=HE0056

encountered and dewatering becomes necessary, groundwater would be disposed of in accordance with applicable regulations.

Based on the above information, no significant impacts related to noise, vibration, utilities, water quality, traffic, air quality, safety and security, aesthetic resources or the disruption of businesses are expected to occur during construction of the Proposed Project components.

4.0 REFERENCES

4.0 REFERENCES

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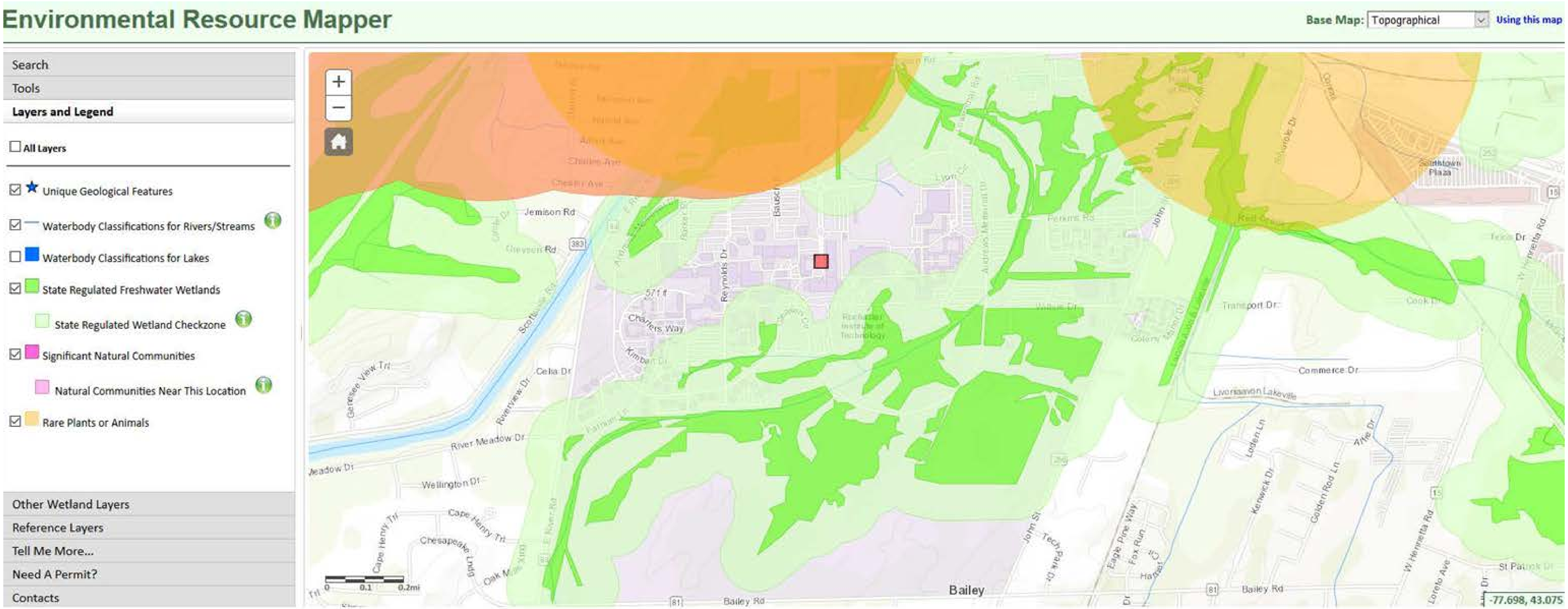
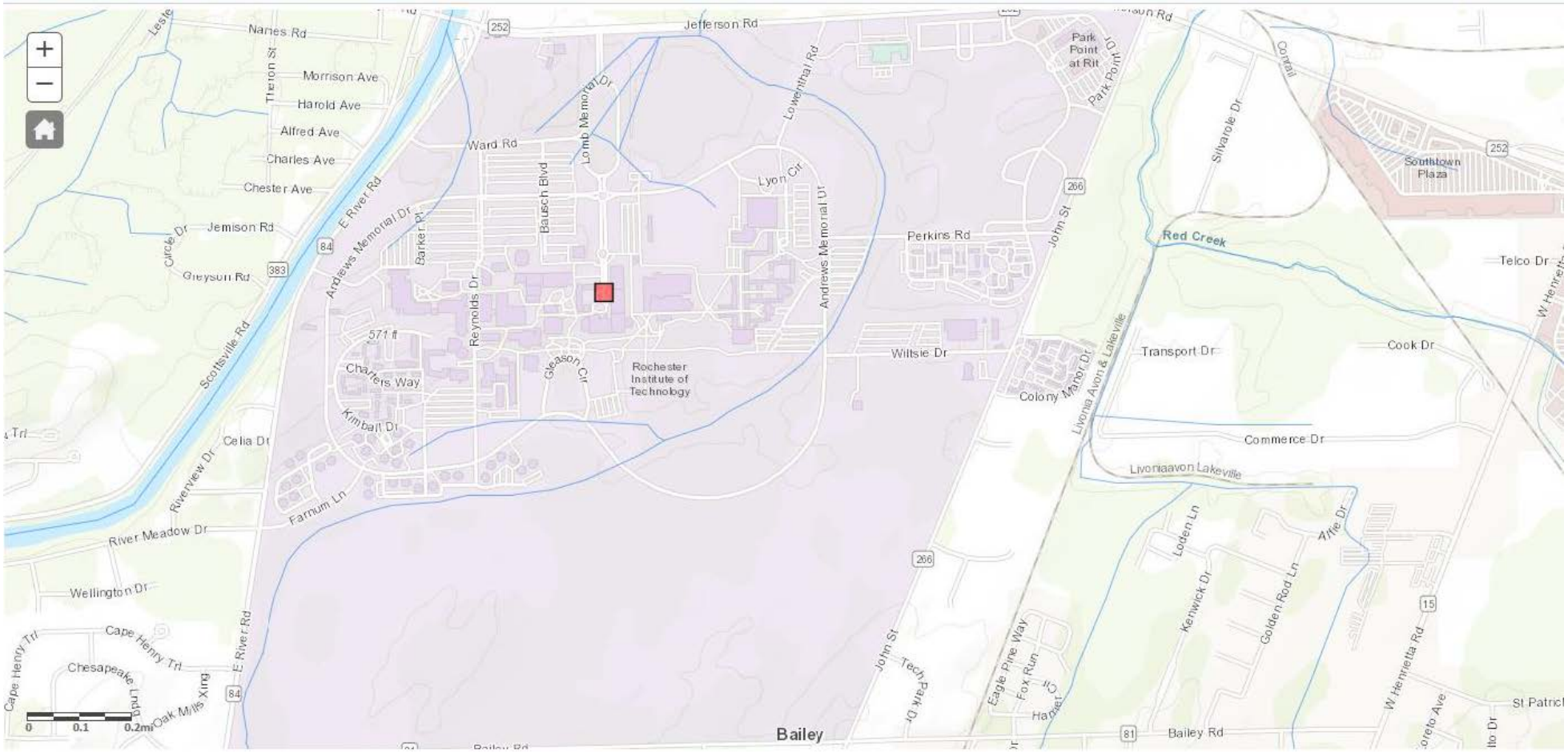
APPENDIX A
Agency Correspondences

