

DORMITORY AUTHORITY STATE of NEW YORK
STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
Notice of Determination of Nonsignificance

Date: January 9, 2017

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

Applicant: Franklin-Hamilton ARC
12 Mohawk Street
Tupper Lake, New York 12986
(Franklin County)

This notice 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.

DASNY (“Dormitory Authority State of New York”), as lead agency, has determined that the proposed action described below, will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Title of Action: Franklin-Hamilton ARC
Acquisition and Renovation of 125 Catherine Street

SEQR Status: Unlisted Action – 6 *N.Y.C.R.R.* 617.2(ak)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

DASNY (“Dormitory Authority State of New York”) has received a request for financing from NYSARC, Inc. (“NYSARC”) for the funding of projects for its member chapters throughout New York State. The Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of fixed-rate, tax-exempt and/or taxable bonds in an amount not to exceed approximately \$45,000,000 that are to be sold through a negotiated offering on behalf of NYSARC, Inc. The proceeds of the tax-exempt bond issuance would be used to refund all, or a portion of, DASNY’s NYSARC, Inc. Revenue Bonds Series 2007B Bonds (\$7.4 million) and the 2009A Bonds (\$28.2 million).

Additionally, the bond issue proceeds would be used as a pool to finance the projects of 6 of the 54 member chapters of NYSARC, Inc. The 6 chapters participating in the bond issue are seeking to finance 15 individual projects,¹ of which 14 would be covered under separate determination. This request pertains to the Franklin-Hamilton ARC’s (also known as “Adirondack ARC”) *Acquisition and Renovation of 125 Catherine Street* (hereinafter, the “Proposed Project”). The Proposed Project site is located 125 Catherine Street, Malone, Franklin County, New York. It is permissible for this project to undergo a separate *State Environmental Quality Review (“SEQR”)* process because: (a) the individual projects have no cumulative environmental effect on the environment; (b) none of the other projects are dependent on the projects funded under this proposal for implementation; and (c) the project sites are geographically separated throughout New York State.

More specifically, the Proposed Project would consist of Adirondack ARC’s acquisition and renovation of two parcels — a smaller parcel containing an existing surface parking lot and a larger lot, located directly across Catherine Street from the parking lot site, contains an existing, one-story, approximately 18,000-gross-square-foot (“gsf”) structure.

Once acquired, the facility would be used for office space for Program Managers, Program Administration, Medicaid Services Coordinators (“MCS”), Executive Staff, Behavioral Support Specialist, Quality Assurance, Corporate Compliance and other personnel. The building would house 3 classrooms on site, an Applied Behavioral Analysis Room, a Therapy Room, and an Occupational Therapy (“OT”)/Physical Therapy (“PT”) Speech Room.

Location of Proposed Project

The Project Site that would be acquired and renovated is located in the Village of Malone, Town of Malone, Franklin County, New York. The Proposed Project would acquire real property (Property Tax Map Parcel 112.42-4-2) containing a total of approximately 1.1 acres. There would be no change in use or zoning upon acquisition of the property from the current owner.

¹ The 6 member chapters of NYSARC, Inc. participating in this bond issuance are: Franklin-Hamilton (Adirondack ARC, 3 Projects), Putnam (1), Saratoga Bridges (2), St. Lawrence ARC (5), Ulster-Greene ARC (3), and Warren Washington ARC (1).

Description of the Institution

NYSARC, Inc. is a leading advocate and service provider for the developmentally disabled. Chartered in 1949, NYSARC is a not-for-profit corporation that, through its 54 chapters, currently serves over 60,000 persons and employs approximately 30,000 staff in New York State. NYSARC's clients come from both state institutions and the communities they serve. Even though NYSARC's individual chapters operate independently of each other, overall financial and corporate management decisions are governed by NYSARC's central office.

NYSARC's central office staff provides technical assistance in areas which include the interpretation of laws and regulations, training programs, one-to-one advocacy and, on occasion, direct management of chapters as deemed necessary by the Executive Committee or at the request of a chapter's board of directors. The central office of NYSARC also provides strong fiscal monitoring for the finances of each chapter. The chapters are monitored monthly and detailed procedures are implemented if problems arise.

Throughout the state, NYSARC provides a continuum of care and services from infant stimulation services to programs for senior citizens. NYSARC's goal is to provide developmentally disabled individuals with the same opportunities for education, training, rehabilitation, employment, and housing as others in the rest of the population. Additionally, NYSARC provides a variety of programs and services that the state is mandated to provide under court rulings to meet the individual needs of the persons served. NYSARC's clients come from both state institutions and community settings.

