

DASNY
(Dormitory Authority State of New York)
STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
Notice of Determination of Nonsignificance

Date: July 7, 2017

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

Applicant: State University of New York (SUNY)
College at Brockport
350 Campus Drive
Brockport, New York 14420
(Monroe 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: State University of New York College at Brockport
Construction of a New Student Residence Hall

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 from the State University of New York (“SUNY” or the “University”) College at Brockport (“SUNY Brockport” or the “College”) to fund and undertake its *Construction of a New Student Residence Hall*. For purposes of the *State Environmental Quality Review Act* (“*SEQRA*”), the Proposed Action would involve the DASNY’s permitting (approving), constructing (undertaking), and authorization of the expenditure of tax-exempt bond proceeds on behalf of SUNY Brockport, pursuant to the DASNY’s State University of New York Dormitory Capital Appropriations.

The Proposed Project would consist of: a new 4-story residence hall containing approximately 78,000 gross square feet (“gsf”)¹; an approximately 250-gsf building that would house the dormitory’s buildings chiller and emergency generator; a bike shelter; and all related site work. The residence hall would be approximately 36 to 40 feet in height. The Proposed Project also would include an outdoor “movie theater”: a blank, exterior wall for projecting movies on the side of the new building and an area for seating. In the short term the additional housing would provide swing space for the renovation of existing campus housing. In the long term, the project would contribute to addressing the need for on-campus housing at SUNY Brockport. The Proposed Project is expected accommodate students that would otherwise live off campus and, thus, it is not expected to cause increased enrollment relative to baseline growth trends that are independent of the subject project.

Location of Proposed Project

The Development Parcel for the new residence hall is located in the Plateau Field, which is an area bordered by the Allen Administration Building to the east, student townhomes to the west, the Special Events and Recreation Center to the south, and a campus roadway (Townhome Terrace) to the north. The SUNY Brockport project site is located north of New Campus Drive at 350 Campus Drive, Brockport, Monroe County, New York

Description of the Institution

SUNY is the largest state-sponsored higher education system in the United States serving approximately 220,000 students (excluding the community colleges). SUNY derives a portion of its funding from state appropriations to support its programs. The University is governed by a

¹ As originally distributed in the lead agency letter and the Full Environmental Assessment Form (“FEAF”), the building footprint was configured at approximately 52,000 gsf. The resulting increases to the building square footage was in response to design requirements and a bed increase from 250 to 263. The square footage increases were assigned to building circulation areas, the addition of a laundry room and a multipurpose room, and single-occupancy toilet rooms. Additionally, a “Smart Classroom” was added to the building program. This Smart Classroom would be accessed through a dedicated exterior entrance. The potential impacts from the revised building program and increase in beds were compared against the original building analysis. It has been determined that any potential impacts associated with the building size and program increase would not significantly alter the previously completed analysis. The increase of 13 additional students occupying the building would have a very minor impact to the campus environment, or the community as a whole.

Board of Trustees composed of 18 members, 15 appointed by the Governor with the consent of the NYS Senate. The president of the Student Assembly serves as a voting member, and the presidents of the University Faculty Senate and Faculty Council of Community Colleges serve as nonvoting members. SUNY is accredited by the Middle States Association of Colleges and Secondary Schools.

SUNY's Residence Hall program operates on 26 campuses and serves over 70,000 students on an annual basis. There are approximately 500 facilities in the residence hall program and each campus has its own unique mix of housing options. These options consist of standard double-occupancy rooms, quads, which are 1- to 4-bedroom, suite-type housing that share a "suite" and bathroom and apartment-style housing with a kitchen, common area and more than one bathroom.

Reasons Supporting This Determination

Overview. DASNY conducted this environmental review in compliance with the *SEORA*, 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 *Full Environmental Assessment Form-Part I* ("FEAF-Part I"), dated April 10, 2017 (attached), signed by SUNY Brockport's Director of Facilities Planning/Construction. The *Distribution List of Involved Agencies and Interested Parties* whom have been coordinated with is also included at the end of this determination. The *FEAF-Part I* analyzes potential environmental impacts associated with the proposed 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 April 12, 2017, DASNY circulated a lead agency request letter, including the *FEAF-Part I* and additional supplemental information 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 SUNY Brockport. **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. The College at Brockport is commencing a multi-year capital campaign to upgrade student housing on campus. In the short term, the Proposed Project would provide swing space for the renovation of existing campus housing. In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall is not expected to increase the number of enrolled students relative to baseline growth trends that are independent of the Project.

DASNY promotes and supports sustainable design approaches and construction practices. In accordance with DASNY's Green Construction Policy, the project would be submitted to the United States Green Building Council ("USGBC") for a Leadership in Energy and Environmental Design® ("LEED®") Silver rating. Upon initiation of design, the project would be registered with USGBC. The project would require energy modeling in schematic design, as well as a commissioning authority to be part of the design process during design development². A building attains LEED® status by amassing sustainability points for various design elements in the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

Land Use. The study area for the evaluation of potential effects to land use and zoning is delineated by an approximately one-quarter-mile buffer of the Development Parcel. As the study area is almost entirely within the College at Brockport campus, land use within the study area is mostly associated with college education.

As a college campus, the 464-acre Project Site comprises a mix of institutional and institutional-related uses including: academic, administrative, student housing, recreational (outdoor and indoor), parking/transportation, cultural/fine arts, public safety, utility, and a limited amount of commercial retail (*e.g.*: dining facilities, campus store, *etc.*)

Land use of the Development Parcel consists of an open field. It is not a designated publicly accessible open space or recreation resource. Land use north of the Development Parcel consists of transportation (an access road within the campus and a railroad right of way) followed farther north by student housing. Land use to the northwest consists of student and staff parking. West of the Development Parcel is recreational use (a rugby field) followed farther west by student housing and parking. Southwest of the Development Parcel are parking lots interspersed with open space and recreational use (tennis courts). Land use south and southeast of the Development Parcel consists of educational and related facilities, including the Special Events Recreational Center, sports fields and courts, and parking, all interspersed with open space and walkways. Approximately 20 trees are located along the margins of the Development Parcel. Some of these trees may be removed during construction of the project.

² DASNY (Dormitory Authority of the State of New York). DASNY's Green Construction Policy. Available online <http://www.dasny.org/about/dasnyprofessionalexpertise/sustainability>. October 10, 2016.

The rugby field adjacent to the Development Parcel would remain after development of the residence hall. Additional open space for active and passive recreation is available in the immediate vicinity, including a large field directly west of Commencement Drive, approximately 0.2 mile from the Development Parcel, fields and open space located south of the Development Parcel, and open space located east of the Drake Memorial Library. Sufficient passive and active recreational space is located in the vicinity to accommodate the needs of College at Brockport students and staff. The few trees that may be removed for development of the Proposed Project would be replaced elsewhere. In addition, renovation of existing residence halls would not result in permanent changes to land use or the availability of open space. No significant impacts to land use are anticipated.

Zoning. The Proposed Project would involve the construction of facilities for state university purposes, and as such, would not be subject to local regulations including zoning.³ As shown on the Village of Brockport Zoning Map, the College at Brockport campus, and all land within one-quarter mile of the Development Parcel, are within the Residential Use District. According to Chapter 58-9 of the Code of the Village of Brockport, public and parochial schools at all educational levels, public libraries and other municipal building and uses are permitted in the Residential Use District.⁴

Although the College at Brockport is not subject to the local zoning ordinance, it is expected that the construction and operation of the Proposed Project would comply with the Village of Brockport zoning ordinance. In addition, the rehabilitation of existing student residence facilities would comply with the use requirements of the zoning ordinance. No significant impacts to zoning are anticipated.

New York State Public Policy. State University of New York Master Capital Plan Report. The State University of New York Master Capital Plan Report for State Fiscal Year 2016-2017 (“Master Capital Plan”) identifies both current and long-range capital program objectives for its state-operated campuses and teaching hospitals.⁵ Objectives of this plan range from the preservation and modification of University’s physical plant to adapting to academic and student program changes resulting from educational and emerging marketplace demands.⁶

³ In accordance with Section 375(3) of the State of New York *Education Law*, *No county, city, town or village shall have power to modify or change the plans or specifications for facilities to be constructed, acquired, reconstructed, rehabilitated or improved for state university purposes, or the construction, plumbing, heating, lighting or other mechanical branch of work necessary to complete the work in question, nor to require that any person, firm or corporation employed on any such work shall perform such work in any other or different manner than that provided by such plans and specifications, nor to require that any such person, firm or corporation obtain any other or additional authority or permit from such county, city, town or village as a condition of doing such work, nor shall any condition whatever be imposed by any such county, city, town or village in relation to the work being done pursuant to this article, but such work shall be under the sole control of the supervising architect or engineer in accordance with the drawings, plans, specifications and contracts in relation thereto; and the doing of any such work for the fund by any person, firm or corporation in accordance with the terms of such drawings, plans, specifications or contracts shall not subject said person, firm or corporation to any liability or penalty, civil or criminal, other than as may be stated in such contracts or incidental to the proper enforcement thereof.*

⁴ <http://www.ecode360.com>

⁵ Developed pursuant to the provisions of the State Education Law, Section 355, Subdivision 13, Chapter 678 of the Laws of 1988, as amended by Chapter 59 of the Laws of 2004 and Chapter 57 of the Laws of 2008.

⁶ SUNY (The State University of New York). Master Capital Plan Report State Fiscal Year 2016/17. Available online: <http://www.sucf.suny.edu/project/mcp.cfm>.

The Master Capital Plan also addresses project development and implementation across the SUNY system as well as individual campus statements that describe objectives and priorities for each individual campus. The College at Brockport 2016 Campus Statement is described below.

State University of New York College at Brockport 2016 Campus Statement. This document provides a profile of the College at Brockport campus and its facilities, and summarizes major campus development including the development of a new residence hall, and future projects as identified in the College at Brockport's *Facilities Master Plan*.

Town of Sweden and Village of Brockport Comprehensive Plan. This document provides an inventory of existing land use and development, natural resources, transportation infrastructure, utilities, housing and community facilities within the Town of Sweden. This plan also provides guidance for the future municipal development and investment goals focusing on economic health and revitalization, improving quality of life issues, and expansion of public transportation and alternatives to automobile transportation. Specific to the College of Brockport, Goal F-7 calls for the integration of public school facilities planning with area land use planning, and the Land Use Plan (Chapter 5) designates the college for Public use.⁷ Further, Objective A-1 calls for a variety of housing styles and patterns of development to meet the diverse needs of the community, Objective B-4 states that development should be focused to reduce sprawl, and Objective B-8 states that new development should be focused in areas where adequate public infrastructure and facilities exist.

The implementation of the Proposed Project would be consistent with the relevant public policy initiatives that guide development within the project study area. The Proposed Project would be consistent with the general mission statement of the State University System and the guidelines identified in the *SUNY Brockport Campus Statement*. The construction of on-campus housing, as well as rehabilitation of existing campus housing, would support goals and objectives identified in the *Town of Sweden and Village of Brockport Comprehensive Plan*. The Proposed Project would not result in any significant adverse public policy impacts.

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 permitting and undertaking, 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 Proposed Project would consist of the construction of an approximately 78,000-gsf, 263-bed college dormitory within the existing SUNY Brockport campus. The

⁷ Town of Sweden and Village of Brockport. Comprehensive Plan. 13.

proposed residence hall would utilize the existing campus infrastructure inasmuch as it is practicable. Therefore, the Proposed Project would be supportive of this criterion.

To advance projects located in municipal centers. DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals. The Proposed Project would be located within the Town of Sweden. The SUNY Brockport campus consists of approximate 464 acres within the Town and is a well-established entity within the community. As the proposed SUNY Brockport dormitory would be located in an existing, developed institutional campus, 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 Town of Sweden and Village of Brockport have developed a Comprehensive Plan which provides an inventory of existing land use and development, natural resources, transportation infrastructure, utilities, housing and community facilities within the Town of Sweden. This plan also provides guidance for the future municipal development and investment goals focusing on economic health and revitalization, improving quality of life issues, and expansion of public transportation and alternatives to automobile transportation. The Proposed Project would be generally supportive of this criterion.

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. Consultation was initiated with OPRHP regarding the Proposed Project. Based on review of the Phase I Archaeological Survey undertaken at the project development site on campus, OPRHP, (Project Number 16PR06628), in its letter of October 24, 2016 (attached), concluded that the “...project will have **No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.**” Moreover, existing buildings to be renovated are not eligible for listing on the State or National Registers. Likewise, 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/or State Registers of Historic Places. Therefore, the Proposed Project would be supportive of this criterion.

The Proposed Project would have no impact on agricultural land, forests, and would minimally impact open space on the 464-acre campus. The proposed site does not lie within a designated floodplain. The project site is not within the viewshed of any State and/or National Registered structure. 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. As a college campus, the 464-acre Project Site comprises a mix of institutional and institutional-related uses including:

academic, administrative, student housing, recreational (outdoor and indoor), parking/transportation, cultural/fine arts, public safety, utility, and a limited amount of commercial retail (e.g.: dining facilities, campus store, etc.).

The Proposed Project would consist of the construction of a dormitory on an existing college campus. As noted above, the campus offers mixed building uses and fosters compact development by utilizing existing space within the campus. 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 free Eagle Run Shuttle makes frequent stops between parking lots and buildings on campus, circling the campus and immediate area. The shuttle also makes shopping runs to commercial services, including grocer and pharmacy. On alternating Saturdays, Eagle Run travels to various shopping malls. Transportation is also provided before and after each major school break to the primary travel hubs in Rochester. There are shuttle stops immediately west of the Development Parcel along Townhome Terrace, as well as at the Special Events Recreation Center (“SERC”) immediately south across New Campus Drive. Therefore, the Proposed Project would be 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 State Environmental Quality Review Act (“SEQRA”). Other involved and interested agencies include, but are not limited to: the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”), New York State Department of Environmental Conservation (“NYSDEC”), New York State Department of Transportation (“NYSDOT”), Monroe County, the Town of Sweden, and the Village of Brockport. 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 development of new on-campus student housing by SUNY Brockport is the result of a collaborative process between DASNY, SUNY and the College. The Proposed Project would be generally supportive of this criterion.

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, which would be issued by DASNY. The Proposed Project is consistent with neighboring land use. Land use pattern would not be affected.

The Proposed Project would involve the construction of facilities for state university purposes, and as such, would not be subject to local regulations including zoning. As shown on the Village of Brockport Zoning Map, the College at Brockport campus, and all land within one-quarter-mile of the Development Parcel, are within the Residential Use District. According to

Chapter 58-9 of the Code of the Village of Brockport, public and parochial schools at all educational levels, public libraries and other municipal building and uses are permitted in the Residential Use District.

Although the College at Brockport is not subject to the local zoning ordinance, it is expected that the construction and operation of the Proposed Project would comply with the Village of Brockport zoning ordinance. In addition, the rehabilitation of existing student residence facilities would comply with the use requirements of the zoning ordinance. No significant impacts to zoning are anticipated.

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 Proposed Project does not involve the development of any new communities, nor would it engender any new sources of greenhouse gases or compromise the needs of future generations. The College at Brockport is commencing a multi-year capital campaign to upgrade student housing on campus. In the short term, the Proposed Project would provide swing space for the renovation of existing campus housing. In the long term, the Proposed Project would accommodate students that would otherwise live off campus, thus creating a new “community” on the existing campus.

DASNY promotes and supports sustainable design approaches and construction practices. In accordance with DASNY’s Green Construction Policy, the project would be submitted to the United States Green Building Council (“USGBC”) for a Leadership in Energy and Environmental Design (“LEED”) Silver rating. Upon initiation of design, the project would be registered with USGBC. The project would require energy modeling in schematic design, as well as a commissioning authority to be part of the design process during design development. A building attains LEED status by amassing sustainability points for various design elements in the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

DASNY, as SEQR lead agency for the property acquisition project, has included as involved or interested agencies in the SEQR review numerous State, regional and local agencies, including the OPRHP, NYSDEC, NYSDOT, Monroe County, the Town of Sweden, and the Village of Brockport. Hence, the Proposed Project would be generally supportive of this criterion

Campus community planning would continue to be guided by the College’s Facilities Master Plan and facility planning by the SUNY system. Future development activities on campus would be subject to SEQR.

SUNY is governed by a Board of Trustees, composed of 18 members, 15 appointed by the Governor with the consent of the New York State Senate. The president of the Student Assembly serves as a voting member, and the presidents of the University Faculty Senate and

Faculty Council of Community Colleges serve as nonvoting members. Therefore, the Proposed Project would be generally supportive of this criterion.