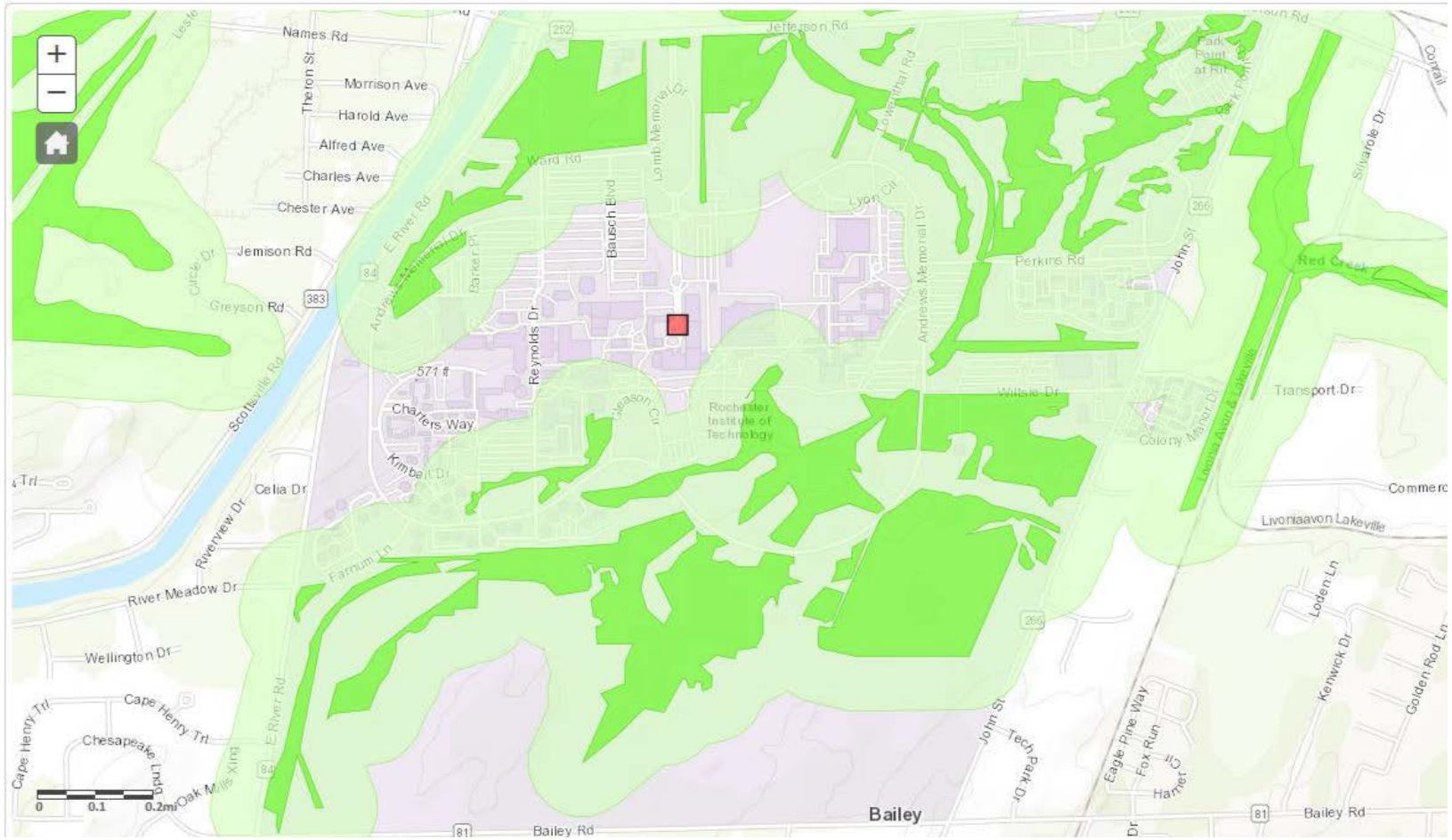
All Layers


Environmental Resource Mapper
Base Map: Topographical
Using this map
Search
Tools
Layers and Legend
All Layers
Unique Geological Features
Waterbody Classifications for Rivers/Streams
Waterbody Classifications for Lakes
State Regulated Freshwater Wetlands
State Regulated Wetland Checkzone
Significant Natural Communities
Natural Communities Near This Location
Rare Plants or Animals
Other Wetland Layers
Reference Layers
Tell Me More...
Need A Permit?
Contacts
Jemison Rd
Reynolds Dr
Charters Way
Celia Dr
River Meadow Dr
Wellington Dr
Transport Dr
Commerce Dr
Bailey
Bailey Rd
-77.698, 43.075