Reasons Supporting This Determination

Overview. DASNY conducted this environmental review in compliance with the *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. DASNY, as a New York State public benefit corporation funding the Proposed Project, is also required to conduct a review in conformance with the *New York State Historic Preservation Act of 1980* ("SHPA") and Part 428 of the implementing regulations of the *Parks, Recreation and Historic Preservation Law* ("PRHPL"), which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP").

Representatives of DASNY reviewed the *Short Environmental Assessment Form-Part I* ("SEAF-Part I"), dated October 13, 2016 (attached), previously completed by the Chief Financial Officer of the Adirondack ARC. The *Distribution List of Involved Agencies and Interested Parties* whom have been coordinated with is also included at the end of this determination. The *SEAF-Part I* analyzes potential environmental impacts associated with the proposed *Acquisition and Renovation of 125 Catherine Street* project.

The Proposed Project constitutes an Unlisted action pursuant to 6 *N.Y.C.R.R.* 617.2(ak) of the *SEQR* implementing regulations pertaining to Article 8 of the *ECL*. On October 18, 2016, DASNY circulated a lead agency request letter, including the *SEAF-Part I* to the involved agencies and interested parties. There being no objections, DASNY assumed *SEQR* lead agency status.

DASNY, as lead agency, conducted a coordinated *SEQR* of the Proposed Project. DASNY representatives discussed the Proposed Project's environmental effects with representatives and consultants of Franklin-Hamilton ARC and NYSARC, Inc. **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 will not have a significant adverse effect on the environment.**

General Findings. Franklin-Hamilton ARC, or the Adirondack ARC as it is known locally, has a stated mission to provide opportunities to people with developmental disabilities to live a full and meaningful life through improved support in the areas of education, personal development, home life, productive employment, community involvement, and recreation.

Adirondack ARC would be offering assistance to individuals or families, ensuring that all aspects of consumer's lives are as satisfying as possible by using a person-centered approach to all supports and services.

Adirondack ARC has been voluntarily accredited by The Council on Quality and Leadership ("CQL") since 2001, and its use of the Personal Outcomes Measures has helped us define and measure the quality of people's lives as well as the supports it provides. Services and supports include: home-based, early-intervention program; center-based preschool education programs; various residential opportunities for all ages; in-home staff supports and programs for people living at home with family or on their own; respite supports; advocacy and referral services.

Land Use and Zoning. The proposed use is permissible within the Village of Malone's established C-I Commercial-Industrial zoning districts. There would be no land use, subdivision, or zoning impacts on the Proposed Project site associated with the acquisition and renovation activities. Since the Proposed Project is an acceptable use in an existing building and would not include any expansion of the facility or increase in staff or employees, the Proposed Project would create little change in the general land use or zoning within the surrounding area of the community. Based on the foregoing, the Proposed Project would not have an adverse impact on the land use or zoning in this portion of the Village of Malone.

New York State Public Policy. The Proposed Project was reviewed by DASNY's Smart Growth Advisory Committee to determine whether the project would be consistent with New York's *State Smart Growth Public Infrastructure Policy Act* ("*SSGPIPA*"), Article 6 of the State *ECL*. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement Assessment Form ("*SGISAF*") for the Proposed Project was prepared pursuant

to the State of New York's *SSGPIPA* procedures and the SGISAF is attached to this determination. DASNY's Smart Growth Advisory Committee reviewed the SGISAF and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA* is detailed below.

To advance projects for the use, maintenance or improvement of existing infrastructure. The various elements of the Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure currently serving the campus. The Proposed Project would occupy and renovate an existing building thereby minimizing new construction and municipal growth. Therefore, the Proposed Project would be generally supportive of this criterion.

To advance projects located in municipal centers. The Proposed Project would consist of the acquisition of an existing building within the center of the Village of Malone. The Proposed Project would be supportive of this criterion.

To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan. The approved Village of Malone Local Waterfront Revitalization Program ("LWRP") consists of 13 policies which consider the economic, environmental and cultural characteristics of Malone's Waterfront Revitalization Area ("WRA"). The policies are comprehensive and refine existing State policies. They represent a balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on waterfront resources. The Proposed Project would be consistent with these policies

To protect, preserve, and enhance the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources. The project sites do not contain historic buildings listed or potentially-eligible for listing in the National and/or State Registers of Historic Places. The Proposed Project would consist of the acquisition and renovation of an existing building. No ground disturbance is anticipated. Therefore, the Proposed Project is unlikely to disturb intact archeological resources and no further review for such resources is warranted. OPRHP, which acts as the State Historic Preservation Office ("SHPO") in New York State, was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project. OPRHP (Project Review No. 16PR07846), in its letter of November 25, 2016 (attached), determined "...that your project would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places." It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

The Proposed Project has no impact on agricultural land, forests, and would not impact open space. The project is directly adjacent to the bank of the Salmon River. However, since

the building is established, and has existed prior to the development of floodplain management criteria, any impact associated with the 100-year floodplain currently exist and would not be exacerbated by the reoccupancy of the facility. The project site has been previously developed, which resulted in the majority of the site being disturbed.