Socioeconomic Conditions. The Proposed Project is located on the campus of the College at Brockport. The campus is within the limits of the Village of Brockport, Town of Sweden, Monroe County, New York. The Project Site (campus) is included in United States Census Tracts 153.01, which with Census Tracts 153.03 and 153.04 compose the Village of Brockport and served as the study area for the socioeconomic conditions assessment. According to 2010 U.S. Census Data, the study area has a total population of approximately 8,336 and Monroe County has a population of 744,344. Refer to Table 1 below for a socioeconomic profile of the study area, County, and State.

Relative to the state, both the study area and the county are substantially less ethnically diverse. For instance, 3.8 percent of the study area and 7.3 percent of the county are of Hispanic origin, compared to 17.6 percent of the state. Approximately 58.3 percent of state residents are White, Non-Hispanics, compared to around 72.8 percent of persons residing in the county and 89.5 percent in the Village of Brockport. Similarly, almost 16 percent of the state’s population is African American, versus 14.2 percent of the county and 3.8 percent of the Village. In addition, 1.9 percent of the study area population and 2.6 percent of the county population identified themselves as a person of two of races, compared to 3.0 percent of state residents.

Table 1: Socioeconomic Profile of Study Area, County and State

Attribute	Study Area	Monroe County	New York State
Demographics			
Total Population	8,336	744,344	19,378,102
One Race, Non-Hispanic:	98.1%	97.0%	98.3%
White	91.7%	76.1%	65.7%
Black/ African American	3.8%	15.2%	15.9%
American Indian and Alaska Native	0.3%	0.3%	0.6%
Asian	1.3%	3.3%	7.3%
Two or More Races	1.9%	2.6%	7.4%
Two or More Races, Non-Hispanic	1.9%	2.6%	3.0%
Hispanic Origin (of any race)	3.8%	7.3%	17.6%
Percent of population under 18 years	10.7%	22.7%	22.3%
Percent of population 65 years and over	8.2%	13.9%	13.5%
Housing			
Total Households	2,414	298,915	7,255,528
Total Housing Units	2,679	320,593	8,108,103
Income Profile			
Median Household Income (in 2014 inflation-adjusted dollars)	\$38,750	\$52,501	\$58,687
Percent Persons in Poverty	25.1%	14.2%	15.4%
Percent of Population 16 years and over in Civilian Labor Force	53.4%	64.3%	63.4%
Total Employment, 2014	N/A	343,350	7,255,528
Source: U.S. Census Bureau [Population and housing data: 2010 Census Demographic Profile (100-percent data), Income			

data: 2015 American Community Survey]

N/A Not Available

There is a greater percentage of persons under 18 years in both the county and state when compared with the Village, and there are fewer persons 65 years and over in the Village when compared with the county and the state. Considering Census data only, there appears to be ample housing in the study area, as well as the county and the state. Overall, the state's median household income (\$58,687) is higher than that of both the study area and the county, while the percent of persons in poverty is lower in the county and the state when compared with that of the Village. The percent of the civilian population in the labor force for the study area lower than that of the county or state.

The Proposed Project would not result in the displacement of any residences or businesses, nor would it divide or alter existing neighborhoods or adversely affect the cohesion of the surrounding community. The Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall is not expected to increase the number of enrolled students relative to baseline growth trends that are independent of the Project. Significant adverse socioeconomic impacts would not occur as a result of construction of the new building or renovation of the existing buildings.

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. A community character assessment considers how a proposed action may affect the context and feeling of a neighborhood by collectively accounting for its effects on the contributing elements. In general, this assessment is warranted for actions with the potential to result in significant adverse impacts in one of the technical areas, or if it may moderately affect several of these areas.

A preliminary screening for community character was conducted for the Proposed Project. The study area for this screening analysis matches the land use study area and is delineated by a quarter-mile buffer of the Development Parcel. The study area can generally be described as a developed area with a moderate level of pedestrian activity, containing a mix of institutional, open space and recreational and residential uses. The predominant use in the study area is the College. Residential uses occupy the western and northern portions of the study area, recreational uses occupy the southern portion of the study area, and institutional uses occupy the east and northeast portions of the study area.

Additionally, the Proposed Project does not have the potential to affect the defining features of the community through a combination of moderate effects in relevant technical areas. As such, the Proposed Project does not require a detailed neighborhood character assessment.

The Proposed Project would not adversely affect the cohesion of the surrounding residential community, nor would it displace any residences or businesses. In addition, the Proposed Project would be completely located within the existing College at Brockport campus,

which is a well-established public, higher education use. The construction and operation of the proposed student residence hall, as well as renovation of existing residence halls, would not result in significant adverse effects on the community character of the surrounding area.

Community Facilities. The College at Brockport University Police Department provides police services within the Project Site and patrols the campus 24-hours a day, 365 days a year. The Brockport Police and Monroe County Sheriff's Department can provide assistance to the University Police Officers, as needed. Fire protection services are provided by the Brockport Fire Department.

Healthcare is provided on campus via the Student Health Center, which is part of the Hazen Center for Integrated Care, located in Hazen Hall roughly 0.15-mile northeast of the Development Parcel. Emergency medical care is available a short distance from campus at the Strong West Emergency Department⁸. In addition, ASAP Brockport Walk-In Medical Care, located on 4th Section Road, is available for treatment of less urgent medical problems when the Student Health Service is not open. The college's University Police have been trained in emergency medical procedures and first aid⁹.

The Proposed Project would serve existing students at the college in new/modernized facilities and would not result in an increase in demand for police, fire, or emergency medical services. Upon preparation of a detailed design for the proposed new residence hall, the Brockport Fire District and Brockport Police Department would be contacted to receive feedback on the proposed design and site access.

The Proposed Project would not displace or physically alter existing community facilities or services, nor would it introduce a new residential population or result in substantial increase in students or employees. As such, significant adverse impacts to community facilities or services would not occur as a result of the Proposed Project.

Utility and Energy Requirements. Electrical power is provided by the power grid operated by National Grid. It is estimated that the Proposed Project would utilize up to approximately 6,588 million British Thermal Units ("BTUs") per year¹⁰. The new building would incorporate green building design standards and would be designed to achieve LEED[®] certification at the Silver rating level. In addition, the project would not result in an increase in

⁸ College at Brockport. Student Health Center. Web site:
https://www.brockport.edu/life/health_center/index.html. Accessed December 28, 2016.

⁹ College at Brockport. 2015 Campus Safety Report.
https://www.brockport.edu/support/policies/docs/campus_safety_report_clery_act_and_campus_crime_statistics.pdf. 2015.

¹⁰ Energy usage was estimated using the small residential building rate provided in Table 15-1 of the CEQR Technical Manual (City of New York, Mayor's Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use energy at a relatively lower rate due to the achievement of LEED Gold rating.

enrollment, and as such would result in a net increase in energy demand less than 6,588 million BTU. The net increase in electricity and gas use over existing use is expected to be insignificant. Moreover, renovation of existing buildings could improve energy efficiency, thereby lowering overall demand. The Proposed Project would not result in significant adverse energy impacts.

Ecological Resources. Located in western New York, Monroe County is situated in the Ontario-Erie Lowlands physiographic province. Formed from glacial till, drumlins are a prominent geologic feature in the mostly flat plains of the province. Moraines, eskers, and glacial lakes are also present in the province¹¹.

A geotechnical survey was conducted for the development of the student housing complex located west of the Development Parcel. The subsurface exploration program included seven test pits, ranging in depth to between seven and 13 feet below ground surface (“bgs”), and eight test borings, ranging from 13 to 29 feet bgs.

Miscellaneous fill was identified in the test pits and inferred from data from the borings. The fill was characterized as fine sandy silt, trace to little clay with occasional cobbles and boulders. The report suggested that this fill was glacial till that was placed at the Development Parcel possibly as the result of excavation and construction at other on-campus locations. Deleterious materials (i.e. dimensional wood, brick, construction and demolition materials) were not observed.

The report also indicates that because the layer of fill increases in thickness toward the north end of the area, the pre-fill topography sloped down toward the north.

The general topography of the Development Parcel in the vicinity of the proposed building footprint is level, with surrounding topographic contours sloping generally northward toward Townhome Terrace. The existing elevations of the surrounding features would not be altered, thus the new grading contours would meet the existing, and transitions would be as gradual as possible. The new residence hall would nearly match existing grade, and renovations to existing buildings would not affect topography. The project would not result in a significant adverse impact.

According to United States Fish and Wildlife Service (“USFWS”) data, critical habitat for the Northern Long-eared bat may be located at the Project Site.¹² However, the limited landscape vegetation on the Development Parcel would not provide substantial habitat for the

¹¹ Isachen, Y.W., E. Landing, J.M. Lauber, L.V. Rickard, and W.B. Rogers. *Geology of New York: A simplified Account*. Second edition. New York State Museum Education Leaflet. No. 28. University of the State of New York, Albany. 2000.

¹² USFWS (United States Fish and Wildlife Service). *Information for Planning and Conservation*. Web site: <https://ecos.fws.gov/ipac/location/45IRCKKARVAAXKNC52A72PW5MU/resources>. Accessed December 27, 2016.

species. The NYSDEC Natural Heritage Program Environmental Resource Mapper indicates that the department has no records of rare- or state-listed animals or plants, significant natural communities or other significant habitats, on or in the immediate vicinity of the Development Parcel.¹³ Field observations at the Development Parcel (which comprises landscaped land) did not reveal the presence of threatened or endangered species. In addition, renovation of existing buildings would not substantially affect such species. Therefore, the Proposed Project would not result in significant adverse impacts to threatened and endangered species or ecologically-sensitive areas.

Water Supply and Sewage Disposal. Lake Ontario is the water source for the Village of Brockport. Water is disinfected by the Monroe County Water Authority (“MCWA”) at the Shoremont Treatment Plant, which is located in the Town of Greece. In 2015, the Brockport Water Department purchased 257 million gallons of water from the MCWA, of which 209 million gallons were delivered to local and bulk water customers (including the college).¹⁴

The proposed student residence would generate demand for approximately 25,000 gallons of water per day.¹⁵ The Proposed Project would serve existing students and would not increase student capacity. In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall would not add demand to the water supply system relative to baseline growth trends that are independent of the Project. The Proposed Project would not result in significant adverse impacts to the public water supply.

Wastewater from the College at Brockport campus is directed to the Northwest Quadrant Wastewater Treatment Facility, which is operated by the Monroe County Department of Environmental Services. The plant has a permitted flow of 22 million gallons per day (“mgd”) and handles an average of 14 mgd.¹⁶

The Proposed Project would provide housing for 263 students. According to established methodology, residential domestic water use and sanitary sewer generation can be expected to

¹³ NYSDEC (New York State Department of Environmental Conservation). Natural Heritage Program Environmental Resource Mapper. Web site: <http://www.dec.ny.gov/gis/erm/>. Accessed December 27, 2016.

¹⁴ Brockport Board of Trustees. Annual Drinking Water Quality Report for 2015: Brockport Water System.

¹⁵ Water usage and wastewater generation was estimated using the rate for residential use contained in Table 13-2 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use water at a relatively lower rate than a true residential use.

¹⁶ Monroe County Department of Environmental Services (DES). Wastewater: Collection and Treatment by Monroe County-Operated Facilities. Available Online: <http://www2.monroecounty.gov/files/DES/Wastewater%20-%20Collection%20and%20Treatment%20by%20Monroe%20County-Operated%20Facilities.pdf>. Accessed December 27, 2016.

amount to approximately 100 gallons per day (“gpd”) per person. Water conservation measures would be incorporated into the facility, including low-flush toilets and low-flow shower heads.¹⁷

In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, it is not expected to add load to the larger sanitary system relative to baseline growth trends that are independent of the Project. Similarly, renovation of existing buildings would not increase sanitary loads. Therefore, the Proposed Project would not have a significant adverse impact on the sanitary sewage system.

Storm Water Runoff. There are no surface waterbodies located on the Development Parcel and none in the vicinity of the parcel. The Erie Canal is located approximately 0.25 miles north of the Development Parcel. The Project Site is part of the Oak Orchard - Twelvemile Watershed (Hydrologic Unit Code 04130001), which drains directly north-northeastward to Lake Ontario, 10 miles away. Local-level drainage patterns were determined based on USGS topographic maps.

The Proposed Project would drain to a detention basin and then northward into existing stormwater infrastructure associated with Townhome Terrace. There would be no disturbance of waterbodies due to the Proposed Project. The Proposed Project is expected to result in a slight increase in impervious surface cover over the Development Parcel, however, precipitation falling on these impervious surfaces (building roofs and a short driveway) would be directed to the stormwater detention basin. Stormwater runoff would be treated to New York State (“NYS”) Stormwater Management Manual standards. Renovation of existing buildings would not substantially alter localized drainage. Thus, no significant adverse surface water quality impacts would occur as a result of the Proposed Project.

The Project Site is not located in an EPA-designated sole source aquifer area. Groundwater is not expected to be encountered during the construction of the Proposed Project. No effects on groundwater resources are anticipated due to the Proposed Project.

To identify potential wetland areas near the Development Parcel, Geographic Information System (“GIS”) wetlands data from the U.S. Fish and Wildlife Service’s National Wetlands Inventory (“NWI”) and New York State Department of Environmental Conservation regulatory freshwater wetland maps were reviewed. Based on this information, there are no mapped wetlands on or adjacent to the Development Parcel. Moreover, renovation of existing buildings would not affect wetlands. No adverse effect on wetlands would occur from the Proposed Project.

The 100-year Federal Emergency Management Agency (“FEMA”) floodplains and NWI wetlands are located in the vicinity of the College at Brockport campus, but no such features are located in proximity to the Development Parcel. In addition, renovation of existing buildings

¹⁷ Water usage and wastewater generation was estimated using the rate for residential use contained in Table 13-2 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use water at a relatively lower rate than a true residential use.

would not affect floodplains. The Proposed Project would not create any increase in storm water runoff other than what currently exists.

Solid Waste. The Proposed Project would generate approximately 9.2 tons of solid waste per month.¹⁸ The Proposed Project would serve existing students and would not result in increased enrollment. As such, it is not expected to add substantial solid waste load. Solid waste generated by the Proposed Project would be carted by a licensed private waste hauler to a licensed facility for disposal. The solid waste that would be generated by the proposed new residence hall, as well as the waste generated by renovation of the existing residence halls, does not represent a substantial increase; therefore, significant adverse solid waste impacts would not occur as result of the Proposed Project.

Air Quality. The attainment status with respect to the National Ambient Air Quality Standards (“NAAQS”) for Monroe County was reviewed based on EPA’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 the most recently adopted NAAQS for all criteria pollutants (ozone carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, and lead).¹⁹

In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, neither the new or renovated buildings would result in increased boiler use for heating and hot water. To the contrary, the new building would be designed to achieve a LEED[®] Silver rating, which could result in a building with lower energy demand than existing buildings. Operation of these heating and hot water systems are expected to generate emissions far below regulatory thresholds and would not require a Title V air emissions permit. The Proposed Project would not result in significant air quality impacts from stationary sources.

Regarding mobile sources, as discussed in the *Traffic and Transportation* section, below, the Proposed Project would not generate net new vehicular trips. Therefore, the Proposed Project does not have the potential to generate significant air quality impacts from mobile sources.

Noise Quality. Noise sources that may be typically encountered in a built environment such as the Project Site include mobile (i.e.: moving) and stationary (i.e.: fixed) sources. Potential mobile noise sources include motor vehicles traveling on roadways, airplanes and trains; while potential stationary sources are generally limited to existing facilities’ heating ventilating and air conditioning (“HVAC”) systems. The noise assessment for the Proposed Project considers the potential for the proposed residence hall to result in mobile source and

¹⁸ 15The amount of solid waste was estimated using the college rate contained in Table 14-1 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, CEQR Technical Manual offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project.

¹⁹ USEPA (United States Environmental Protection Agency). Nonattainment Areas for Criteria Pollutants (Green Book). Web site: <https://www.epa.gov/green-book>. Accessed December 28, 2016.

stationary source noise impacts, as well as the potential for the proposed residence hall — as a sensitive receptor — to be affected by mobile and stationary sources of noise.

The Proposed Project would not generate a substantial amount of new vehicular trips, nor is it adjacent to a major transportation facility. As such, it would not substantially affect existing traffic levels in the vicinity of the Project Site and does not require a detailed analysis for vehicular traffic noise.

The Development Parcel is located less than 100 feet south of an existing freight rail line: the Falls Road Railroad line, which is a 45-mile line connecting Brockport and Lockport, where it interchanges with CSX Transportation.²⁰ One to two trains per week operate on this line.²¹ Using the Federal Transit Administration (“FTA”) Noise Impact Assessment Model,²² the infrequent trains result in an A-weighted Decibel (“dBA”) of 51 day-night average sound level (“Ldn”) at the northern edge of the Development Parcel. The noise level at the residence hall exterior could be lower, depending on the ultimate site plan and building layout. Standard building assemblies would further reduce the noise level within the new residence hall. No further analysis of project-induced mobile source impacts is warranted, and significant adverse mobile source noise impacts would not occur.