Waterbodies

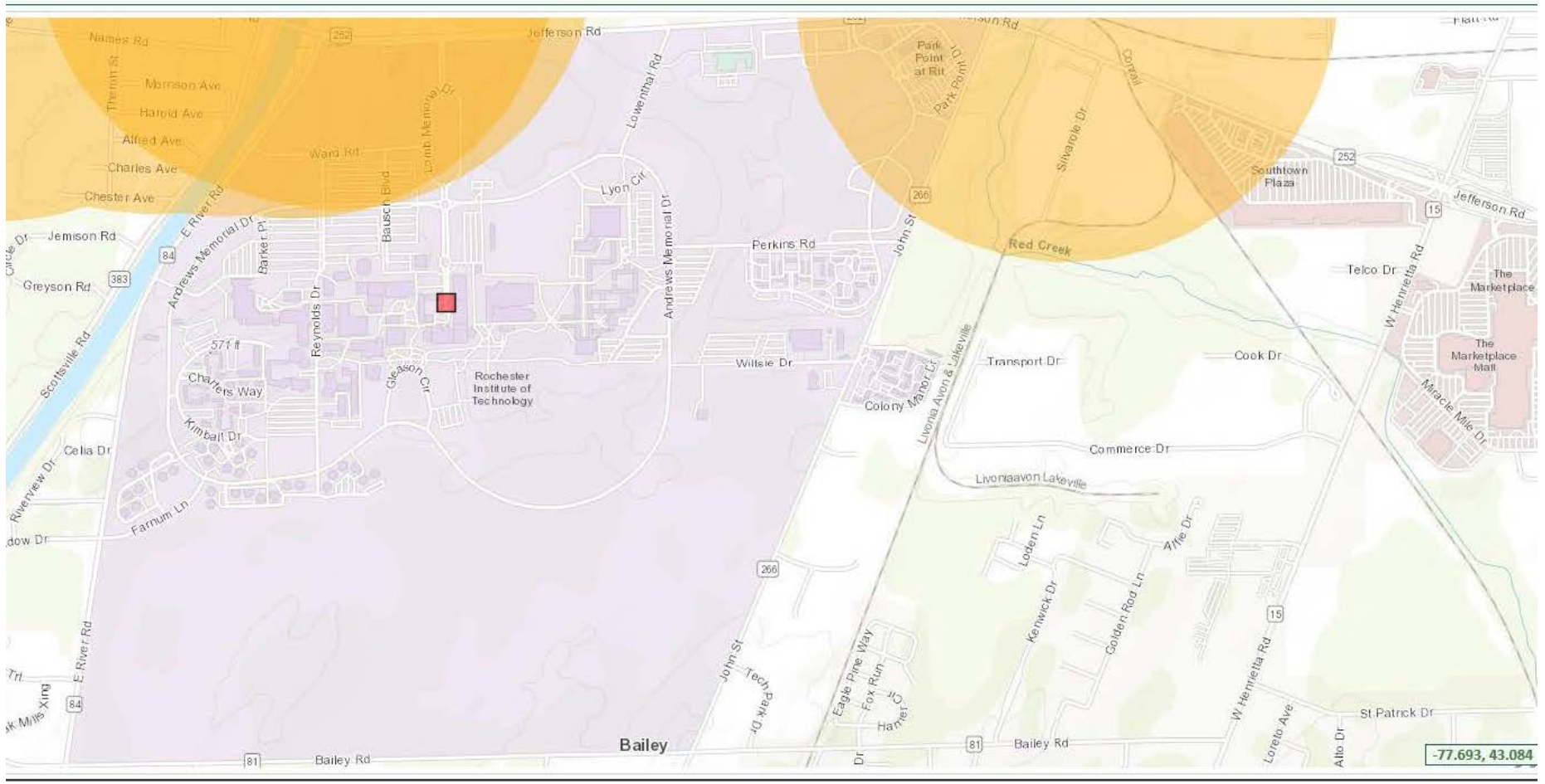


State Regulated Freshwater Wetlands and Checkzones



Significant Natural Communities

Rare Plants or Animals



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo/es/section7.htm

In Reply Refer To: August 09, 2019
Consultation Code: 05E1NY00-2019-SLI-2949
Event Code: 05E1NY00-2019-E-09267
Project Name: Rochester Institute of Technology 2019 Financing for Multi-Facility Construction and Improvements