Additionally, according to the *Franklin County Pre-Disaster Multi-Jurisdictional Hazard Mitigation Plan's Five Year Update*, dated 2015, the Village of Malone currently has 85 building residing within the 100-year floodplain, 16 of which are commercial properties, including the building to be acquired by Adirondack ARC.

The Proposed Project would be consistent with the Village of Malone Waterfront Consistency Review Law, which “...provide a framework for agencies of the Village of Malone to incorporate the policies and purposes contained in the Town and Village of Malone Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions within the waterfront area; and to assure that such actions and direct actions by Village agencies are consistent with the LWRP policies and purposes.” Therefore, no significant adverse impacts on floodplains are anticipated.

The Proposed Project would not affect visual resources in this portion of the Village. The Project Site is not within the viewshed of any State and/or National Registered structure. One portion of the Proposed Project site is occupied by a structure which is not visually significant, nor is it architecturally significant from a historic resources standpoint. Therefore, the Proposed Project is generally supportive of this criterion.

To 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 the integration of all income and age groups. The Proposed Project would consist of the acquisition and renovation of an existing building within the established village. The Proposed Project would occupy a currently vacant building which would aide in the revitalization of this portion of the village. Therefore, the Proposed Project is generally supportive of this criterion.

To provide mobility through transportation choices including improved public transportation and reduced automobile dependency. The Proposed Project would acquire and renovate an existing facility, which would provide a workplace for Adirondack ARC staff and clients with disabilities in the Village of Malone. The building would house administration uses as well as three classrooms: an Applied Behavioral Analysis Room, a Therapy Room, and an Occupational Therapy (“OT”)/Physical Therapy (“PT”) Speech Room.

The use of public transportation, while not discouraged, is sometimes not an option for Adirondack ARC clients, workers, and staff. The clients, workers and staff are usually transported to the site by personal vehicles or by contracted transportation service. The Proposed Project is generally supportive of this criterion.

To coordinate between state and local government and intermunicipal and regional planning. DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York's *SEQR*. Other involved agencies and interested parties coordinated with include: the New York State Department of Transportation ("NYSDOT"), the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"), Franklin County, the Town of Malone, and the Village of Malone. The *SEQR* lead agency establishment regulations set a 30-day time period 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.

To participate in community-based planning and collaboration. The Proposed Project would acquire and renovate an existing facility. Community based planning and collaboration would not be required because the new occupant of the building would meet all existing zoning and land use criteria. However, all necessary permits for the renovation work would be secured from the Village of Malone Building Departments and code enforcement officials as required.

To ensure predictability in building and land use codes. The Proposed Project would conform to the New York State Uniform Fire Prevention and Building Code and all Village of Malone code requirements. The village would be the permitting agency. The Proposed Project is consistent with neighboring land uses within this area of the town and would not result in changes in land use outside the parcel. Therefore, the Proposed Project would be generally supportive of this criterion.

To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad-based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation. The facility to be acquired is an existing, established building located within the Village of Malone. Since the building use is allowable, the Proposed Project would maintain the existing community's stability. Where possible, sustainable opportunities would be designed into the renovation work and be consistent with Leadership in Energy and Environmental Design® ("LEED®") requirements. Therefore, the Proposed Project would be supportive of this criterion.

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

Community Character. Community character is considered to be a cumulative assessment of the various elements that define a community's distinct personality. These elements include land use, design and visual resources, socioeconomics, traffic, air quality, and

noise. These factors are collectively considered to determine how a proposed action may affect the character or “personality” of a neighborhood or community.

The Proposed Project would not require the relocation of any residences or businesses, nor would it moderately or substantially affect the elements that compose neighborhood character. Furthermore, the Proposed Project would not cause any communities to be divided or altered, nor would it adversely affect the cohesion of the Village of Malone community. No significant adverse impacts to neighborhood character would occur as a result of the Proposed Project.