The Proposed Project would locate a sensitive receptor (the proposed residence hall) adjacent to the existing rugby field. This outdoor recreational area is present under existing conditions and in proximity to the existing student townhomes west of the Development Parcel. The rugby field is not lit, and therefore would not be in use in the nighttime hours, when background noise levels are typically lowest and thus the potential for noise impacts are greatest. Thus, it is expected that interior noise, particularly during the sensitive nighttime period, would not be significant

Typically, stationary noise sources associated with building operations (e.g. mechanical or HVAC equipment) are designed and/or placed to minimize noise emission, especially for new and/or renovated buildings. The stationary noise sources that could be introduced by the Proposed Project would be enclosed in a mechanical penthouse. It is assumed that other nearby stationary sources of noise associated with mechanical or HVAC operations also are shielded or enclosed. In addition, renovation of existing residence facilities is not anticipated to introduce new permanent stationary sources of noise. Therefore, the Proposed Project would not result in noise impacts attributed to stationary sources, nor would it be subject to significant adverse noise impacts from existing proximate sources.

Open Space and Recreational Resources. The Development Parcel does not contain any designated publicly-accessible open space or recreation resources. Directly west of the

²⁰ 21Genesee Valley Transportation. Falls Road Railroad. Web page: <http://www.gvtrail.com/falls-road-railroad.html>. Accessed December 28, 2016.

²¹ Village of Brockport. Newsletter. Issue 2. Available online: <http://www.brockportny.org/news/newsletters/send/15-newsletters/15-summer-2014>. Summer 2014.

²² FTA (Federal Transit Administration). Noise Impact Assessment Spreadsheet. 2007.

Development Parcel is a rugby field, which would remain with the Proposed Project. The University campus is well served by open space and recreation resources, including the SERC, which serves as the home for Campus Recreation and The College at Brockport's Golden Eagles Track and Field Program; and the Tuttle Complex, which houses an ice hockey rink, several gymnasiums, classrooms, offices, pools, exercise facilities, and racquetball courts. Dedicated facilities are also provided for the tennis team, baseball and softball teams, soccer teams, and field hockey and lacrosse teams.

The Proposed Project would not significantly increase demand for public open space and recreation resources because the Proposed Project would not result in increased enrollment. The students that would live in the proposed residence hall would utilize existing University-owned open space and recreation facilities. Renovation of other residence halls would not result in an increased demand for open space resources. Therefore, the Proposed Project would not have a significant adverse impact on open space resources.

Traffic and Transportation. In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall would not result in increased student enrollment relative to baseline growth trends that are independent of the project. As under existing conditions, it is anticipated that students living on the campus would not drive to school, and therefore the project would not generate net new automobile trips.

The free Eagle Run Shuttle makes frequent stops between parking lots and buildings on campus, circling the campus and immediate area. The shuttle also makes shopping runs to commercial services, including grocer and pharmacy. On alternating Saturdays, Eagle Run travels to various shopping malls. Transportation is also provided before and after each major school break to the primary travel hubs in Rochester. There are shuttle stops immediately west of the Development Parcel along Townhome Terrace, as well as at the SERC immediately south across New Campus Drive.²³ The Proposed Project would not increase the number of students commuting to school, and as such not significantly affect traffic or parking on the campus.

Hazardous Materials. A Phase I Environmental Site Assessment ("ESA") in general conformance with the scope and limitations of the American Society for Testing Materials ("ASTM") Standard Practice 1527-13, was conducted for the project site in October 2016. The Phase I ESA was based on a Parcel inspection, interviews with personnel familiar with the Development Parcel, a review of available files and historical records, and the findings of an environmental database report. The purpose of the Phase I ESA was to identify potential recognized environmental conditions ("RECs") that could hinder the redevelopment of the Parcel.

The Development Parcel has historically been agricultural and is currently an open sports field. The historical agricultural use is considered an REC. In addition, at some time, fill from an area of historical agricultural use was brought into the Parcel. As such, the fill is considered an REC.

²³ College at Brockport: Campus Shuttle. Web Page:
<https://www.brockport.edu/support/parking/transportation/shuttle.html>. Accessed December 28, 2016.

Limited soil testing was conducted at the Development Parcel to evaluate the environmental quality of the imported fill material. The soil samples were analytical results were evaluated with respect to the New York State Department of Ecological Conservation Remedial Program Soil Cleanup Objectives (“SCO”; NYSDEC Regulation 6 N.Y.C.R.R. Subpart 375-6).

While lead and arsenic were detected in each sample, each concentration fell below the Unrestricted Use SCO. No pesticides were detected in any samples. Based on the results of this limited soil characterization, the soils to be encountered during construction of the residence hall do not indicate persistent impacts such as those anticipated from a former orchard.

Several metals were detected in the soil above the Unrestricted Use SCO; however, barium, manganese, selenium, and zinc were each detected in the deeper sample collected at one soil boring. Additionally, barium was detected in the shallower sample collected from another soil boring.

Supplemental “in situ” sampling would be undertaken prior to excavation, for the parameters and at the frequency indicated in Table 2, below, which is adapted from the NYSDEC Division of Environmental Remediation (“DER”)-10, Table 5.4(e)10.

Table 2-3 Soil Sampling

Volume of Soil	Discrete	Composite	Classification
800 – 1,000 yards	7	2	3
Each additional 1,000 yards	2	1	3

Notes:

- Discrete samples are to be analyzed for volatile organic compounds (VOCs).
- Composite samples are to be comprised of 3 to 5 discrete samples collected from the soil to be excavated and are to be analyzed for semi-volatile organic compounds (SVOCs), metals, pesticides, and polychlorinated biphenyls (PCBs).
- Classification samples, used to characterize solid waste as nonhazardous vs. hazardous and includes full Toxicity Characteristic Leaching Procedure (TCLP), ignitability, pH, reactivity, Total Petroleum Hydrocarbon (TPH), paint filter, and percent solids. includes full Toxicity Characteristic H, reactivity, Total Petroleum Hydrocarbon (TPH), paint filter, and percent solids.

Based upon the results of the sampling, the soils may be: (a) reused on site in the originating excavation; (b) certified for beneficial reuse either on site or off site at a location other than the originating excavation; or (c) transported and disposed off site at a permitted disposal and/or recycling facility. In addition, the following requirements would be incorporated into the project:

Material Handling Plan: The Contract documents would identify provisions for managing, handling, transporting, and disposing of contaminated nonhazardous soil. The Contractor would be required to submit a Material Handling Plan to identify the specific protocol and procedures that would be employed to manage the waste in accordance with applicable regulations.

Health and Safety Plan: Before beginning any excavation activity, the contractor would submit a site-specific health and safety plan (“HASP”) that would meet the requirements set forth by the Occupational, Safety and Health Administration (“OSHA”), the NYSDOH and any other applicable regulations. The HASP would identify the possible locations and risks

associated with the potential contaminants that may be encountered, and the administrative and engineering controls that would be utilized to mitigate concerns (i.e., dust control procedures for metals).

Dust Control: Whether or not the soils are to be removed from the project site, dust control procedures would be implemented during excavation activities to minimize the creation and dispersion of fugitive airborne dust. The Contractor would implement dust control measures to minimize potential airborne contaminants released into the ambient environment as a direct result of construction activities. Due to the elevated concentrations of metals in the soil proposed for excavation, a Community Air Monitoring Plan (“CAMP”) would be developed in accordance with NYSDEC DER-10 Regulations. The CAMP would require real-time monitoring for particulates (i.e.: dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP would be intended to provide a measure of protection for the area of the surrounding community located downwind from the potential release of airborne contaminants.

Additionally, renovations to existing buildings would adhere to survey and disposal requirements for hazardous building materials. No adverse effects from hazardous materials are anticipated.

Construction Impacts. Construction of the proposed new residence hall is expected to occur over a 12-month period, starting in 2017 and ending in 2018. The following construction activities are expected to occur within the Development Parcel:

- General excavation and earthwork — operations to prepare the development parcel;
- Grading, as necessary, to provide positive drainage for surface storm waterflow and to achieve the planned landscape architecture;
- Foundations — preparation for, and construction of, foundation structures;
- Structure, completion of building units and pedestrian walkways; and
- Finishing — cleanup and landscaping.

Equipment such as bulldozers, scrapers, backhoe, loaders, trucks, and generators are typically used during construction. Construction equipment and materials would be stored on the Development Parcel or in approved staging areas. A stabilized construction entrance, signage, and temporary chain link fence and gate would likely be required to prevent unauthorized parking, pedestrian interference, and other impediments to construction vehicle access. Equipment staging and material storage would likely be provided from storage areas situated around the construction site.

The Proposed Project would require site grading. As indicated in the Phase I ESA, soil sampling may need to be conducted at the Development Site to evaluate the environmental quality of the imported fill material. Accordingly, construction of the Proposed Project and would not result in significant adverse impacts related to hazardous materials.

The Proposed Project would comply with the permitting requirements of the State Pollution Discharge Elimination System (“SPDES”) General Permit for Stormwater Discharges

associated with Construction Activities. The implementation of green infrastructure measures and the Storm Water Pollution Prevention Plan (“SWPPP”) would minimize the potential for significant adverse impacts to groundwater.

Coordination between the construction manager and the Brockport University Police Department would be necessary to ensure that police services are not affected or interrupted during construction.

For the new residence hall, construction-related impacts would be temporary in nature and limited to the duration of the construction period. Renovation of existing residence halls would also be of limited duration. The Proposed Project would generate approximately 75 jobs during construction of the new residence hall, which would have a beneficial effect on the local economy.

No significant adverse impacts related to noise, vibration, utilities, water quality, traffic, air quality, safety and security, hazardous materials or the disruption of businesses would be expected during construction of the proposed new building or the renovation of existing buildings. Accordingly, the Proposed Project would not result in significant adverse construction impacts.

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.

Cultural resources include both historic architectural and archaeological resources. Architectural resources typically consist of historically important buildings, structures, objects, sites, and districts, and may also include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible aboveground. Archaeological resources generally include subsurface physical remains of the prehistoric, Native American, and historic periods, such as burials, foundations, artifacts, wells, and privies.

There are no existing buildings on the Development Parcel, and the nearby buildings are not considered historic resources. The project would have no significant adverse impact on historic architectural resources.

A Phase I Archaeological Survey was prepared for the Proposed Project. The study area for archaeology is the area that would be disturbed by construction activities, which is generally delineated by the Development Parcel, specifically the portion of Plateau Field north and east of the rugby field. Based on the presence of previously recorded prehistoric sites within 1.6 kilometers (1 mile) of the Area of Potential Effect (“APE”), mapped soils considered suitable for the preservation of archaeological sites, topography, and proximity to perennial waterbodies, the

APE is generally considered to have low sensitivity for the presence of prehistoric archaeological sites.

To investigate the potential for presence of historic archaeological resources, 35 shovel tests were excavated in the APE, and no artifacts or archaeological sites were discovered. It was concluded that it is very unlikely that significant cultural deposits are present. Based on review of the Phase I Archaeological Survey, OPRHP, (Project Number 16PR06628), in its letter of October 24, 2016 (attached), concluded that *the “...project will have **No Impact** upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.”* Moreover, existing buildings to be renovated are not eligible for listing on the State or National Registers. Likewise, 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/or State Registers of Historic Places.

For Further Information:

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

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

B. Government Approvals

B. 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 Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

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?

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

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

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

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

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

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ 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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

- Do existing sewer lines serve the project site? Yes No
- Will 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: _____

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:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____

- 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)?

 - If to surface waters, identify receiving water bodies or wetlands: _____

 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does 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:

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

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

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

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:

- 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
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ 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 semi-trailer truck trips/day: _____

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 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

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

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

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.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

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 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:

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 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: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

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

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

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

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

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

- If yes, cite sources/documentation: _____

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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: _____ %
 _____ %
 _____ %

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

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

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

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

h. Surface water features.

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature John J Osowski Title _____



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

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

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

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

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

Project: _____
Date: _____

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.

Please see the attached NEGATIVE DECLARATION - Notice of Determination of Non-significance and the State Environmental Quality Review ("SEQR") Supplemental Report

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
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: State University of New York College at Brockport - Construction of a New Student Residence Hall

Name of Lead Agency: DASNY

Name of Responsible Officer in Lead Agency: Mr. Jack D. Homkow


Title of Responsible Officer: Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency:



Date: July 7, 2017

Signature of Preparer (if different from Responsible Officer)



Date: July 7, 2017

For Further Information:

Contact Person: Mr. Robert S. Derico, R.A.

Address: 515 Broadway, Albany, New York 12207

Telephone Number: (518) 257-3214

E-mail: rderico@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>

DASNY
(Dormitory Authority State of New York)

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 30, 2017
Project Name: State University of New York College at Brockport
Construction of a New Student Residence Hall
Project Number: N/A
Completed by: Robert S. Derico, R. A.
Senior Environmental Manager
Office of Environmental Affairs

This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist the client/applicant and DASNY (“Dormitory Authority State of New York”) 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 (“SSGPIPA”)*, article 6 of the New York *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 from the State University of New York (“SUNY”) College at Brockport (“SUNY Brockport” or “the College”) to fund and undertake its Construction of a New Student Residence Hall. For purposes of the State Environmental Quality Review Act (“SEQRA”), the Proposed Action would involve the DASNY’s permitting (approving), constructing (undertaking), and authorization of the expenditure of tax-exempt bond proceeds on behalf of SUNY Brockport, pursuant to the DASNY’s State University of New York Dormitory Capital Appropriations.

The Proposed Project would consist of a new 4-story residence hall containing approximately 78,000 gross square feet (“gsf”), a bike shelter and potentially two, freestanding utility buildings, and all related site work. The residence hall would be approximately 36 to 40 feet in height. The Proposed Project also includes an outdoor “movie theater”: a blank, exterior wall for projecting movies on the side of the new building and an area for seating. In the short term the additional housing would provide swing space for the renovation of existing campus housing. In the long term, the project would contribute to addressing the need for on-campus housing at the College at Brockport. The Proposed Project is expected accommodate students that would otherwise live off campus and, thus, it is not expected to cause increased enrollment relative to baseline growth trends that are independent of the subject project.

DASNY promotes and supports sustainable design approaches and construction practices. In accordance with DASNY’s Green Construction Policy, the project would be submitted to the United States Green Building Council (“USGBC”) for a Leadership in Energy and Environmental Design® (“LEED®”) Silver rating. Upon initiation of design, the project would be registered with USGBC. The project would require energy modeling in schematic design, as well as a commissioning authority to be part of the design process during design development. A building attains LEED® status by amassing sustainability points for various design elements in

the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

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 Proposed Project would consist of the construction of an approximately 78,000-gsf, 263-bed college residence hall within the existing SUNY Brockport campus. The proposed residence hall would utilize the existing campus infrastructure inasmuch as it is practicable. Therefore, the Proposed Project would be 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://nywaterfronts.com/BOA_projects.asp)
 - Downtown areas of Local Waterfront Revitalization Plan areas (http://nywaterfronts.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

DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals. As the proposed SUNY Brockport residence hall would be located in an existing, developed institutional campus, 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 Proposed Project would be located within the Town of Sweden. The SUNY Brockport campus consists of approximate 464-acres within the Town and is a well-established entity within the community. The Proposed Project would be generally supportive of this criterion.

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 Town of Sweden and Village of Brockport have developed a Comprehensive Plan which provides an inventory of existing land use and development, natural resources, transportation infrastructure, utilities, housing and community facilities within the Town of Sweden. This plan also provides guidance for the future municipal development and investment goals focusing on economic health and revitalization, improving quality of life issues, and expansion of public transportation and alternatives to automobile transportation. Specific to the College of Brockport, Goal F-7 calls for the integration of public school facilities planning with area land use planning, and the Land Use Plan (Chapter 5) designates the college for Public use. Further, Objective A-1 calls for a variety of housing styles and patterns of development to meet the diverse needs of the community, Objective B-4 states that development should be focused to reduce sprawl, and Objective B-8 states that new development should be focused in areas where adequate public infrastructure and facilities exist. The Proposed Project would be generally 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 Proposed Project would be located within the existing SUNY Brockport campus, directly adjacent to the Administration Building. As previously noted above, the Town of Sweden and Village of Brockport have developed a Comprehensive Plan which provides an inventory of existing land use and development, natural resources, transportation infrastructure, utilities, housing, and community facilities within the Town of Sweden. This plan also provides guidance for the future municipal development and investment goals focusing on economic health and revitalization, improving quality of life issues, and expansion of public transportation and

alternatives to automobile transportation. The Proposed Project would be generally supportive of this criterion.

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

Consultation was initiated with OPRHP regarding the Proposed Project. Based on review of the Phase I Archaeological Survey undertaken at the project development site on campus, OPRHP, (Project Number 16PR06628), in its letter of October 24, 2016 (attached), concluded that the "...project will have **No Impact** upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places." Moreover, existing buildings to be renovated are not eligible for listing on the State or National Registers. Likewise, 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/or State Registers of Historic Places. Therefore, the Proposed Project would be supportive of this criterion.