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq*.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

Project Summary

Consultation Code: 05E1NY00-2019-SLI-2949

Event Code: 05E1NY00-2019-E-09267

Project Name: Rochester Institute of Technology 2019 Financing for Multi-Facility Construction and Improvements

Project Type: Federal Grant / Loan Related

Project Description: The four Proposed Project component sites are located within the RIT campus.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/43.08385540709557N77.67257774261694W

Counties: Monroe, NY

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

August 28, 2019

Ms. Sara Stein
Senior Environmental Manager
DASNY
1 lomb memorial drive
Rochester, NY 14623

Re: DASNY
RIT 2019 Financing for Multi-Facility Construction and Improvements
1 Lomb Memorial Drive, Rochester, NY
19PR05897
Project #354720

Dear Ms. Stein:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation


USN Building Points (View)
Eligible
Listed
Not Eligible
Not Eligible - Demolished
Undetermined
Consultation Projects (View)
National Register Building Sites (View)
New York State, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS
POWERED BY esri

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

KEVIN BUSH, P.E.
Regional Director

August 30, 2019

Attn: Sara E. Stein, Sr. Environmental Manager
Office of Environmental Affairs
DASNY
One Penn Plaza, 52nd Floor
New York, New York 10119-0098

RE: SEQRA Lead Agency Status for the Dormitory Authority of the State of New York (DASNY) for the Rochester Institute of Technology 2019 Financing for Multi-Facility Construction and Improvements Project, Town of Henrietta, Monroe County, New York.

Dear Ms. Stein:

The New York State Department of Transportation concurs with the designation of the Dormitory Authority of the State of New York as lead agency for the referenced action.

Any work (including access or utility work) within the right of way of any State Highway will require a Highway Work Permit from the Department's Traffic Safety and Mobility Office. Also, any such work will require coordination with the Department's planned maintenance and/or capital improvements through our Monroe County (East) Maintenance Office. Occupancy of any state-owned property (short or long term) may require a Permit for Use of State-Owned Property from the Department's Right-of-Way Office. As a permitting agency under SEQRA, the Department should be given the opportunity to review any site plans, environmental impact statements, traffic studies, or drainage plans prior to approval to assure that the negative impacts on State facilities are mitigated as appropriate.

The State Smart Growth Public Infrastructure Policy Act, found in Section 6 of the Environmental Law, obliges the New York State Department of Transportation to evaluate projects it approves, undertakes, supports, or finances against the enumerated smart growth criteria. It is our expectation that a Smart Growth Checklist and attestation may be required prior to the issuance of either a Highway Work Permit or a Permit for Use of State-Owned Property.

As an involved agency, we require copies of the findings, including negative declarations and draft/final environmental impact statements.

Additional Comments:

The applicant shall provide a copy of any USACE and/or NYSDEC permits for any work in the State right of way impacting wetlands or streams requiring such a permit.

Any tree or shrub removals within the State right of way shall be replaced with equivalent amount of plants. The total diameter at breast height (DBH) of removed trees should equal the total DBH of replaced trees. For shrubs and evergreen trees, the total height lost should match the total height of replacements.

Please contact Jeremy Button of our Office of Right-of-Way at (585) 272-3326 if you have any questions concerning this matter.