Community Facilities. Community facilities are public or publicly funded facilities such as fire protection, police protection, schools, hospitals and other health care facilities, libraries, and day-care centers. A direct effect is when there is a physical alteration or displacement of a community facility. An indirect effect would occur when an increase in population would have a demand for services and potential “indirect” effects on service delivery. No impacts on public or publicly funded schools, libraries, or day-care centers are expected.

The Proposed Project and Project Site uses would not displace or otherwise alter community facilities in the surrounding area. There would be no significant increase in employees that would be likely to generate a significant demand for police and fire protection services. All community-provided services have adequate capacity to handle projected demands, and no adverse impact would occur due to the Proposed Project. Therefore, significant adverse impacts to community facilities would not occur as a result of the Proposed Project.

Utility and Energy Requirements. Energy demand for the Proposed Project would consist of the building loads for heating, ventilation, and air conditioning (“HVAC”) systems, and for lighting and other electrical power. Electric and natural gas utility service would continue to be purchased from the existing supplier. No increase in utility and energy use are anticipated at the sites due, in part, to the fact the no expansion is planned and the renovation would include energy conservation measures as well as energy efficient equipment, thus maintaining the existing levels of consumption and potentially lowering demand for these resources. Hence, the Proposed Project would not have an adverse impact on the utility system serving this portion of Seneca County.

Ecological Resources. There are no surface water bodies located on the Project Site. The Project Site has been previously developed which resulted in the majority of the site being disturbed. Undeveloped green space consists of regularly maintained lawn and planting areas.

The existing building to be acquired and renovated is directly adjacent to the Salmon River, which winds itself through the Village. The building does lie within the 100-year floodplain boundary, but the building has long been established along the bank of the Salmon River, and has existed prior to the development of floodplain management criteria. Therefore, any impacts associated with the 100-year floodplain currently exist, and would not be exacerbated by the reoccupancy of the facility, nor have an adverse impact on the ecological resources of the Village.

There would be no disturbance of water bodies as a result of the Proposed Project, and no navigable waterways are present on the Project Site. The Project Site is not located in a designated New York State Coastal Zone Management area. Based on the foregoing, the Proposed Project would not have an adverse impact upon ecological resources in this portion of either the Town of Malone or the Village of Malone.

No known threatened or endangered plant or animal species inhabit the Proposed Project site. The area in and around this portion of the Village of Malone has been developed for years and would continue the established uses. Based on this information, the Proposed Project would have no impact on threatened or endangered plant or animal species.

Water Supply and Sewage Disposal. The Proposed Project would not result in any significant impact on domestic water usage, and would not impact the existing sanitary sewer service in the area. The proposed acquisition and renovation activities of the established facility would not result in a significant increase of water consumption and sewage generation.

The municipality would continue to provide water and sewer services to the site. The village water distribution system currently includes this facility and the occupancy of the now vacant building would reestablish the historic consumption and generation levels. The facility would comply with all applicable regulations restricting the substances and rate of flow that can be discharged into public sewers. The Proposed Project would not result in any significant impact on domestic water or sanitary sewer service in the area.

Storm Water Runoff. The Proposed Project site would consist of two parcels, the smaller of which is on the east side of Catherine Street, and is occupied by a surface parking lot with approximately 36 spaces. The larger lot is occupied by an existing, approximately 18,000 gsf building. The current patterns of storm water runoff would be left intact as no site development or building expansion is contemplated under the Proposed Project. The Proposed Project would not create any increase in storm water runoff other than what currently exists.

The Proposed Project's larger site, containing the building to be acquired and renovated, is directly adjacent to the Salmon River, which winds itself through the Village. The building does lie within the 100-year floodplain boundary, but the building has long been established along the bank of the Salmon River, as are the neighboring buildings in this area of the village. As previously noted, the Proposed Project would be consistent with the Village of Malone Waterfront Consistency Review Law, which "...provide a framework for agencies of the Village of Malone to incorporate the policies and purposes contained in the Town and Village of Malone Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions within the waterfront area; and to assure that such actions and direct actions by Village agencies are consistent with the LWRP policies and purposes." The Proposed Project would not result in any significant impact on the existing storm water infrastructure in this area of the Village.

Solid Waste. It is anticipated that existing waste generation amounts and patterns would remain constant upon the acquisition of the existing facility and site. It is expected that the existing levels of occupancy at the site would remain constant. The renovation work associated with the Proposed Project would result in an increase in levels of generated waste, but any increase would be minor and temporary in nature. As a result, the waste stream from this facility would not increase and, therefore, would not have a significant adverse impact upon the waste disposal facilities within the Town of Malone or Franklin County.