The Proposed Project would have no impact on agricultural land, forests, and would minimally impact open space on the 464-acre campus. The proposed site does not lie within a designated floodplain. The project site is not within the viewshed of any State and/or National Registered structure. 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

As a college campus, the 464-acre Project Site comprises a mix of institutional and institutional-related uses including: academic, administrative, student housing, recreational (outdoor and indoor), parking/transportation, cultural/fine arts, public safety, utility, and a limited amount of commercial retail (e.g.: dining facilities, campus store, etc.).

The Proposed Project would consist of the construction of a residence hall on an existing college campus. As previously noted above, the campus offers mixed building uses and fosters compact development by utilizing existing space within the campus. 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 free Eagle Run Shuttle makes frequent stops between parking lots and buildings on campus, circling the campus and immediate area. The shuttle also makes shopping runs to commercial services, including grocer and pharmacy. On alternating Saturdays, Eagle Run travels to various shopping malls. Transportation is also provided before and after each major school break to the primary travel hubs in Rochester. There are shuttle stops immediately west of the Development Parcel along Townhome Terrace, as well as at the SERC immediately south across New Campus Drive. 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? (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 *State Environmental Quality Review Act* (“SEORA”). Other involved and interested agencies include, but are not limited to: the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”), New York State Department of Environmental Conservation (“NYSDEC”), New York State Department of Transportation (“NYSDOT”), Monroe County, the Town of Sweden, and the Village of Brockport. 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 development of new on-campus student housing by SUNY Brockport is the result of a collaborative process between DASNY, SUNY and the College. The Proposed Project would be generally supportive of this criterion.

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*, which would be issued by DASNY. The Proposed Project is consistent with neighboring land use. Land use pattern would not be affected.

The Proposed Project would involve the construction of facilities for state university purposes, and as such, would not be subject to local regulations including zoning. As shown on the Village of Brockport Zoning Map, the College at Brockport campus, and all land within one-quarter-mile of the Development Parcel, are within the Residential Use District. Per Chapter 58-9 of the Code of the Village of Brockport, public and parochial schools at all educational levels, public libraries and other municipal building and uses are permitted in the Residential Use District.

Although the College at Brockport is not subject to the local zoning ordinance, it is expected that the construction and operation of the Proposed Project would comply with the Village of Brockport zoning ordinance. In addition, the rehabilitation of existing student residence facilities would comply with the use requirements of the zoning ordinance. No significant impacts to zoning are anticipated.

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 Proposed Project does not involve the development of any new communities, nor would it engender any new sources of greenhouse gases or compromise the needs of future generations. The College at Brockport is commencing a multi-year capital campaign to upgrade student housing on campus. In the short term, the Proposed Project would provide swing space for the renovation of existing campus housing. In the long term, the Proposed Project would accommodate students that would otherwise live off campus, thus creating a new “community” on the existing campus.

DASNY promotes and supports sustainable design approaches and construction practices. In accordance with DASNY’s Green Construction Policy, the project would be submitted to the United States Green Building Council (“USGBC”) for a Leadership in Energy and Environmental Design® (“LEED®”) Silver rating. Upon initiation of design, the project would be registered with USGBC. The project would require energy modeling in schematic design, as well as a commissioning authority to be part of the design process during design development. A building attains LEED® status by amassing sustainability points for various design elements in the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

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

DASNY, as SEQR lead agency for the property acquisition project, has included as involved or interested agencies in the SEQR review numerous State, regional and

local agencies, including the OPRHP, NYSDEC, NYSDOT, Monroe County, the Town of Sweden, and the Village of Brockport. 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

Campus community planning would continue to be guided by the College's Facilities Master Plan and facility planning by the SUNY system. Future development activities on campus would be subject to *SEQR*.

SUNY is governed by a Board of Trustees, composed of 18 members, 15 appointed by the Governor with the consent of the New York State Senate. The president of the Student Assembly serves as a voting member, and the presidents of the University Faculty Senate and Faculty Council of Community Colleges serve as nonvoting members. Therefore, the Proposed Project would be generally supportive of 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.



Signature

Jack D. Homkow, Director, Office of Environmental Affairs
Print Name and Title

July 7, 2017

Date

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
SUPPLEMENTAL REPORT**

for the

**New Student Residence Hall
State University of New York
The College at Brockport
Brockport, New York**

Prepared on behalf of:

**The State University of New York
Monroe County, New York**

Prepared for Lead Agency:



DASNY
515 Broadway
Albany, New York 12207-2964

Prepared by:



The Louis Berger Group, Inc.
48 Wall Street
16th Floor
New York, New York 10005

Lead Agency Contact:

Robert S. Derico, RA
Senior Environmental Manager
Office of Environmental Affairs
515 Broadway
Albany, New York 12207

Telephone (518) 257-3214

March 2017

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CHAPTER 1: PROJECT DESCRIPTION AND NEED

CHAPTER 1: PROJECT DESCRIPTION AND NEED

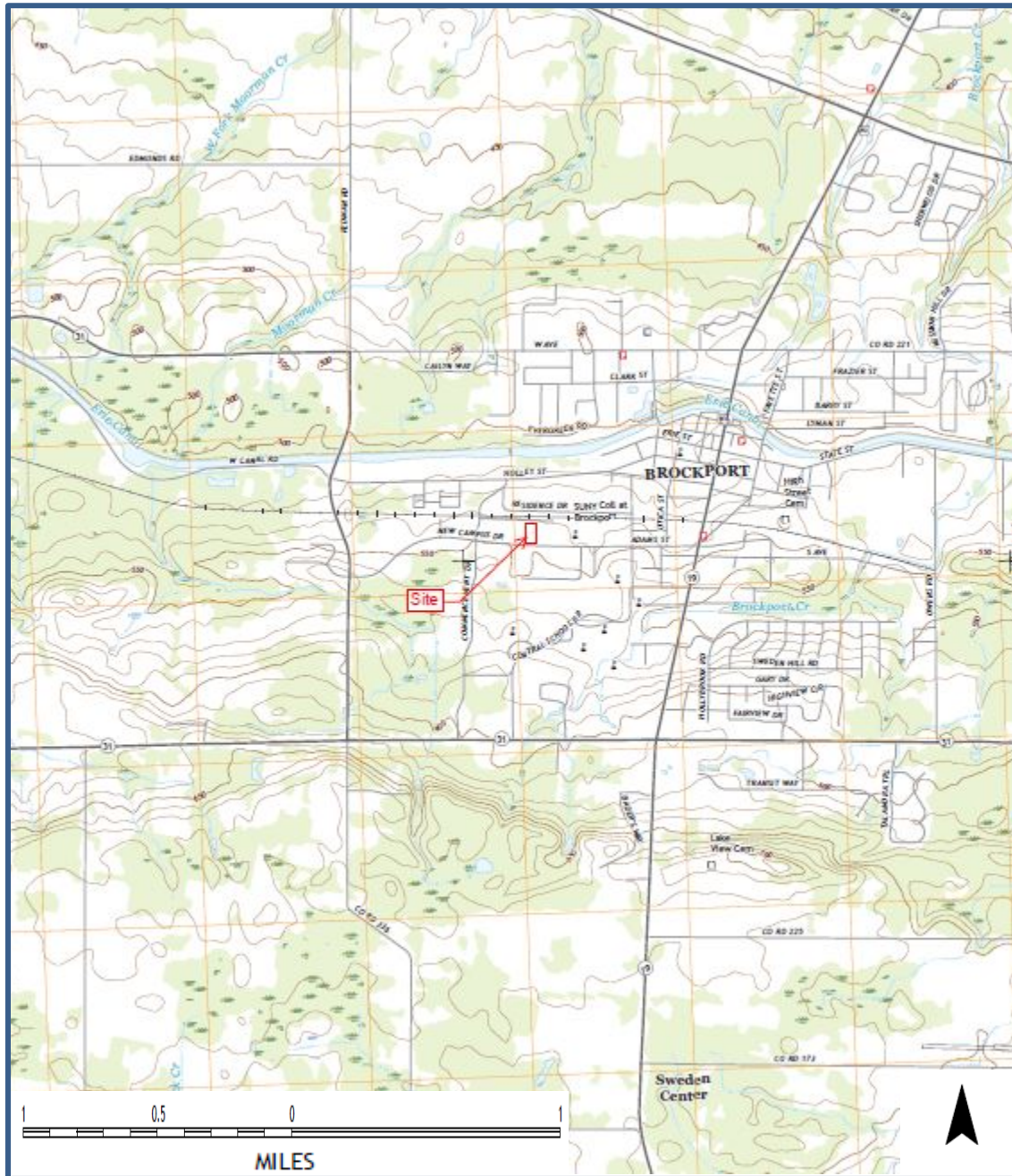
Description of the Proposed Action and Proposed Project

DASNY (“Dormitory Authority of the State of New York”) has received a funding request from the State University of New York (“SUNY”) for the SUNY College at Brockport Residence Hall (“Proposed Project”). The Proposed Action would consist of DASNY’s authorization of the expenditure of tax-exempt bond proceeds from DASNY’s State University Dormitory Facilities Program. The proceeds of DASNY’s tax-exempt bond issuance would be used to finance the design and construction of the Proposed Project, which would entail the construction of a new residence hall on the approximately 464-acre College at Brockport campus, located in the Village of Brockport, Monroe County, New York. See Figure 1-1 for a project location map, and Figure 1-2 for a campus map.

More specifically, the Proposed Project would consist of the development of a new approximately 4-story (36 to 40 feet tall) residence hall containing approximately 78,000 gross square feet (“gsf”) ; an approximately 250-gsf building that would house the dormitory’s buildings chiller and emergency generator; a bike shelter; and all related site work. The project would also include an outdoor “movie theater”: a blank, exterior wall for projecting movies on the side of the new building and an area for seating. The Development Parcel for the new residence hall is located in the Plateau Field, which is an area bordered by the Allen Administration Building to the east, student townhomes to the west, the Special Events and Recreation Center to the south, and a campus roadway (Townhome Terrace) to the north. Figure 1-3 provides an aerial context map, and Figure 1-4 provides Development Parcel photos. Potential building layouts are shown in Figure 1-5.

DASNY promotes and supports sustainable design approaches and construction practices. In accordance with DASNY’s Green Construction Policy, the project would be submitted to the U.S. Green Building Council (“USGBC”) for a Leadership in Energy and Environmental Design® (“LEED®”) Silver rating. Upon initiation of design, the project would be registered with USGBC. The project would require energy modeling in schematic design, as well as a commissioning authority to be part of the design process during design development.¹ A building attains LEED® status by amassing sustainability points for various design elements in the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

¹ DASNY (Dormitory Authority of the State of New York). DASNY’s Green Construction Policy. Available online <http://www.dasny.org/about/dasnyprofessionalexpertise/sustainability>. October 10, 2016.