Sincerely,

for Kevin C. Bush, P.E.
Regional Director, Region 4

cc: Dwayne Aycock, Director of Operations, NYSDOT R4
Paul Spitzer, Regional Traffic Engineer, NYSDOT R4
Jeremy Button, Right-of-Way, NYSDOT R4
Lora Leon, Planning, NYSDOT R4
Zachary Starke, Traffic, NYSDOT R4
Chris Caraccilo, Landscape Architecture/Environmental, NYSDOT R4
Dan McCusker, Resident Engineer, Monroe East Residency, NYSDOT R4

NEW YORK STATE OF OPPORTUNITY. | DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: September 10, 2019
Project Applicant: Rochester Institute of Technology
Project Name: *2019 Financing for Multi-Facility Construction and Improvements*
Program: Independent Colleges and Universities Program
Project Location: 1 Lomb Memorial Drive, Rochester, Monroe County, New York 14623
Project Number: 354720
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"),* Article 6 of the New York State *Environmental Conservation Law ("ECL")*.[1] Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY's authorization of the issuance of approximately $375,000,000 in fixed- and/or variable-rate, taxable and/or tax-exempt, Series 2019 Bonds to be sold through negotiated sales and/or private placements on behalf of Rochester Institute of Technology ("RIT"). The proceeds of the bond issuance would be used to finance RIT's *2019 Financing for Multi-Facility Construction and Improvements Project,* which would consist of the design and construction of a new, approximately 180,000-gross-square-foot ("gsf") Innovative Maker and Learning Complex ("IMLC")/academic/research building, an approximately 40,000-gsf student musical theatre, an approximately 180,000-gsf athletic stadium complex (at Alternate Site 1 or 2) and student housing renovations that would include building and ground improvements on the University's campus. The bond proceeds would also be used to refinance a taxable bank loan and to refund all or a portion of DASNY's RIT, Series 2010 and Series 2012 Bonds. The refinancing of existing debt is a Type II action under SEQRA and therefore not subject to SSGPIPA.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The components of the Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure currently serving the campus.

2. Is the project located wholly or partially in a **municipal center**,[2] characterized by any of the following: Check all that apply and explain briefly:
   - ☐ A city or a village
   - ☒ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
   - ☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
     - ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center)
     - ☐ Main streets (i.e., primary retail street of a village, town, or small city)
     - ☐ Downtown areas (i.e., city's core, center or central business district)
     - ☐ Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)

[1] https://www.nysenate.gov/legislation/laws/ENV/A6
[2] DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)
☒ Transit-oriented development areas (i.e., areas with access to public transit for residents)
☐ Environmental justice areas (https://www.dec.ny.gov/public/911.html)
☐ Hardship areas

As the RIT campus is an existing, developed institutional campus, the Proposed Project would be supportive of this criterion. In addition, as part of the new design for the IMLC, vehicular traffic flow through RIT's transit plaza at the Gleason Circle roadway would be improved to encourage the use of public transportation.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

   This is not relevant because the project is consistent with criterion 2 above.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

   This is not relevant because the project is consistent with criterion 2 above.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

   This is not relevant because the project is consistent with criterion 2 above.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   There are New York State Department of Environmental Conservation ("NYSDEC") mapped wetlands and regulated 100-foot-buffer areas on or adjacent to the proposed IMLC site, Riverknoll student housing renovation site, and the athletic stadium complex at Alternate Site 2. Both the proposed IMLC site and the Riverknoll student housing renovation site are entirely urbanized, consisting of maintained landscaped areas, campus roadways and paved paths with no observable wetlands. The Alternate Site 2 for the proposed athletic stadium complex is an open, grassy field bordered by a drainage ditch to the west and an undeveloped forested area to the north. Prior to construction, wetland delineations would need to be conducted to determine the actual limits of regulated freshwater wetlands on these project sites. Construction best management practices and other protective measures would be required to minimize potential impacts to regulated wetlands and the adjacent buffer zones.