Air Quality. The Proposed Project would not engender any adverse mobile source or on-site stationary source air quality impacts. The existing buildings heat and ventilation systems may be upgraded to meet the demand of the renovated and/or reconfigured spaces. All new equipment purchased and installed would meet higher efficiency requirement than older outdated equipment.

Renovation operations at the site would result in a slight, temporary increase in pollutant emissions from the various pieces of construction equipment used on site and from truck and automobile traffic traveling to and from the Project Site. The principal air quality impact associated with construction and renovation activities is the generation of fugitive dust. Fugitive dust emissions can be mitigated by watering affected areas, the use of dust palliatives, and the use of dust covers for construction vehicles. The Proposed Project would not significantly impact air quality in the surrounding community.

Noise Quality. The Proposed Project would not generate substantial amounts of additional traffic. Since the Proposed Project consists of the acquisition of the property by the existing tenant with no change in use, the Proposed Project would not generate significant noise impacts from mobile sources above those historically produced. Stationary noise sources are expected to be controlled by design and not warrant a noise assessment. With the exception of temporary noise due to renovation activities, the Proposed Project is not expected to significantly affect the existing noise levels at the Project Site. Based on this information, the Proposed Project would not have an adverse impact upon the surrounding community's existing ambient noise levels.

Open Space and Recreational Resources. The Project Site does not contain any designated publicly-accessible open space or recreation resources. The Proposed Project would not significantly increase demand for public open space and recreation resources because the staff and workers of the facility currently live in and around the Project Site and no increase in community population is anticipated. Therefore, the Proposed Project would not have a significant adverse impact on open space resources.

Traffic and Parking. The Proposed Project would not require any new employees and, therefore, there would be no adverse impact to the available on-street parking within the adjacent community. The land to be acquired contains an existing at-grade parking lot with approximately 36 surface parking lot spaces. There is also an at-grade parking behind the building which contains approximately 20 spaces. There would be no adverse impact to the available parking in area of the Village of Malone.

The acquisition of the existing building would not introduce any additional traffic to the roadways surrounding the facility. Based on this information, the Proposed Project would not have an adverse impact upon the surrounding community's existing traffic levels and parking availability.

Historic Resources and Archeological Resources. As previously stated, DASNY, as a New York State public benefit corporation funding the Proposed Project, is required to conduct a review in conformance with *SHPA* and Part 428 of the implementing regulations of *PRHPL*, which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and OPRHP. Consultation was initiated with OPRHP regarding the Proposed Project (OPRHP Project No. 16PR07846) on October 18, 2016. OPRHP, in its letter of November 25, 2016 (attached), determined “...that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.” It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

For Further Information:

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Copies of this Notice Sent to:

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Short Environmental Assessment Form

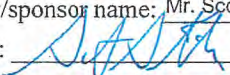
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Adirondack ARC				
Name of Action or Project: Acquisition of 125 Catherine Street, Malone, New York				
Project Location (describe, and attach a location map): 125 Cathrine Street, Malone, New York				
Brief Description of Proposed Action: The Adirondack ARC is proposing to acquire two parcels (Property Tax Map Parcel 112.42-4-2) containing a total of approximately 1.1 acres. The smaller of the two lots is an existing surface parking lot. The larger lot, located directly across Catherine Street from the parking lot, contains an existing, one story, approximately 18,000 gross square foot ("gsf") structure. Once acquired, the facility would be used for office space for Program Managers, Program Administration, Medicaid Services Coordinators ("MCS"), Executive Staff, Behavioral Support Specialist, Quality Assurance, Corporate Compliance and other personnel. The building would house 3 classrooms on site, an Applied Behavioral Analysis Room, a Therapy Room, and an Occupational Therapy ("OT")/Physical Therapy ("PT") Speech Room.				
Name of Applicant or Sponsor: Mr. Scott D. Stiles, CPA, Chief Financial Officer		Telephone: (518) 359-3351 Ext. 115 E-Mail: sstiles@adironackarc.org		
Address: 12 Mohawk Street				
City/PO: Tupper Lake		State: New York	Zip Code: 12986	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSARC, Inc. - Approval and Funding DASNY - Funding			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.1 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.1 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Phase I and Phase II Environmental Site Assessments ("ESAs") have been conducted for the site. No subsurface contamination was discovered. Mitigation for internal contaminants will be undertaken as needed and recommended.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Mr. Scott D. Stiles, CPA, Chief Financial Officer</u> Date: <u>October 13, 2016</u></p> <p>Signature: <u></u></p>		

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

DASNY (Dormitory Authority State of New York)

January 9, 2017

Name of Lead Agency

Date

Jack D. Homkow

Director, Office of Environmental Affairs

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: January 9, 2017
Project Name: Franklin-Hamilton ARC - *Acquisition and Renovation of 125 Catherine Street*
Project Number: N/A
Completed by: Robert S. Derico, R.A., Senior Environmental Manager

This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist you and Dormitory Authority State of New York (“DASNY”) Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the State of New York *State Smart Growth Public Infrastructure Policy Act (“SSGPIA”)*, article 6 of the New York State *Environmental Conservation Law (“ECL”)*. Not all questions/answers may be relevant to all projects.