Source: USGS 7.5 Minute Topographic Quadrangle, Brockport, NY, 2016

Figure 1-1: Site Location Map

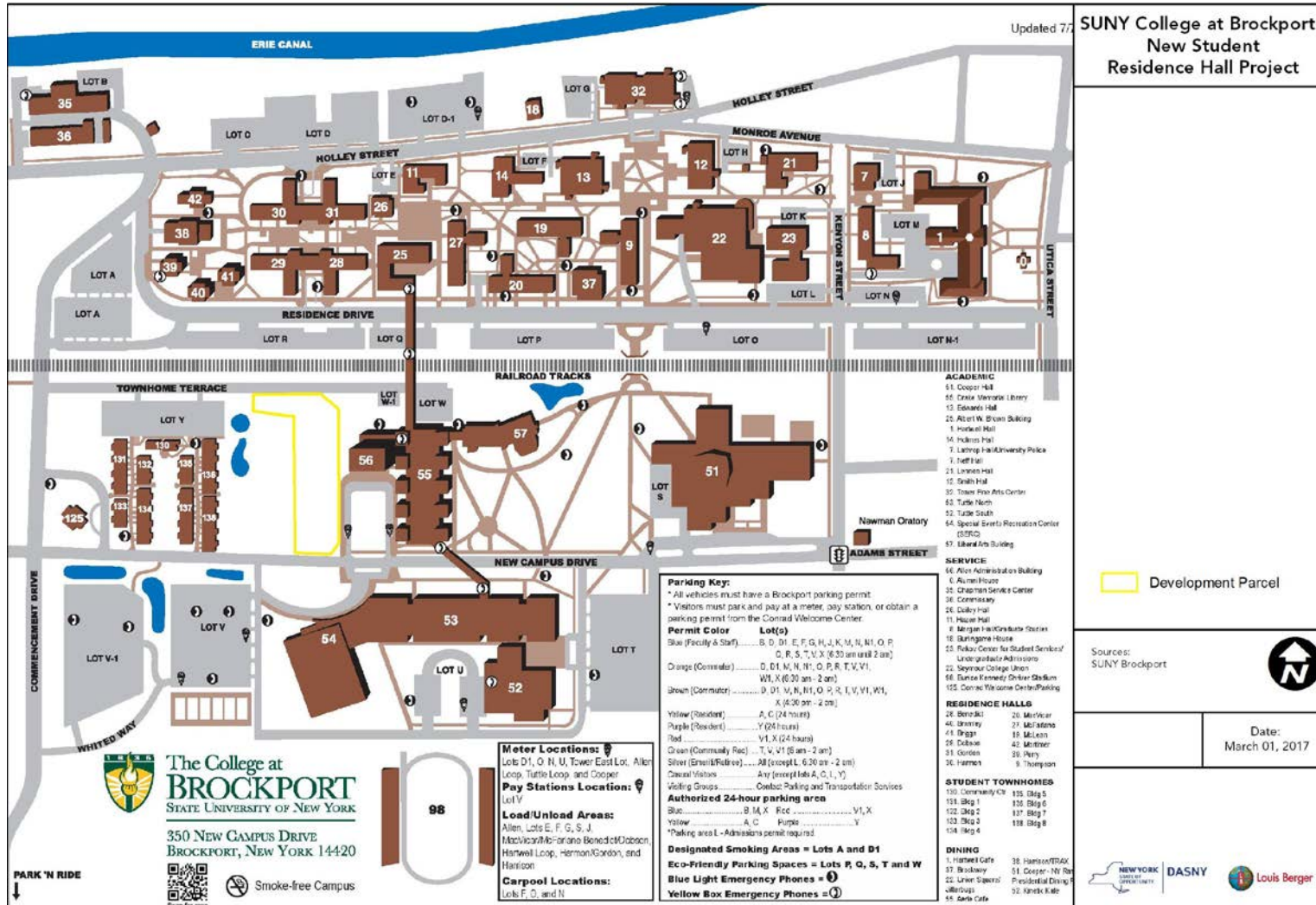


Figure 1-2: Campus Map

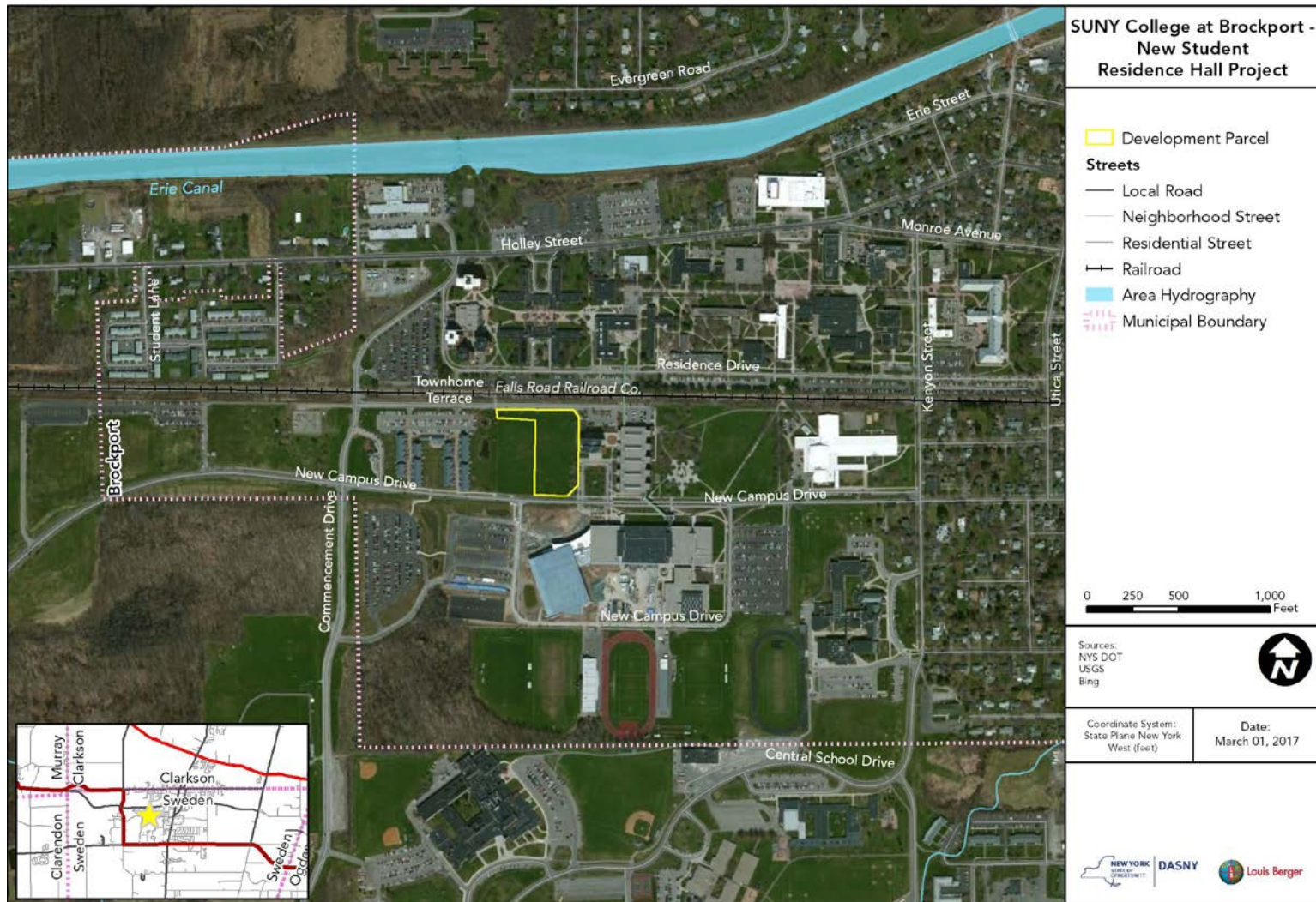


Figure 1-3: Site and Surroundings



Looking West Across Development Parcel



Looking Northeast Across Development Parcel



Looking South from Development Parcel



Looking North Across Development Parcel

Figure 1-4: Development Parcel Photos

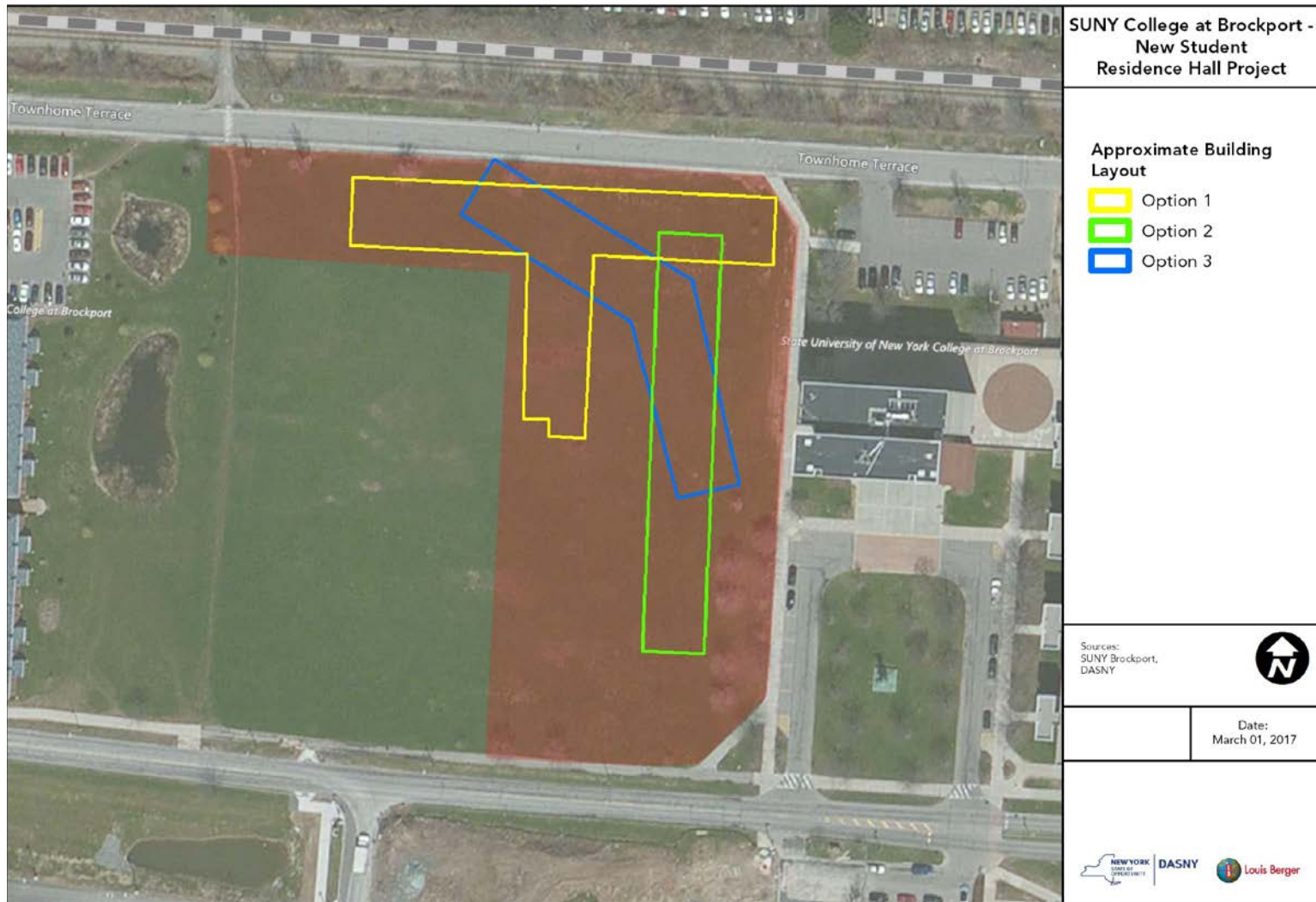


Figure 1-5: Potential Building Configurations

Location of the Proposed Project

The Proposed Project would be constructed on the College at Brockport campus in the Village of Brockport, Town of Sweden, Monroe County, New York. The population of the village was 8,336 inhabitants at the time of the 2010 census. The College at Brockport campus (or Project Site) is an irregularly-shaped, approximately 464-acre parcel located in the southwestern portion of the Village of Brockport. The Proposed Project would be constructed on an approximate 2.4-acre portion of the 464-acre Project Site that will be referred to as the Development Parcel. The Development Parcel is a portion of an athletic field located west of the Allen Administrative Building, north of the Special Events Recreation Center (“SERC”) and south of a small campus access road and railroad right-of-way.

Purpose and Need for the Proposed Project

The College at Brockport is commencing a multi-year capital campaign to upgrade student housing on campus. In the short term, the Proposed Project will provide swing space for the renovation of existing campus housing. In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall is not expected to increase the number of enrolled students relative to baseline growth trends that are independent of the Project.

CHAPTER 2: POTENTIAL ENVIRONMENTAL IMPACTS

CHAPTER 2: POTENTIAL ENVIRONMENTAL IMPACTS

Land Use and Zoning

The study area for the evaluation of potential effects to land use and zoning is delineated by an approximately one-quarter-mile buffer of the Development Parcel (see Figure 1-3 in Chapter 1, “Project Description.”) As the study area is almost entirely within the College at Brockport campus, land use within the study area is mostly associated with college education.

Land Use

As a college campus, the 464-acre Project Site comprises a mix of institutional and institutional-related uses including: academic, administrative, student housing, recreational (outdoor and indoor), parking/transportation, cultural/fine arts, public safety, utility, and a limited amount of commercial retail (*e.g.*: dining facilities, campus store, etc.). Photos of the Development Parcel are presented in Figure 1-4 in Chapter 1, “Project Description.” A Land Use map is presented in Figure 2-1.

Land use of the Development Parcel consists of an open field. It is not a designated publicly-accessible open space or recreation resource. Land use north of the Development Parcel consists of transportation (an access road within the campus and a railroad right-of-way) followed farther north by student housing. Land use to the northwest consists of student and staff parking. West of the Development Parcel is recreational use (a rugby field) followed farther west by student housing and parking. Southwest of the Development Parcel are parking lots interspersed with open space and recreational use (tennis courts). Land use south and southeast of the Development Parcel consists of educational and related facilities, including the Special Events Recreational Center, sports fields and courts, and parking, all interspersed with open space and walkways.

Approximately 20 trees are located along the margins of the Development Parcel. Some of these trees may be removed during construction of the project.

The rugby field adjacent to the Development Parcel would remain after development of the residence hall. Additional open space for active and passive recreation is available in the immediate vicinity, including a large field directly west of Commencement Drive, approximately 0.2 miles from the Development Parcel, fields and open space located south of the Development Parcel, and open space located east of the Drake Memorial Library. Sufficient passive and active recreational space is located in the vicinity to accommodate the needs of College at Brockport students and staff. The few trees that may be removed for development of the Proposed Project would be replaced elsewhere. In addition, renovation of existing residence halls would not result in permanent changes to land use or the availability of open space. No significant impacts to land use are anticipated.

Zoning

The Proposed Project would involve the construction of facilities for state university purposes, and as such, would not be subject to local regulations including zoning.² As shown on the Village of Brockport Zoning Map (Figure 2-2, below), the College at Brockport campus, and all land within one-quarter-mile of the Development Parcel, are within the Residential Use District. According to Chapter 58-9 of the Code of the Village of Brockport, public and parochial schools at all educational levels, public libraries and other municipal building and uses are permitted in the Residential Use District.³

Although the College at Brockport is not subject to the local zoning ordinance, it is expected that the construction and operation of the Proposed Project would comply with the Village of Brockport zoning ordinance. In addition, the rehabilitation of existing student residence facilities would comply with the use requirements of the zoning ordinance. No significant impacts to zoning are anticipated.

Public Policy

This section summarizes public policy initiatives that relate to the project study area.

State University of New York Master Capital Plan Report. The *State University of New York Master Capital Plan Report for State Fiscal Year 2016-2017* (“*Master Capital Plan*”) identifies both current and long-range capital program objectives for its state-operated campuses and teaching hospitals.⁴ Objectives of this plan range from the preservation and modification of University’s physical plant to adapting to academic and student program changes resulting from educational and emerging marketplace demands.⁵ The *Master Capital Plan* also addresses project development and implementation across the SUNY system as well as individual campus statements that describe objectives and priorities for each individual campus. The College at Brockport *2016 Campus Statement* is described below.

² In accordance with Section 375(3) of the New York State Education Law, *No county, city, town or village shall have power to modify or change the plans or specifications for facilities to be constructed, acquired, reconstructed, rehabilitated or improved for state university purposes, or the construction, plumbing, heating, lighting or other mechanical branch of work necessary to complete the work in question, nor to require that any person, firm or corporation employed on any such work shall perform such work in any other or different manner than that provided by such plans and specifications, nor to require that any such person, firm or corporation obtain any other or additional authority or permit from such county, city, town or village as a condition of doing such work, nor shall any condition whatever be imposed by any such county, city, town or village in relation to the work being done pursuant to this article, but such work shall be under the sole control of the supervising architect or engineer in accordance with the drawings, plans, specifications and contracts in relation thereto; and the doing of any such work for the fund by any person, firm or corporation in accordance with the terms of such drawings, plans, specifications or contracts shall not subject said person, firm or corporation to any liability or penalty, civil or criminal, other than as may be stated in such contracts or incidental to the proper enforcement thereof.*

³ <http://www.ecode360.com>

⁴ Developed pursuant to the provisions of the State Education Law, Section 355, Subdivision 13, Chapter 678 of the Laws of 1988, as amended by Chapter 59 of the Laws of 2004 and Chapter 57 of the Laws of 2008.

⁵ SUNY (The State University of New York). *Master Capital Plan Report State Fiscal Year 2016/17*. Available online: <http://www.sucf.suny.edu/project/mcp.cfm>.