   The project sites do not contain any historic buildings listed or potentially eligible for listing in the State and/or National Registers of Historic Places ("S/NR"). However, the project sites are located within areas identified as archaeologically sensitive. The New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project (OPRHP №. 19PR05897). In a letter dated August 28, 2019, OPRHP rendered an opinion that *"…no properties, including archaeological and/or historic resources, listed in or eligible for the [S/NR] will be impacted by this project."*

   The Proposed Project components would not affect visual resources on the campus or scenic areas nearby. The campus itself is largely composed of buildings which themselves are not visually significant, nor are they architecturally significant from a historic resources standpoint. Therefore, the Proposed Project is generally supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would foster compact development by using and improving underutilized land within an existing University campus. Therefore, the Proposed Project would be supportive of this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   As part of new design for the IMLC, vehicular traffic flow through RIT's transit hub at Gleason Circle roadway would be improved. Eight handicap parking spaces would be relocated near Wallace Center, the drop-off location for shuttle bus commuters would be enhanced, and emergency vehicle access would be upgraded. Therefore, the Proposed Project would be supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?[3] Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act ("SEQRA").* Other involved and interested agencies include, but are not limited to, New York State Department of Transportation ("NYSDOT"), New York State Department of Environmental Conservation ("NYSDEC"), OPRHP, the Town of Henrietta, and Monroe County. The *SEQR* lead agency establishment regulations set a 30-day time period, or less upon agreement, for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be supportive of this criterion.

10. Does the project involve community-based planning and collaboration?
    Check one and describe: ☐ Yes ☒ No ☐ Not Relevant

    The Proposed Project would be located entirely within the RIT campus (a private university) and would not impact off-campus areas. As a result, community-based planning and collaboration is not applicable to the Proposed Project.

11. Is the project consistent with local building and land use codes?
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project would conform to the New York State *Uniform Fire Prevention and Building Code* and the Town of Henrietta Building Code. The Town of Henrietta would be the permitting agency. RIT would need to obtain a special permit from the Henrietta Town Board because the proposed IMLC and the light tower masts for the proposed athletic stadium would exceed the 35-foot height limit for the applicable zoning district. Considering that the Proposed Project components would be within the RIT campus, would not be adjacent to any non-university properties, and that many of existing campus buildings are of a similar height, RIT anticipates that the special permit would be granted as part of the Town's Site Plan Review process. Therefore, the Proposed Project would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

[3] Demonstration may include *State Environmental Quality Review ["SEQR"]* coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

The Proposed Project would incorporate numerous environmental sustainability measures that would promote this criterion. It is expected that the Proposed Project components would be designed consistent with LEED® "Silver" requirements. Therefore, the Proposed Project would be supportive of this criterion.

13. During the development of the project, was there broad-based public involvement?[4]
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

As previously noted, DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with *SEQRA.* Other involved and interested agencies include, but are not limited to, NYSDOT, the NYSDEC, the OPRHP, the Town of Henrietta and Monroe County. Hence, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

The recipient of the funding, RIT, is a private university and therefore is not the type of governmental organization that engages in community planning. Community planning in the project area is within the jurisdiction of the Town of Henrietta.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The proposed IMLC, student musical theatre, and Riverknoll sites lie entirely outside the 100-year floodplain boundaries as depicted on the Federal Emergency Management Agency's ("FEMA's") Digital Flood Insurance Rate Map ("DFIRM") for Monroe County, effective August 28, 2008. However, both of the proposed athletic stadium complex locations (Alternate Site 1 and Alternate Site 2) lie within the 100-year floodplain boundary. Floodplain storage capacity would not be impacted given the open architecture nature of the stadium that would still allow floodwaters to enter the property. The Proposed Project would incorporate design features intended to mitigate flood and hazard risks. Therefore, the Proposed Project would be consistent with this criterion.

DASNY has reviewed the available information regarding this project and finds:

☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.

09/10/2019
Signature/Date

Robert S. Derico, R.A., Acting Director, Office of Environmental Affairs
Print Name and Title

[4] Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin ["ENB"]* or other published notices, letters of support, etc.