Description of Proposed Action and Proposed Project: DASNY (“Dormitory Authority State of New York”) has received a request for financing from NYSARC, Inc. (“NYSARC”) for the funding of projects for its member chapters throughout New York State. The Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of fixed-rate, tax-exempt and/or taxable bonds in an amount not to exceed approximately \$45,000,000 that are to be sold through a negotiated offering on behalf of NYSARC, Inc. The proceeds of the tax-exempt bond issuance would be used to refund all, or a portion of, DASNY’s NYSARC, Inc. Revenue Bonds Series 2007B Bonds (\$7.4 million) and the 2009A Bonds (\$28.2 million).

Additionally, the bond issue proceeds would be used as a pool to finance the projects of 6 of the 54 member chapters of NYSARC, Inc. The 6 chapters participating in the bond issue are seeking to finance 15 individual projects,¹ of which 14 would be covered under separate determination. This request pertains to the Franklin-Hamilton ARC’s (also known as “Adirondack ARC”) *Acquisition and Renovation of 125 Catherine Street* (hereinafter, the “Proposed Project”). The Proposed Project site is located 125 Catherine Street, Malone, Franklin County, New York. It is permissible for this project to undergo a separate *State Environmental Quality Review (“SEQR”)* process because: (a) the individual projects have no cumulative environmental effect on the environment; (b) none of the other projects are dependent on the projects funded under this proposal for implementation; and (c) the project sites are geographically separated throughout New York State.

More specifically, the Proposed Project would consist of Adirondack ARC’s acquisition and renovation of two parcels — a smaller parcel containing an existing surface parking lot and a larger lot, located directly across Catherine Street from the parking lot site, contains an existing, one-story, approximately 18,000-gross-square-foot (“gsf”) structure.

¹ The 6 member chapters of NYSARC, Inc. participating in this bond issuance are: Franklin-Hamilton (Adirondack ARC, 3 Projects), Putnam (1), Saratoga Bridges (2), St. Lawrence ARC (5), Ulster-Greene ARC (3), and Warren Washington ARC (1).

Once acquired, the facility would be used for office space for Program Managers, Program Administration, Medicaid Services Coordinators ("MCS"), Executive Staff, Behavioral Support Specialist, Quality Assurance, Corporate Compliance and other personnel. The building would house 3 classrooms on site, an Applied Behavioral Analysis Room, a Therapy Room, and an Occupational Therapy ("OT")/Physical Therapy ("PT") Speech Room.

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 various elements of the Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure currently serving the campus. The Proposed Project would occupy and renovate an existing building thereby minimizing new construction and municipal growth. Therefore, the Proposed Project would be generally supportive of this criterion.

2. Is the project located wholly or partially in a municipal center,* characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of 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:
- Central business districts (such as the commercial and often geographic heart of a city, "downtown", "city center")
- Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the central business district, and is most often used in reference to retailing and socializing)
- Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
- Brownfield Opportunity Areas (http://nyswaterfronts.com/BOA_projects.asp)
- Downtown areas of Local Waterfront Revitalization Program areas (http://nyswaterfronts.com/maps_regions.asp)
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice Areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

* The Dormitory Authority interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

The Proposed Project would consist of the acquisition of an existing building within the center of the Village of Malone. The Proposed Project would be supportive of this criterion.

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

The approved Village of Malone Local Waterfront Revitalization Program ("LWRP") consists of 13 policies which consider the economic, environmental and cultural characteristics of Malone's Waterfront Revitalization Area ("WRA"). The policies are comprehensive and refine existing State policies. They represent a balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on waterfront resources. The Proposed Project would be consistent with these policies

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

The Proposed Project would consist of the acquisition of an existing building within the center of the Village of Malone. The Proposed Project would be supportive of this criterion.