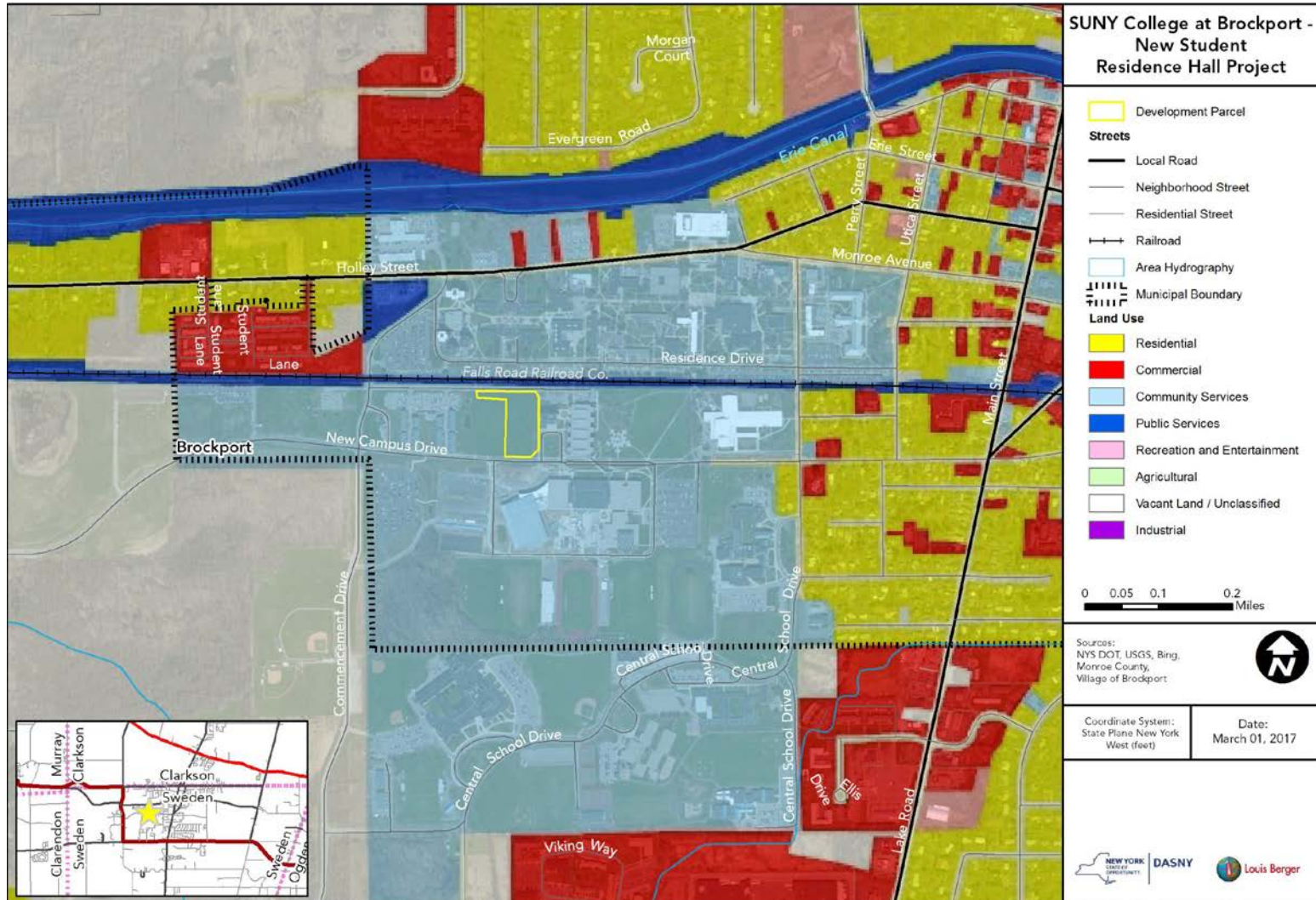


Figure 2-1: Land Use Map

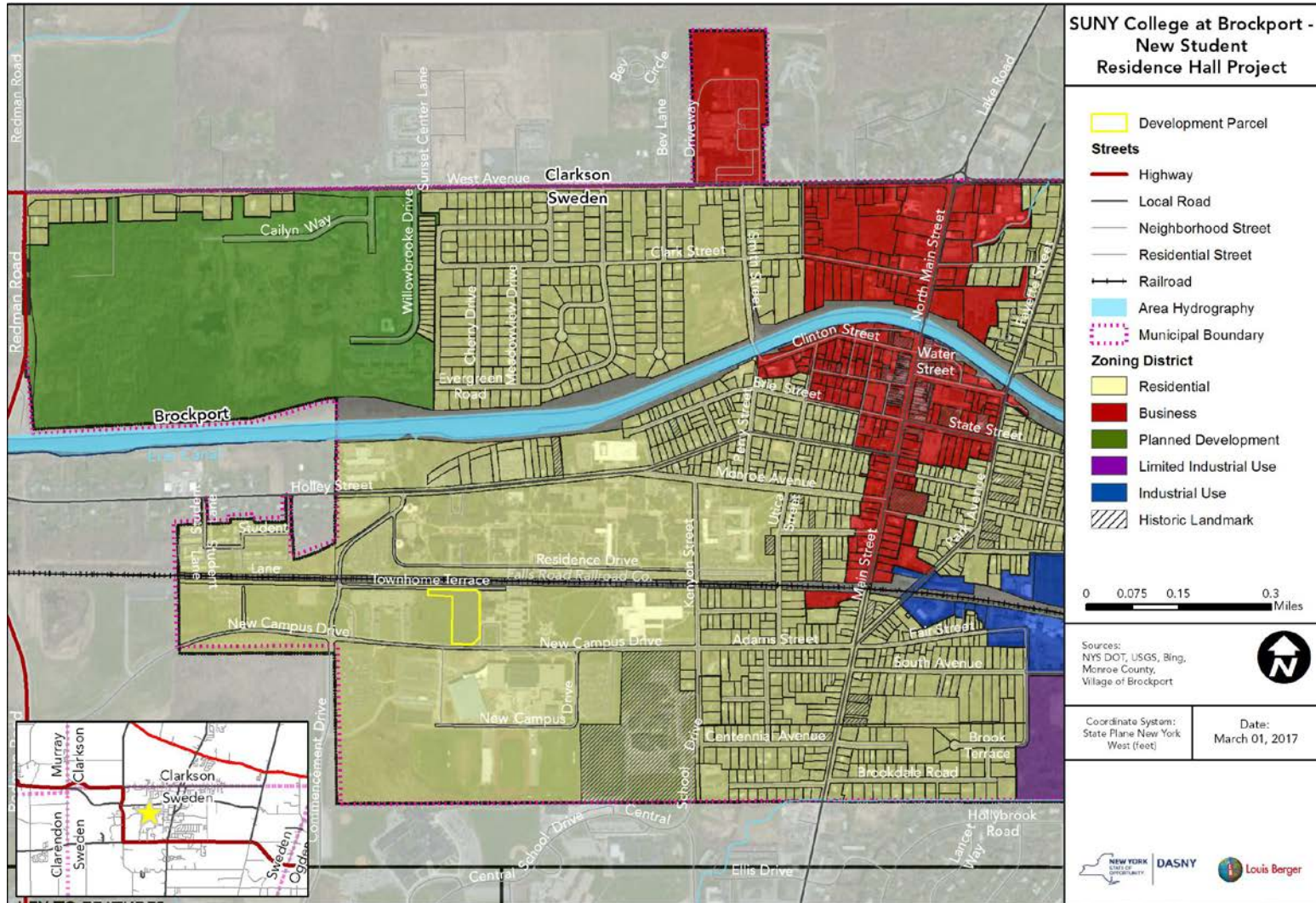


Figure 2-2: Zoning Map

State University of New York College at Brockport 2016 Campus Statement. This document provides a profile of the College at Brockport campus and its facilities, and summarizes major campus development including the development of a new residence hall, and future projects as identified in the College at Brockport’s *Facilities Master Plan*.

Town of Sweden and Village of Brockport Comprehensive Plan. This document provides an inventory of existing land use and development, natural resources, transportation infrastructure, utilities, housing and community facilities within the Town of Sweden. This plan also provides guidance for the future municipal development and investment goals focusing on economic health and revitalization, improving quality of life issues, and expansion of public transportation and alternatives to automobile transportation. Specific to the College of Brockport, Goal F-7 calls for the integration of public school facilities planning with area land use planning, and the Land Use Plan (Chapter 5) designates the college for Public use.⁶ Further, Objective A-1 calls for a variety of housing styles and patterns of development to meet the diverse needs of the community, Objective B-4 states that development should be focused to reduce sprawl, and Objective B-8 states that new development should be focused in areas where adequate public infrastructure and facilities exist.

The implementation of the Proposed Project would be consistent with the relevant public policy initiatives that guide development within the project study area. The Proposed Project would be consistent with the general mission statement of the State University System and the guidelines identified in the *SUNY Brockport Campus Statement*. The construction of on-campus housing, as well as rehabilitation of existing campus housing, would support goals and objectives identified in the *Town of Sweden and Village of Brockport Comprehensive Plan*. The Proposed Project would not result in any significant adverse public policy impacts.

New York State Public Policy. The Proposed Project would be 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 financing, approving, and constructing the Proposed Project, a Smart Growth Impact Statement Assessment Form (“SGISAF”) for the Proposed Project will be prepared pursuant to the State of New York’s *SSGPIPA* procedures. DASNY’s Smart Growth Advisory Committee would review the SGISAF once completed and potentially attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation.

Socioeconomic Conditions

The Proposed Project is located on the campus of the College at Brockport. The campus is within the limits of the Village of Brockport, Town of Sweden, Monroe County, New York. The Project Site (campus) is included in U.S. Census Tracts 153.01, which with Census Tracts

⁶ Town of Sweden and Village of Brockport. Comprehensive Plan. 2013.

153.03 and 153.04 compose the Village of Brockport and served as the study area for the socioeconomic conditions assessment. According to 2010 U.S. Census Data, the study area has a total population of approximately 8,336 and Monroe County has a population of 744,344. Refer to Table 2-1 for a socioeconomic profile of the study area, County, and State.

Relative to the state, both the study area and the county are substantially less ethnically diverse. For instance, 3.8 percent of the study area and 7.3 percent of the county are of Hispanic origin, compared to 17.6 percent of the state. Approximately 58.3 percent of state residents are White, Non-Hispanics, compared to around 72.8 percent of persons residing in the county and 89.5 percent in the Village of Brockport. Similarly, almost 16 percent of the state's population is African American, versus 14.2 percent of the county and 3.8 percent of the Village. In addition, 1.9 percent of the study area population and 2.6 percent of the county population identified themselves as a person of two of races, compared to 3.0 percent of state residents.

Table 2-1: Socioeconomic Profile of Study Area, County and State

Attribute	Study Area	Monroe County	New York State
Demographics			
Total Population	8,336	744,344	19,378,102
One Race, Non-Hispanic:	98.1%	97.0%	98.3%
White	91.7%	76.1%	65.7%
Black/ African American	3.8%	15.2%	15.9%
American Indian and Alaska Native	0.3%	0.3%	0.6%
Asian	1.3%	3.3%	7.3%
Two or More Races	1.9%	2.6%	7.4%
Two or More Races, Non-Hispanic	1.9%	2.6%	3.0%
Hispanic Origin (of any race)	3.8%	7.3%	17.6%
Percent of population under 18 years	10.7%	22.7%	22.3%
Percent of population 65 years and over	8.2%	13.9%	13.5%
Housing			
Total Households	2,414	298,915	7,255,528
Total Housing Units	2,679	320,593	8,108,103
Income Profile			
Median Household Income (in 2014 inflation-adjusted dollars)	\$38,750	\$52,501	\$58,687
Percent Persons in Poverty	25.1%	14.2%	15.4%
Percent of Population 16 years and over in Civilian Labor Force	53.4%	64.3%	63.4%
Total Employment, 2014	N/A	343,350	7,255,528
Source: U.S. Census Bureau [Population and housing data: 2010 Census Demographic Profile (100-percent data), Income data: 2015 American Community Survey]			

N/A = Not Available

There is a greater percentage of persons under 18 years in both the county and state when compared with the Village, and there are fewer persons 65 years and over in the Village when compared with the county and the state. Considering Census data only, there appears to be ample

housing in the study area, as well as the county and the state. Overall, the state's median household income (\$58,687) is higher than that of both the study area and the county, while the percent of persons in poverty is lower in the county and the state when compared with that of the Village. The percent of the civilian population in the labor force for the study area lower than that of the county or state.

The Proposed Project would not result in the displacement of any residences or businesses, nor would it divide or alter existing neighborhoods or adversely affect the cohesion of the surrounding community. The Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall is not expected to increase the number of enrolled students relative to baseline growth trends that are independent of the Project. Significant adverse socioeconomic impacts would not occur as a result of construction of the new building or renovation of the existing buildings.

Community Facilities and Services

The College at Brockport University Police Department provides police services within the Project Site and patrols the campus 24-hours a day, 365 days a year. The Brockport Police and Monroe County Sheriff's Department can provide assistance to the University Police Officers, as needed. Fire protection services are provided by the Brockport Fire Department.

Health care is provided on campus via the Student Health Center, which is part of the Hazen Center for Integrated Care, located in Hazen Hall roughly 0.15 mile northeast of the Development Parcel. Emergency medical care is available a short distance from campus at the Strong West Emergency Department.⁷ In addition, ASAP Brockport Walk-In Medical Care, located on 4th Section Road, is available for treatment of less urgent medical problems when the Student Health Service is not open. The college's University Police have been trained in emergency medical procedures and first aid.⁸

The Proposed Project would serve existing students at the college in new/modernized facilities and would not result in an increase in demand for police, fire, or emergency medical services. Upon preparation of a detailed design for the proposed new residence hall, the Brockport Fire District and Brockport Police Department would be contacted to receive feedback on the proposed design and site access.

The Proposed Project would not displace or physically alter existing community facilities or services, nor would it introduce a new residential population or result in substantial increase in students or employees. As such, significant adverse impacts to community facilities or services would not occur as a result of the Proposed Project.

⁷ College at Brockport. Student Health Center. Web site: https://www.brockport.edu/life/health_center/index.html. Accessed December 28, 2016.

⁸ College at Brockport. 2015 Campus Safety Report. https://www.brockport.edu/support/policies/docs/campus_safety_report_clery_act_and_campus_crime_statistics.pdf. 2015.

Open Space

The Development Parcel does not contain any designated publicly-accessible open space or recreation resources. Directly west of the Development Parcel is a rugby field, which would remain with the Proposed Project. The University campus is well served by open space and recreation resources, including the Special Events Recreation Center (“SERC”), which serves as the home for Campus Recreation and The College at Brockport’s Golden Eagles Track and Field Program; and the Tuttle Complex, which houses an ice hockey rink, several gymnasiums, classrooms, offices, pools, exercise facilities, and racquetball courts. Dedicated facilities are also provided for the tennis team, baseball and softball teams, soccer teams, and field hockey and lacrosse teams.

The Proposed Project would not significantly increase demand for public open space and recreation resources because the Proposed Project would not result in increased enrollment. The students that would live in the proposed residence hall would utilize existing University-owned open space and recreation facilities. Renovation of other residence halls would not result in an increased demand for open space resources. Therefore, the Proposed Project would not have a significant adverse impact on open space resources.

Design and Visual Resources

A design/visual resources analysis is generally warranted if a proposed action would result in buildings with substantially different bulk or setbacks than the existing buildings in the vicinity of the proposed action; or if a proposed action would result in substantial new, above-ground construction in an area that contains important (and publicly-accessible) views, natural resources or landmark structures.

The Proposed Project would entail construction of a dormitory building on a college campus on an open field, as well as renovation of existing facilities. The proposed new construction would be distinguishable as a college-related facility and consistent with the surrounding institutional (campus) uses. The design of the proposed residence hall would be carefully coordinated with the existing, developed campus environment. Depending on the ultimate layout plan chosen, the proposed new residence hall would be either two or three stories tall (approximately 36 to 40 feet in height). The new building, as well as existing renovated buildings, would not be substantially different from existing, surrounding development with respect to height, bulk, form, setback, size, scale, or use. Views, visual corridors, and the context of historic structures and natural features also would not be substantially affected. Therefore, the Proposed Project would not result in significant adverse impacts with respect to design or visual resources.

Shadows

A shadow screening assessment is typically warranted for a proposed action that entails the construction of a structure with a height of 50 feet or more (including rooftop mechanical space).

An adverse shadow impact generally occurs when shadows caused by a proposed action are cast on a publicly-accessible open space, important natural feature (such as water bodies), or historic landscape or other historic resource (if the features rendering the significance of the resource are sunlight-dependent) and adversely affects its use and/or important landscaping and vegetation; or, in the case of historic resources, obscures the details that make the resource significant. Shadows falling on streets and sidewalks or other buildings generally are not considered significant, nor are shadows occurring within an hour and a half of sunrise or sunset.⁹

The Proposed Project would be two to three stories, or approximately 36 to 40 feet tall. It would not result in the construction of a new building with a height greater than 50 feet. Accordingly, a shadow analysis is not warranted. Shadows from existing buildings would be substantially unchanged. No significant adverse shadow impacts would occur as a result of the Proposed Project.

Infrastructure, Energy and Solid Waste

Sanitary Sewage System. Wastewater from the College at Brockport campus is directed to the Northwest Quadrant Wastewater Treatment Facility, which is operated by the Monroe County Department of Environmental Services. The plant has a permitted flow of 22 million gallons per day (“mgd”) and handles an average of 14 mgd.¹⁰

The Proposed Project would provide housing for 250 students. According to established methodology, residential domestic water use and sanitary sewer generation can be expected to amount to approximately 100 gallons per day (“gpd”) per person. Water conservation measures would be incorporated into the facility, including low-flush toilets and low-flow shower heads.¹¹

In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, it is not expected to add load to the larger sanitary system relative to baseline growth trends that are independent of the Project. Similarly, renovation of existing buildings would not increase sanitary loads. Therefore, the Proposed Project would not have a significant adverse impact on the sanitary sewage system.

Stormwater Drainage System. It is expected that the Proposed Project would result in an increase in impervious surface area, as a result of building rooftop and impervious asphalt drive.

⁹ NYCMOEC (New York City Mayor’s Office of Environmental Coordination). City Environmental Quality Review (“CEQR”) Technical Manual. March 2014. While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project.

¹⁰ Monroe County Department of Environmental Services (DES). Wastewater: Collection and Treatment by Monroe County-Operated Facilities. Available Online: <http://www2.monroecounty.gov/files/DES/Wastewater%20-%20Collection%20and%20Treatment%20by%20Monroe%20County-Operated%20Facilities.pdf>. Accessed December 27, 2016.

¹¹ Water usage and wastewater generation was estimated using the rate for residential use contained in Table 13-2 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use water at a relatively lower rate than a true residential use.

However, all stormwater from these surfaces and the entire project area would be directed to a detention pond and would not be directed to sanitary sewers. Stormwater runoff generated by the Proposed Project 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 would not have a significant adverse impact on stormwater drainage systems. Moreover, renovations to existing buildings would not substantially alter drainage patterns.

Water Supply. Lake Ontario is the water source for the Village of Brockport. Water is disinfected by the Monroe County Water Authority (“MCWA”) at the Shoremont Treatment Plant, which is located in the Town of Greece. In 2015, the Brockport Water Department purchased 257 million gallons of water from the MCWA, of which 209 million gallons were delivered to local and bulk water customers (including the college).¹²

The proposed student residence would generate demand for approximately 25,000 gallons of water per day.¹³ The Proposed Project would serve existing students and would not increase student capacity. In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall would not add demand to the water supply system relative to baseline growth trends that are independent of the Project. The Proposed Project would not result in significant adverse impacts to the public water supply.

Energy. Electrical power is provided by the power grid operated by National Grid. It is estimated that the Proposed Project would utilize up to approximately 6,588 million British Thermal Units (“BTUs”) per year.¹⁴ The new building would incorporate green building design standards and would be designed to achieve LEED® certification at the Silver rating level. In addition, the project would not result in an increase in enrollment, and as such would result in a net increase in energy demand less than 6,588 million BTU. The net increase in electricity and gas use over existing use is expected to be insignificant. Moreover, renovation of existing buildings could improve energy efficiency, thereby lowering overall demand. The Proposed Project would not result in significant adverse energy impacts.

Solid Waste. The Proposed Project would generate approximately 9.2 tons of solid waste per month.¹⁵ The Proposed Project would serve existing students and would not result in increased

¹² Brockport Board of Trustees. Annual Drinking Water Quality Report for 2015: Brockport Water System.

¹³ Water usage and wastewater generation was estimated using the rate for residential use contained in Table 13-2 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use water at a relatively lower rate than a true residential use.

¹⁴ Energy usage was estimated using the small residential building rate provided in Table 15-1 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, this document offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project. This is considered a conservative estimate because the proposed residence hall would use energy at a relatively lower rate due to the achievement of LEED Gold rating.

¹⁵ The amount of solid waste was estimated using the college rate contained in Table 14-1 of the CEQR Technical Manual (City of New York, Mayor’s Office of Environmental Coordination, March 2014). While not directly applicable, CEQR Technical

enrollment. As such, it is not expected to add substantial solid waste load. Solid waste generated by the Proposed Project would be carted by a licensed private waste hauler to a licensed facility for disposal. The solid waste that would be generated by the proposed new residence hall, as well as the waste generated by renovation of the existing residence halls, does not represent a substantial increase; therefore, significant adverse solid waste impacts would not occur as result of the Proposed Project.

Natural Resources

Soils. The soil map units composing the Development Parcel shown in Figure 2-3. As shown in Table 2-2, the predominant soil series on the Development Parcel is Ovid Silt (Ov) and Cazenovia gravelly loam, 3 to 8 percent slopes (CgB).