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

The approved Village of Malone Local Waterfront Revitalization Program ("LWRP") consists of 13 policies which consider the economic, environmental and cultural characteristics of Malone's Waterfront Revitalization Area ("WRA"). The policies are comprehensive and refine existing State policies. They represent a balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on waterfront resources. The Proposed Project would be consistent with these policies

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

The project sites do not contain historic buildings listed or potentially-eligible for listing in the National and/or State Registers of Historic Places. The Proposed Project would consist of the acquisition and renovation of an existing building. No ground disturbance is anticipated. Therefore, the Proposed Project is unlikely to disturb intact archeological resources and no further review for such resources is warranted. OPRHP, which acts as the State Historic Preservation Office ("SHPO") in New York State, was consulted to assess potential impacts

to historic and archaeological resources due to the Proposed Project. OPRHP (Project Review №. 16PR07846), in its letter of November 25, 2016 (attached), determined "...that your project would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places." It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

The Proposed Project has no impact on agricultural land, forests, and would not impact open space. The project is directly adjacent to the bank of the Salmon River. However, since the building is established, and has existed prior to the development of floodplain management criteria, any impact associated with the 100-year floodplain currently exist and would not be exacerbated by the reoccupancy of the facility. The project site has been previously developed, which resulted in the majority of the site being disturbed.

Additionally, according to the Franklin County Pre-Disaster Multi-Jurisdictional Hazard Mitigation Plan's Five Year Update, dated 2015, the Village of Malone currently has 85 building residing within the 100-year floodplain, 16 of which are commercial properties, including the building to be acquired by Adirondack ARC.

The Proposed Project would be consistent with the Village of Malone Waterfront Consistency Review Law, which "...provide a framework for agencies of the Village of Malone to incorporate the policies and purposes contained in the Town and Village of Malone Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions within the waterfront area; and to assure that such actions and direct actions by Village agencies are consistent with the LWRP policies and purposes." Therefore, no significant adverse impacts on floodplains are anticipated.

The Proposed Project would not affect visual resources in this portion of the Village. The Project Site is not within the viewshed of any State and/or National Registered structure. One portion of the Proposed Project site is occupied by a structure which is not visually significant, nor is it 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 consist of the acquisition and renovation of an existing building within the established village. The Proposed Project would occupy a currently vacant building which would aide in the revitalization of this portion of the village. Therefore, the Proposed Project is generally 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

The Proposed Project would acquire and renovate an existing facility, which would provide a workplace for Adirondack ARC staff and clients with disabilities in the Village of Malone. The building would house administration uses as well as three classrooms: an Applied Behavioral Analysis Room, a Therapy Room, and an Occupational Therapy ("OT")/Physical Therapy ("PT") Speech Room.

The use of public transportation, while not discouraged, is sometimes not an option for Adirondack ARC clients, workers, and staff. The clients, workers and staff are usually transported to the site by personal vehicles or by contracted transportation service. The Proposed Project is generally supportive of this criterion.

- 9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (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.). 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 SEQRA. Other involved agencies and interested parties coordinated with include: the New York State Department of Transportation ("NYSDOT"), the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"), Franklin County, the Town of Malone, and the Village of Malone. The SEQR lead agency establishment regulations set a 30-day time period 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 acquire and renovate an existing facility. Community based planning and collaboration would not be required because the new occupant of the building would meet all existing zoning and land use criteria. However, all necessary permits for the renovation work would be secured from the Village of Malone Building Departments and code enforcement officials as required.

- 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 all Village of Malone code requirements. The village would be the permitting agency. The Proposed Project is consistent with neighboring land uses within this area of the town and would not result in changes in land use outside the parcel. 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?

Yes No Not Relevant

The facility to be acquired is an existing, established building located within the Village of Malone. Since the building use is allowable, the Proposed Project would maintain the existing community's stability. Where possible, sustainable opportunities would be designed into the renovation work and be consistent with Leadership in Energy and Environmental Design® ("LEED®") requirements. Therefore, the Proposed Project would be supportive of this criterion.

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

13. During the development of the project, was there broad-based public involvement? (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.). 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 agencies and interested parties include, but are not limited to, NYSDOT, NYSDEC, OPRHP, Franklin County, the Town of Malone and the Village of Malone. 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

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.



Signature

Jack D. Homkow, Director, Office of Environmental Affairs

Print Name and Title

January 9, 2017

Date

AGENCY CORRESPONDENCE

Franklin-Hamilton ARC
Acquisition and Renovation of 125 Catherine Street



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

November 25, 2016

Mr. Robert Derico
Senior Environmental Manager
DASNY
515 Broadway
Albany, NY 12207

Re: DASNY
Acquisition & Renovation of 125 Catherine St
125 Catherine St, Malone, NY
16PR07846

Dear Mr. Derico:

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 New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

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

Sincerely,

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 5
1115 State Route 86, PO Box 296, Ray Brook, NY 12977-0296
P: (518) 897-1234 | F: (518) 897-1394
www.dec.ny.gov

November 16, 2016

Mr. Robert S. Derico, R.A.
Senior Environmental Manager
Office of Environmental Affairs
Dormitory Authority of the State of New York
515 Broadway
Albany, NY 12207-2964

**RE: SEQR Lead Agency Coordination Response
Renovation of 125 Catherine Street
Malone (T), Franklin County**

Dear Mr. Derico:

This letter is in response to your SEQR Lead Agency request dated October 18, 2016, for the above-referenced project. The project involves the acquisition of two parcels and the interior renovation of an existing single-story commercial structure.