Table 2-2
Soil Characteristics

Map Unit	Soil Series	Depth to Bedrock	Percent Slope	Drainage Class	Hydrologic Soil Group ¹	Acres	Percent of Dev. Parcel
CgB	Cazenovia gravelly loam	> 40 inches	3 to 8 percent	Moderately well drained	C	0.6	20%
Ov	Ovid silt loam	> 60 inches	0 to 15 percent	Somewhat poorly drained	C/D	2.4	80 %

Source: Natural Resource Conservation Service, Web Soil Survey, 2016

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.

According to Natural Resources Conservation Service (“NRCS”) soil data, the soil series on the Development Parcel have a depth to bedrock of more than 40 feet. Note that NRCS soil series descriptions provide general soil qualities and do not necessarily represent all site-specific soil conditions. The Cazenovia gravelly loam is moderately well drained, and the Ovid silt loam is somewhat poorly drained. Soil infiltration rates are inversely proportional to runoff potential.

Potential impacts and mitigation measures related to the disturbance of soils are discussed in the Supplemental Report section on construction impacts.

Manual offers guidance and impact thresholds on numerous environmental conditions that are both useful and conservative for use on the Proposed Project.

Surface Water and Groundwater. There are no surface waterbodies located on the Development Parcel and none in the vicinity of the parcel. The Erie Canal is located approximately 0.25 miles north of the Development Parcel. The Project Site is part of the Oak Orchard - Twelvemile Watershed (Hydrologic Unit Code 04130001), which drains directly north-northeastward to Lake Ontario, 10 miles away. Local-level drainage patterns were determined based on USGS topographic maps.

The Proposed Project would drain to a detention basin and then northward into existing stormwater infrastructure associated with Townhome Terrace. There would be no disturbance of waterbodies due to the Proposed Project. The Proposed Project is expected to result in a slight increase in impervious surface cover over the Development Parcel, however, precipitation falling on these impervious surfaces (building roofs and a short driveway) would be directed to the stormwater detention basin. Stormwater runoff would be treated to NYS *Stormwater Management Manual* standards. Renovation of existing buildings would not substantially alter localized drainage. Thus, no significant adverse surface water quality impacts would occur as a result of the Proposed Project.

The Project Site is not located in an EPA-designated sole source aquifer area. Groundwater is not expected to be encountered during the construction of the Proposed Project. No effects on groundwater resources are anticipated due to the Proposed Project.

Wetlands. To identify potential wetland areas near the Development Parcel, Geographic Information System (“GIS”) wetlands data from the U.S. Fish and Wildlife Service’s National Wetlands Inventory (“NWI”) and New York State Department of Environmental Conservation regulatory freshwater wetland maps were reviewed (Figure 2-4: NWI Wetlands). Based on this information, there are no mapped wetlands on or adjacent to the Development Parcel. Moreover, renovation of existing buildings would not affect wetlands. No adverse effect on wetlands would occur from the Proposed Project.

Floodplains. As depicted in Figures 2-4 and 2-5, 100-year Federal Emergency Management Agency (“FEMA”) floodplains and NWI wetlands are located in the vicinity of the College at Brockport campus, but no such features are located in proximity to the Development Parcel. In addition, renovation of existing buildings would not affect floodplains.

Topography and Geology. Located in western New York, Monroe County is situated in the Ontario-Erie Lowlands physiographic province. Formed from glacial till, drumlins are a prominent geologic feature in the mostly flat plains of the province. Moraines, eskers, and glacial lakes are also present in the province.¹⁶

¹⁶ Isachen, Y.W., E. Landing, J.M. Lauber, L.V. Rickard, and W.B. Rogers. *Geology of New York: A simplified Account*. Second edition. New York State Museum Education Leaflet. No. 28. University of the State of New York, Albany. 2000.

A geotechnical survey was conducted for the development of the student housing complex located west of the Development Parcel. The subsurface exploration program included seven test pits, ranging in depth to between seven and 13 feet below ground surface (bgs), and eight test borings, ranging from 13 to 29 feet bgs.

Miscellaneous fill was identified in the test pits and inferred from data from the borings. The fill was characterized as fine sandy silt, trace to little clay with occasional cobbles and boulders. The report suggested that this fill was glacial till that was placed at the Development Parcel possibly as the result of excavation and construction at other on-campus locations. Deleterious materials (i.e. dimensional wood, brick, construction and demolition materials) were not observed.

The report also indicates that because the layer of fill increases in thickness toward the north end of the area, the pre-fill topography sloped down toward the north.

The general topography of the Development Parcel in the vicinity of the proposed building footprint is level, with surrounding topographic contours sloping generally northward toward Townhome Terrace. The existing elevations of the surrounding features would not be altered, thus the new grading contours would meet the existing, and transitions would be as gradual as possible. The new residence hall would nearly match existing grade, and renovations to existing buildings would not affect topography. The project would not result in a significant adverse impact.

Threatened and Endangered Species. According to U.S. Fish and Wildlife Service (“USFWS”) data, critical habitat for the Northern Long-eared bat may be located at the Project Site.¹⁷ However, the limited landscape vegetation on the Development Parcel would not provide substantial habitat for the species. The NYSDEC Natural Heritage Program Environmental Resource Mapper indicates that the department has no records of rare- or state-listed animals or plants, significant natural communities or other significant habitats, on or in the immediate vicinity of the Development Parcel.¹⁸ Field observations at the Development Parcel (which comprises landscaped land) did not reveal the presence of threatened or endangered species. In addition, renovation of existing buildings would not substantially affect such species. Therefore, the Proposed Project would not result in significant adverse impacts to threatened and endangered species or ecologically-sensitive areas.

¹⁷ USFWS (United States Fish and Wildlife Service). Information for Planning and Conservation. Web site: <https://ecos.fws.gov/ipac/location/45IRCKKARVAAXKNC52A72PW5MU/resources>. Accessed December 27, 2016.

¹⁸ NYSDEC (New York State Department of Environmental Conservation). Natural Heritage Program Environmental Resource Mapper. Web site: <http://www.dec.ny.gov/gis/erm/>. Accessed December 27, 2016.

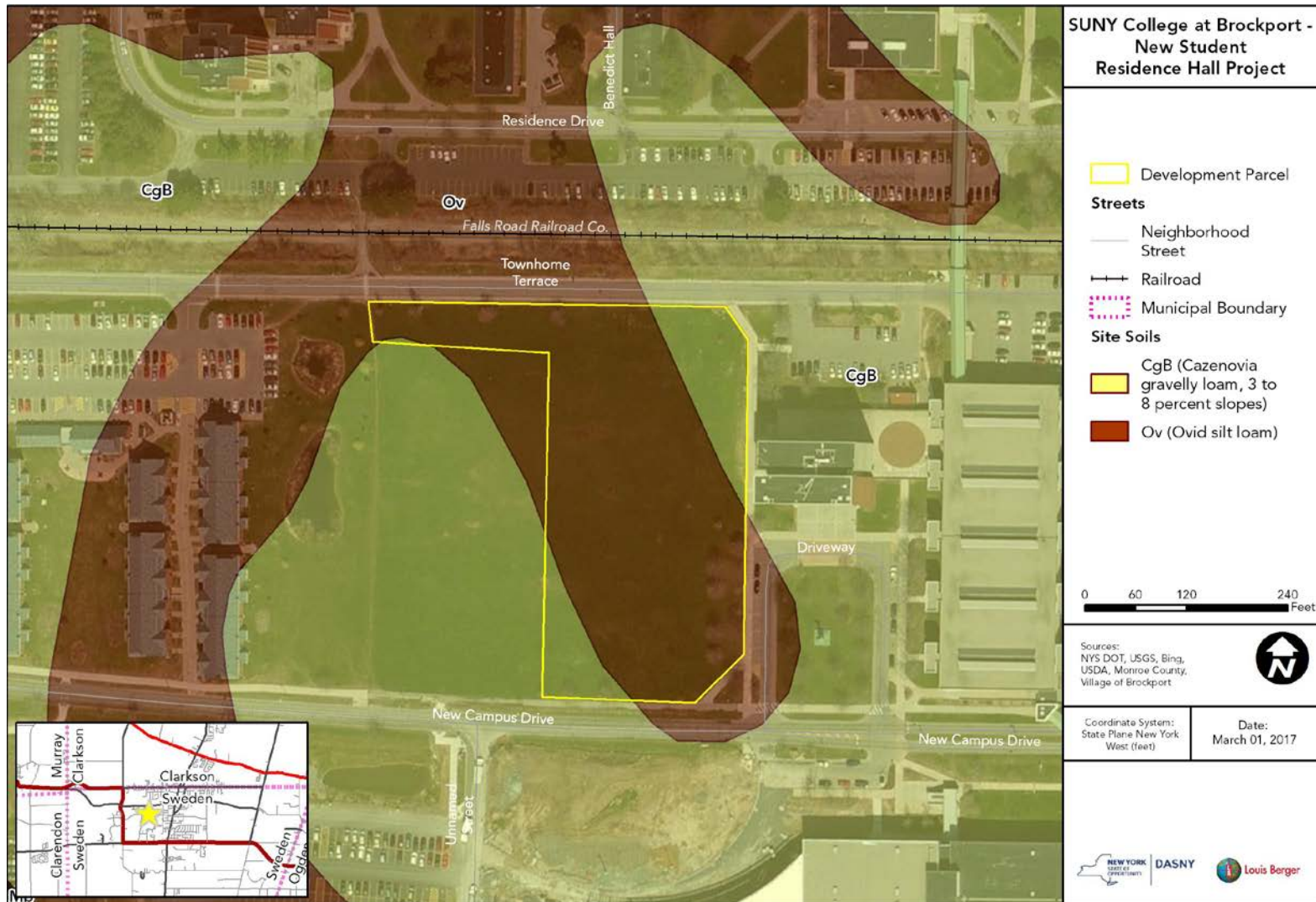


Figure 2-3: Development Parcel Soils

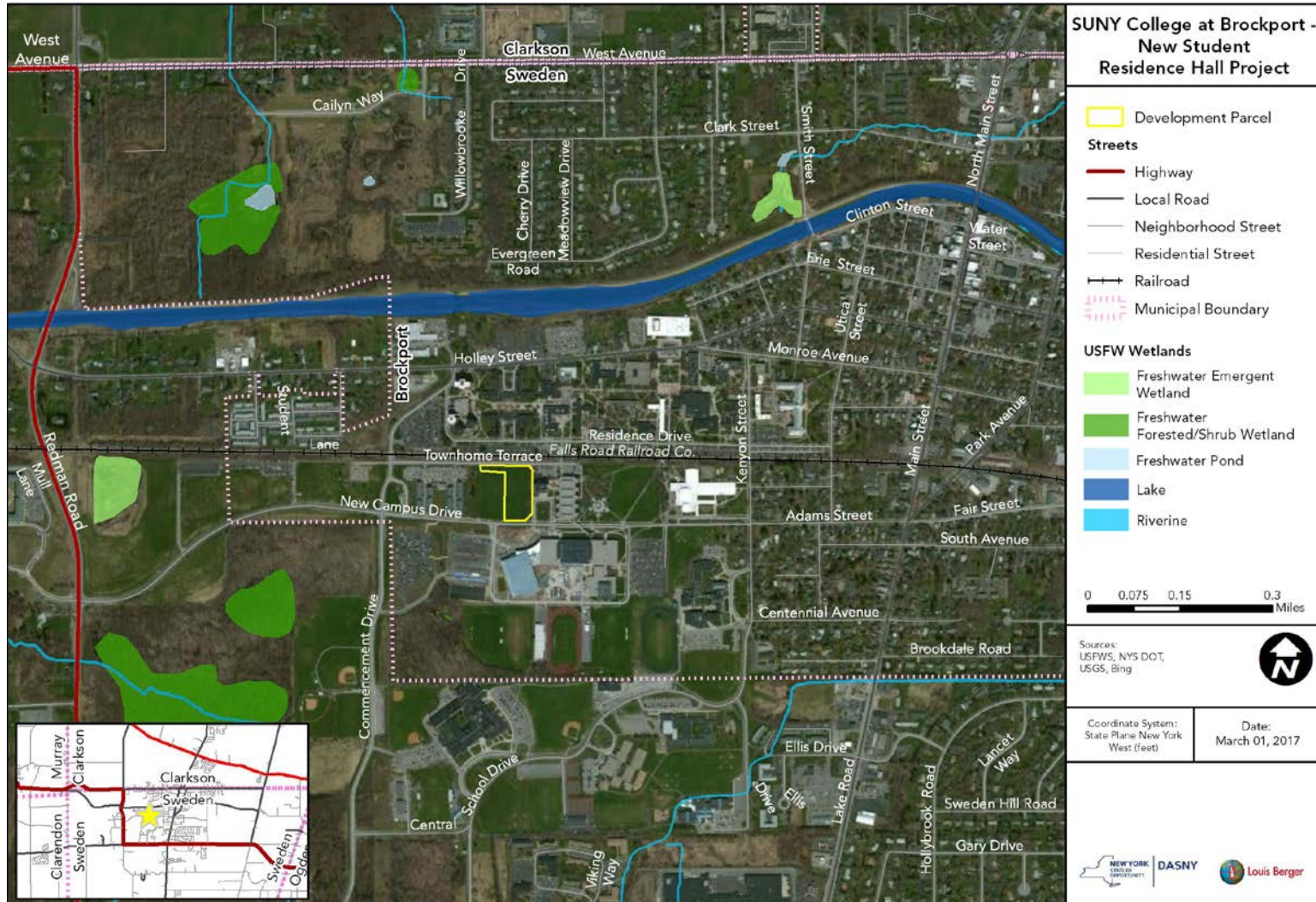


Figure 2-4: National Wetland Inventory (NWI) Wetlands

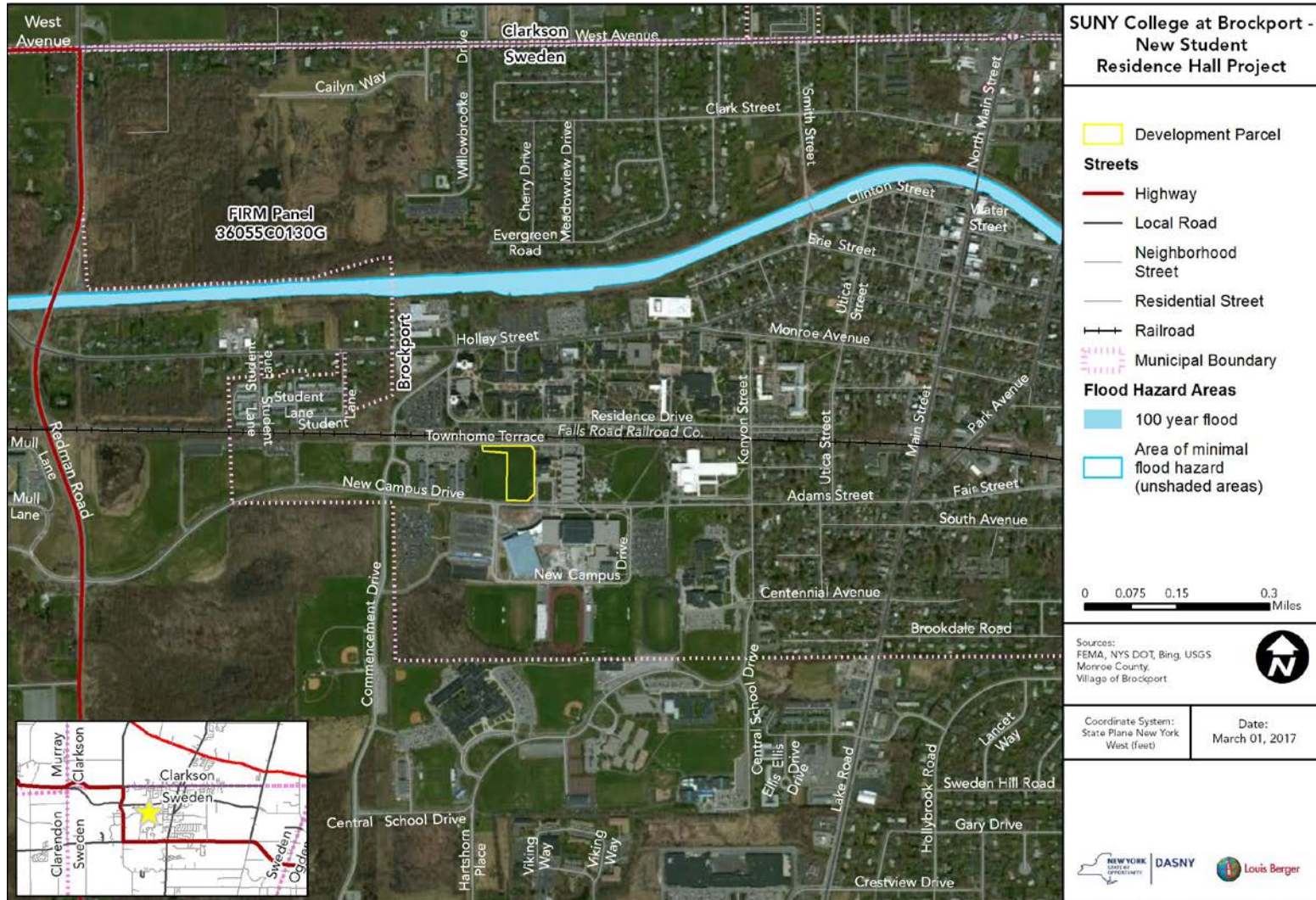


Figure 2-5: FEMA Flood Zones

Cultural Resources

Cultural resources include both historic architectural and archaeological resources. Architectural resources typically consist of historically-important buildings, structures, objects, sites, and districts, and may also include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources generally include subsurface physical remains of the prehistoric, Native American, and historic periods, such as burials, foundations, artifacts, wells, and privies.