The Department concurs that DASNY serve as the SEQR Lead Agency under the State Environmental Quality Review Act (SEQRA) for the proposed project. The Department reviewed the SEQR Short Environmental Assessment Form and offers the following comments and/or permit requirements:

The Short EAF indicated no exterior alterations are planned for this project. If this changes and the project will exceed one (1) acre of ground disturbance, then a Notice of Intent form would need to be submitted for coverage under the *SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001)*. (#GP-0-10-001). The Stormwater Notice of Intent form can be accessed at the following weblink: <http://www.dec.ny.gov/chemical/43133.html>. Please contact Kirk Bassarab in our Division of Water at (518) 897-1241 with questions regarding stormwater permit requirements.

If you have any questions, please feel free to contact me at (518) 897-1234.

Sincerely,



Rebecca A. Smith
Environmental Analyst 1
Division of Environmental Permits



Department of
Environmental
Conservation



Department of
Transportation

RCW 11.3.16
SENT TO ADK ARC

ANDREW M. CUOMO
Governor

MATTHEW J. DRISCOLL
Commissioner

STEVEN G. KOKKORIS, P.E.
Regional Director

October 31, 2016

Mr. Robert S. Derico, R.A.
Senior Environmental Manager
Office of Environmental Affairs
Dormitory Authority of the State of New York
515 Broadway
Albany, NY 12207-2964

**RE: LEAD AGENCY STATUS FOR ADIRONDACK ARC ACQUISITION &
RENOVATION OF 125 CATHERINE STREET, MALONE, FRANKLIN COUNTY, NY**

Dear Mr. Derico:

Thank you for sending Part 1 of the Short Environmental Assessment Form (EAF) for the above referenced project. After reviewing the form, the New York State Department of Transportation (NYSDOT) concurs that DASNY should serve as lead agency for the project.

Enclosed for your records is the Department's concurrence in lead agency status. If the project comes to life, NYSDOT will need to review the final design plans and engineering report for the project. The purpose of this review is to evaluate the need for permits and identify the requirements necessary for construction on the State's right-of-way.

It is imperative that you contact Mr. Michael Burgess, Highway Work Permits Coordinator, at (315) 785-7981 and Mr. Brian Baxter, Regional Utilities Engineer, at (315) 785-2340 to discuss the requirements for work on the State's right-of-way and the need to obtain a highway work permit prior to construction.

Please keep NYSDOT informed of your progress on this project. If you have any questions regarding the enclosed, please contact Michael Zimmermann of the Regional Planning & Program Management Office at (315) 785-2405. Any written correspondence should be sent to: NYSDOT, Planning and Program Management, 317 Washington Street, Watertown, NY 13601.

Sincerely,

Scott A. Docteur, P.E.
Dir., Regional Planning & Program Mgmt.



Department of
Transportation

ANDREW M. CUOMO
Governor

MATTHEW J. DRISCOLL
Commissioner

STEVEN G. KOKKORIS, P.E.
Regional Director

October 31, 2016

Mr. Robert S. Derico, R.A.
Senior Environmental Manager
Office of Environmental Affairs
Dormitory Authority of the State of New York
515 Broadway
Albany, NY 12207-2964

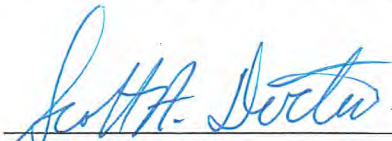
**RE: LEAD AGENCY STATUS FOR ADIRONDACK ARC ACQUISITION &
RENOVATION OF 125 CATHERINE STREET, MALONE,
FRANKLIN COUNTY, NY**

Dear Mr. Derico:

I have received the Part 1 of the Short Environmental Assessment Form for the above referenced project.

The New York State Department of Transportation concurs that the DASNY should serve as lead agency under the State Environmental Quality Review Act (SEQRA) for the proposed project.

By: Scott A. Docteur, P.E.
Director, Regional Planning & Program Management



(Signature)