There are no existing buildings on the Development Parcel, and the nearby buildings are not considered historic resources. The project would have no significant adverse impact on historic architectural resources.

A Phase I Archaeological Survey was prepared for the Proposed Project. The study area for archaeology is the area that would be disturbed by construction activities, which is generally delineated by the Development Parcel, specifically the portion of Plateau Field north and east of the rugby field. Based on the presence of previously recorded prehistoric sites within 1.6 kilometers (1 mile) of the Area of Potential Effect (“APE”), mapped soils considered suitable for the preservation of archaeological sites, topography, and proximity to perennial waterbodies, the APE is generally considered to have low sensitivity for the presence of prehistoric archaeological sites.

To investigate the potential for presence of historic archaeological resources, 35 shovel tests were excavated in the APE, and no artifacts or archaeological sites were discovered. It was concluded that it is very unlikely that significant cultural deposits are present. Based on review of the Phase I Archaeological Survey, the Division for Historic Preservation of the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP,” Project Number 16PR06628), in its letter of October 24, 2016, concluded that the “...*project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.*” Moreover, existing buildings to be renovated are not eligible for listing on the State or National Registers.

Hazardous Materials

A Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice 1527-13, was conducted for the Site in October 2016. The Phase I ESA was based on a Parcel inspection, interviews with personnel familiar with the Development Parcel, a review of available files and historical records, and the findings of an environmental database report. The purpose of the Phase I ESA was to identify potential recognized environmental conditions (“RECs”) that could hinder the redevelopment of the Parcel.

The Development Parcel has historically been agricultural and is currently an open sports field. The historical agricultural use is considered an REC. In addition, at some time, fill from an

area of historical agricultural use was brought into the Parcel. As such, the fill is considered an REC.

Limited soil testing was conducted at the Development Parcel to evaluate the environmental quality of the imported fill material. The soil samples were analytical results were evaluated with respect to the New York State Department of Ecological Conservation Remedial Program Soil Cleanup Objectives (“SCO”; NYSDEC Regulation 6 *New York Codes, Rules and Regulations*. Subpart 375-6).

While lead and arsenic were detected in each sample, each concentration fell below the Unrestricted Use SCO. No pesticides were detected in any samples. Based on the results of this limited soil characterization, the soils to be encountered during construction of the residence hall do not indicate persistent impacts such as those anticipated from a former orchard.

Several metals were detected in the soil above the Unrestricted Use SCO, however. Barium, manganese, selenium, and zinc were each detected in the deeper sample collected at one soil boring. Additionally, barium was detected in the shallower sample collected from another soil boring.

Supplemental *in situ* sampling would be undertaken prior to excavation, for the parameters and at the frequency indicated in Table 2-3, below, which is adapted from the NYSDEC Division of Environmental Remediation (“DER”)-10, Table 5.4(e)10.

**Table 2-3
Soil Sampling**

Volume of Soil	Discrete Samples	Composite Samples	Classification Samples
800 – 1,000 yards	7	2	3
Each additional 1,000 yards	2	1	3

Notes:

- Discrete samples are to be analyzed for volatile organic compounds (VOCs).
- Composite samples are to be comprised of 3 to 5 discrete samples collected from the soil to be excavated and are to be analyzed for semi-volatile organic compounds (SVOCs), metals, pesticides, and polychlorinated biphenyls (PCBs).
- Classification samples, used to characterize solid waste as nonhazardous vs. hazardous and includes full Toxicity Characteristic Leaching Procedure (TCLP), ignitability, pH, reactivity, Total Petroleum Hydrocarbon (TPH), paint filter, and percent solids.

Based upon the results of the sampling, the soils may be: (a) reused on-site in the originating excavation; (b) certified for beneficial reuse either on-site or off-site at a location other than the originating excavation; or (c) transported and disposed off-site at a permitted disposal and/or recycling facility. In addition, the following requirements would be incorporated into the project:

- **Material Handling Plan:** The Contract documents will identify provisions for managing, handling, transporting and disposing of contaminated non-hazardous soil. The Contractor will be required to submit a Material Handling Plan to identify the specific protocol and procedures that will be employed to manage the waste in accordance with applicable regulations.

- **Health and Safety Plan:** Before beginning any excavation activity, the contractor will submit a site-specific health and safety plan (“HASP”) that will meet the requirements set forth by the Occupational, Safety and Health Administration (“OSHA”), the NYSDOH and any other applicable regulations. The HASP will identify the possible locations and risks associated with the potential contaminants that may be encountered, and the administrative and engineering controls that will be utilized to mitigate concerns (i.e., dust control procedures for metals).
- **Dust Control:** Whether or not the soils are to be removed from the Site, dust control procedures will be implemented during excavation activities to minimize the creation and dispersion of fugitive airborne dust. The Contractor will implement dust control measures to minimize potential airborne contaminants released into the ambient environment as a direct result of construction activities. Due to the elevated concentrations of metals in the soil proposed for excavation, a Community Air Monitoring Plan (“CAMP”) will be developed in accordance with NYSDEC DER-10 Regulations. The CAMP will require real-time monitoring for particulates (*i.e.*: dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP will be intended to provide a measure of protection for the area of the surrounding community located downwind from the potential release of airborne contaminants.

Additionally, renovations to existing buildings would adhere to survey and disposal requirements for hazardous building materials. No adverse effects from hazardous materials are anticipated.

Transportation

In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall would not result in increased student enrollment relative to baseline growth trends that are independent of the project. As under existing conditions, it is anticipated that students living on the campus would not drive to school, and therefore the project would not generate net new automobile trips.

The free Eagle Run Shuttle makes frequent stops between parking lots and buildings on campus, circling the campus and immediate area. The shuttle also makes shopping runs to commercial services, including grocer and pharmacy. On alternating Saturdays, Eagle Run travels to various shopping malls. Transportation is also provided before and after each major school break to the primary travel hubs in Rochester. There are shuttle stops immediately west of the Development Parcel along Townhome Terrace, as well as at the SERC immediately south across New Campus Drive.¹⁹

¹⁹ College at Brockport: Campus Shuttle. Web Page:
<https://www.brockport.edu/support/parking/transportation/shuttle.html>. Accessed December 28, 2016.

The Proposed Project would not increase the number of students commuting to school, and as such not significantly affect traffic or parking on the campus.

Air Quality

The attainment status with respect to the National Ambient Air Quality Standards (“NAAQS”) for Monroe County was reviewed based on EPA’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 the most recently adopted NAAQS for all criteria pollutants (ozone carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, and lead).²⁰

In the long term, the Proposed Project would accommodate students that would otherwise live off campus. As such, the new residence hall As such, neither the new or renovated buildings would result in increased boiler use for heating and hot water. To the contrary, the new building would be designed to achieve a LEED[®] Silver rating, which could result in a building with lower energy demand than existing buildings. Operation of these heating and hot water systems are expected to generate emissions far below regulatory thresholds and would not require a Title V air emissions permit. The Proposed Project would not result in significant air quality impacts from stationary sources.

Regarding mobile sources, as discussed in the traffic and transportation section, above, the Proposed Project would not generate net new vehicular trips. Therefore, the Proposed Project does not have the potential to generate significant air quality impacts from mobile sources.

Noise

Noise sources that may be typically encountered in a built environment such as the Project Site include mobile (*i.e.*: moving) and stationary (*i.e.*: fixed) sources. Potential mobile noise sources include motor vehicles traveling on roadways, airplanes and trains; while potential stationary sources are generally limited to existing facilities’ HVAC systems. The noise assessment for the Proposed Project considers the potential for the proposed residence hall to result in mobile source and stationary source noise impacts, as well as the potential for the proposed residence hall — as a sensitive receptor — to be affected by mobile and stationary sources of noise.

As discussed above, the Proposed Project would not generate a substantial amount of new vehicular trips, nor is it adjacent to a major transportation facility. As such, it would not substantially affect existing traffic levels in the vicinity of the Project Site and does not require a detailed analysis for vehicular traffic noise.

²⁰ USEPA (United States Environmental Protection Agency). Nonattainment Areas for Criteria Pollutants (Green Book). Web site: <https://www.epa.gov/green-book>. Accessed December 28, 2016.

The Development Parcel is located less than 100 feet south of an existing freight rail line: the Falls Road Railroad line, which is a 45-mile line connecting Brockport and Lockport, where it interchanges with CSX Transportation.²¹ One to two trains per week operate on this line.²² Using the FTA Noise Impact Assessment Model,²³ the infrequent trains result in a noise level of 51 dBA Ldn at the northern edge of the Development Parcel. The noise level at the residence hall exterior could be lower, depending on the ultimate site plan and building layout. Standard building assemblies would further reduce the noise level within the new residence hall. No further analysis of project-induced mobile source impacts is warranted, and significant adverse mobile source noise impacts would not occur.

The Proposed Project would locate a sensitive receptor (the proposed residence hall) adjacent to the existing rugby field. This outdoor recreational area is present under existing conditions and in proximity to the existing student townhomes west of the Development Parcel. The rugby field is not lit, and therefore would not be in use in the nighttime hours, when background noise levels are typically lowest and thus the potential for noise impacts are greatest. Thus, it is expected that interior noise, particularly during the sensitive nighttime period, would not be significant.

Typically, stationary noise sources associated with building operations (e.g. mechanical or HVAC equipment) are designed and/or placed to minimize noise emission, especially for new and/or renovated buildings. The stationary noise sources that could be introduced by the Proposed Project would be enclosed in a mechanical penthouse. It is assumed that other nearby stationary sources of noise associated with mechanical or HVAC operations also are shielded or enclosed. In addition, renovation of existing residence facilities is not anticipated to introduce new permanent stationary sources of noise. Therefore, the Proposed Project would not result in noise impacts attributed to stationary sources, nor would it be subject to significant adverse noise impacts from existing proximate sources.

Community Character

Community character is a term used to describe the various elements that contribute to a community or neighborhood — such as land use, architectural design, visual resources, historic resources, socioeconomics, traffic and noise — from which an area derives its distinct “personality.” A community character assessment considers how a proposed action may affect the context and feeling of a neighborhood by collectively accounting for its effects on the contributing elements. In general, this assessment is warranted for actions with the potential to result in significant adverse impacts in one of the technical areas, or if it may moderately affect several of these areas.

²¹ Genesee Valley Transportation. Falls Road Railroad. Web page: <http://www.gvtrail.com/falls-road-railroad.html>. Accessed December 28, 2016.

²² Village of Brockport. Newsletter. Issue 2. Available online: <http://www.brockportny.org/news/newsletters/send/15-newsletters/15-summer-2014>. Summer 2014.

²³ FTA (Federal Transit Administration). Noise Impact Assessment Spreadsheet. 2007.

A preliminary screening for community character was conducted for the Proposed Project. The study area for this screening analysis matches the land use study area and is delineated by a quarter-mile buffer of the Development Parcel. The study area can generally be described as a developed area with a moderate level of pedestrian activity, containing a mix of institutional, open space and recreational and residential uses. The predominant use in the study area is the College. Residential uses occupy the western and northern portions of the study area, recreational uses occupy the southern portion of the study area, and institutional uses occupy the east and northeast portions of the study area.

Based on the results of the technical area assessments and screenings, the Proposed Project would not result in significant adverse impacts in the following areas: land use and zoning; socioeconomic conditions; open space and recreational facilities; design and visual resources; cultural resources; shadows; noise; or transportation. Additionally, the Proposed Project does not have the potential to affect the defining features of the community through a combination of moderate effects in relevant technical areas. As such, the Proposed Project does not require a detailed neighborhood character assessment.

The Proposed Project would not adversely affect the cohesion of the surrounding residential community, nor would it displace any residences or businesses. In addition, the Proposed Project would be completely located within the existing College at Brockport campus, which is a well-established public, higher education use. The construction and operation of the proposed student residence hall, as well as renovation of existing residence halls, would not result in significant adverse effects on the community character of the surrounding area.

Construction Impacts

Construction of the proposed new residence hall is expected to occur over a 12-month period, starting in 2017 and ending in 2018. The following construction activities are expected to occur within the Development Parcel:

- General excavation and earthwork — operations to prepare the development parcel;
- Grading, as necessary, to provide positive drainage for surface storm water flow and to achieve the planned landscape architecture;
- Foundations — preparation for, and construction of, foundation structures;
- Structure, completion of building units and pedestrian walkways; and
- Finishing — cleanup and landscaping.

Equipment such as bulldozers, scrapers, backhoe, loaders, trucks, and generators are typically used during construction. Construction equipment and materials would be stored on the Development Parcel or in approved staging areas. A stabilized construction entrance, signage, and temporary chain link fence and gate would likely be required to prevent unauthorized parking, pedestrian interference, and other impediments to construction vehicle access. Equipment staging

and material storage would likely be provided from storage areas situated around the construction site.

The Proposed Project would require site grading. As indicated in the Phase I ESA, soil sampling may need to be conducted at the Development Site to evaluate the environmental quality of the imported fill material. Accordingly, construction of the Proposed Project and would not result in significant adverse impacts related to hazardous materials.

The Proposed Project would comply with the permitting requirements of the State Pollution Discharge Elimination System (“SPDES”) General Permit for Stormwater Discharges associated with Construction Activities. The implementation of green infrastructure measures and the Storm Water Pollution Prevention Plan (“SWPPP”) would minimize the potential for significant adverse impacts to groundwater.

Coordination between the construction manager and the Brockport University Police Department would be necessary to ensure that police services are not affected or interrupted during construction.

For the new residence hall, construction-related impacts would be temporary in nature and limited to the duration of the construction period. Renovation of existing residence halls would also be of limited duration. The Proposed Project would generate approximately 75 jobs during construction of the new residence hall, which would have a beneficial effect on the local economy.

No significant adverse impacts related to noise, vibration, utilities, water quality, traffic, air quality, safety and security, hazardous materials or the disruption of businesses would be expected during construction of the proposed new building or the renovation of existing buildings. Accordingly, the Proposed Project would not result in significant adverse construction impacts.

CHAPTER 3: REFERENCES

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Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 24, 2016

Mr. Robert Derico
Office of Environmental Affairs
Dormitory Authority of State of NY, 515 Broadway
Albany, NY 12207

Re: DASNY
SUNY Brockport 250 - Bed Residence Hall
350 New Campus Dr, Brockport, Monroe County, NY
16PR06628

Dear Mr. Derico:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials, including the report authored by Christopher Morine of The Louis Berger Group entitled "Phase I Archaeological Survey SUNY Brockport 250-Bed Residence Hall" (October 13, 2016) 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 Division for Historic Preservation and related only to Historic/Cultural resources.

Based upon this review, it is the OPRHP's opinion that your project will have **No Impact** upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology

via e-mail only

c.c. Mr. Christopher Morine, The Louis Berger Group

Division for Historic Preservation

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Department of
Transportation

ANDREW M. CUOMO
Governor

MATTHEW J. DRISCOLL
Commissioner

KEVIN BUSH, P.E.
Regional Director

May 1, 2017

Mr. Robert S. Derico, R. A.
Senior Environmental Manager
Office of Environmental Affairs
DASNY - 515 Broadway
Albany, NY 12207-2964

RE: SEQRA Lead Agency for the proposed construction of a 52,000± SF 3-story residence hall on the campus of SUNY Brockport.

Dear Mr. Derico:

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 and Safety Office. Also, any such work will require coordination with the Department's planned maintenance and/or capital improvements through our Monroe West County 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.

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

Sincerely,

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

pc: Brian McMahon, Director of Operations, NYSDOT R4
David Goehring, Regional Traffic Engineer, NYSDOT R4
Bill O'Hern, Regional LA/Env. Manager, NYSDOT R4
Jeremy Button, Right-of-Way, NYSDOT R4
Lora Barnhill, Planning, NYSDOT R4
Dwayne Aycock, Monroe West Resident Engineer, NYSDOT R4