



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

**Date:** April 11, 2024

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

**Applicant:** New York State Office of Mental Health  
75 New Scotland Avenue  
Albany, New York 12208-3474

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

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

**Title of Action:** New York State Office of Mental Health  
St. Lawrence Psychiatric Center  
*Demolition (Phase 3)*  
(NYS OMH Capital Projects Program)

**SEQR Status:** Type I Action – 6 N.Y.C.R.R. 617.4(b)(9)

**Review Type:** Coordinated Review

## **Description of Proposed Action and Proposed Project**

The Dormitory Authority of the State of New York (“DASNY”) has received a request from the New York State Office of Mental Health (“NYS OMH”) to demolish a series of buildings at St. Lawrence Psychiatric Center, pursuant to NYS OMH’s Capital Projects Program (the “Proposed Project”). For the purposes of the New York *State Environmental Quality Review Act* (“*SEQRA*”), the Proposed Action would consist of DASNY’s undertaking of the Proposed Project on behalf of NYS OMH.

More specifically, the Proposed Project would involve the demolition of Buildings 38, 49, 50, 56, 57, 58, and 86 on the SLPC campus. The project would be completed in a single phase, and would include disconnection of associated utilities, removal of hazardous and regulated materials, structural demolition including removal of foundation and slabs. All excavated areas would be backfilled with final grading to match existing elevations, and disturbed areas are to receive topsoil and seed. The buildings to be demolished total approximately 31,832 square feet.

The subject buildings have been vacant for many years and are in a dilapidated and deteriorated condition. NYS OMH has issued a condemnation memo (March 21, 2023, attached), having determined that the subject buildings are dangerous, hazardous, unsanitary, and otherwise unsafe for habitation or occupancy; moreover, they are a nuisance to the community and dangerous to public safety.

Additional dilapidated and deteriorated buildings on the SLPC campus are under consideration for demolition. As plans progress, any contemplated demolition activities would require their own environmental review pursuant to *SEQRA*. Regardless of where on the campus these buildings are located and when such demolition activities would take place, a separate review would be no less protective of the environment.<sup>1</sup>

## **Location of Proposed Project**

Buildings 38, 49, 50, 56, 57, 58, and 86 (the “subject buildings” or “Project Site”), are located on a parcel bounded by NYS Route 37, Entrance Avenue, Cottage Drive, and Hanes Drive, on the campus of St. Lawrence Psychiatric Center (“SLPC”), 1 Chimney Point Drive, Ogdensburg, St. Lawrence County, New York.

## **Description of the Institution**

St. Lawrence PC provides residential programs for adults and children/youth, featuring individual and group counseling, diagnostic and medical evaluation, psychological testing, crisis

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<sup>1</sup> It is permissible for the Proposed Project to undergo a separate review under *SEQRA* because: a) the Proposed Project and any future demolition activities are separate, independent activities that are not components of an approved, identifiable overall plan; b) any future demolition activities are functionally independent, and approval of the Proposed Project does not determine whether any such future activities will go forward; c) any future demolition activities will be subject to a separate *SEQRA* review at that time; and d) the permissibly segmented review would be no less protective of the environment.

intervention, psychopharmacology, vocational assessment, task and skill training, physical therapy, structured learning therapy, occupational therapy, and recreational therapy.

## **Project Site Context**

The subject buildings are located amidst active buildings and programming at the SLPC campus. These buildings are operated by OMH and provide a wide variety of adult services, children/youth services, and sex offense-specific treatment. The buildings and programs in the vicinity of the subject buildings include a children and youth building (Building 202) with a funded bed capacity of 27 beds; an adult inpatient building (Trinity, Building 201) with funded bed capacity of 38 adult beds; a 92-bed Secure Treatment and Rehabilitation Center (“STARC”) program in the Bridgeview building (Building 203); a 26-bed Northwood Community Residence for individuals experiencing mental illness (Building 301); and a 40-bed program for adults with substance use disorders operated by the NYS Office of Addiction Services and Supports (“OASAS”) (Building 67).

## **Reasons Supporting This Determination**

**Overview.** DASNY completed this environmental review in accordance with the procedures set forth in the *SEQRA*, codified at Article 8 of the New York *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*N.Y.C.R.R.*”), which collectively contain the requirements for the *SEQR* process. The Proposed Project was reviewed following the procedures of the *State Environmental Quality Review* (“*SEQR*”). This environmental review followed standard environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.

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

The Proposed Project was evaluated for its consistency with the New York State Coastal Management Program (“*NYSCMP*”) and City of Ogdensburg Local Waterfront Revitalization Program (“*LWRP*”). The New York State Department of State (“*NYS DOS*”) Coastal Assessment Form, City of Ogdensburg Waterfront Program Consistency Assessment Form, and DASNY’s *NYSCMP* Certification are included with this determination.

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

Representatives of DASNY reviewed the *Full Environmental Assessment Form – Part 1* (“FEAF – Part 1”), dated October 25, 2023 (attached), and determined that the Proposed Project constitutes a Type I Action pursuant to 6 N.Y.C.R.R. 617.4(b)(9) of the SEQR implementing regulations. On October 30, 2023, DASNY circulated a lead agency request letter (attached), including the FEAF – Part 1 as well as a *Distribution List of Involved Agencies and Interested Parties* (attached) to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives discussed the Proposed Project’s environmental effects with representatives of NYS OMH and St. Lawrence Psychiatric Center, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *SEQR Supplemental Report* (below) and *FEAF – Parts 2 and 3* (see attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** The mission of NYS OMH is the promotion of mental health, with a particular focus on providing hope and recovery for adults with serious mental illness and children with serious emotional disturbances. As a NYS OMH facility, St. Lawrence PC provides services aimed at meeting the agency’s mission.

During the late 1800s and throughout much of the 1900s, New York State’s model for mental health diagnosis, treatment and research was much different than it is today. During a period of large-scale institutionalization of those suffering from mental illness, many buildings, including some of the subject buildings, were constructed on the SLPC campus. At its peak, St. Lawrence PC grew to serve a maximum of 2,000 patients on the grounds, while employing over 1,000 staff.

The subject buildings, constructed over a period of 70 years (1900 to 1970), served a variety of facilities-related functions including staff residence, electric/grounds shop, carpenter/roofer shop, and storage/vehicle maintenance. The subject buildings total 31,832 square feet (“sf”) in size. Building numbers (“B#”), individual square footages, year built, and function for the subject buildings are given below:

<b>B#</b>	<b>sf</b>	<b>year</b>	<b>function</b>
38	1,264	1951	storage/vehicle maintenance
49	196	1900	transformer vault
50	51	1956	transformer vault
56	4,460	1928	staff residence
57	392	1970	garage
58	11,503	1908	electric/grounds shop
86	13,966	1946	carpenter/roofer shop

The approach to mental health diagnosis, care and treatment has transformed drastically in New York and nationally since these buildings were first constructed. As a comparison, the St. Lawrence PC campus (including STARC-Bridgeview) has less than 225 total beds today.

In support of NYS OMH's mission, and its own purpose and need, it is imperative that St. Lawrence PC and STARC - Bridgeview have a campus that is functional and safe, i.e., a facility that fosters an environment conducive to the well-being of individuals receiving services, as well as employees and visitors. It is also paramount that the campus meets the therapeutic and recovery needs of those receiving care and treatment aligned with NYS OMH's 2023 standards. The deteriorated subject buildings are proximate if not visible to the occupied NYS OMH and OASAS facilities described above, as well as to the community at large, and the buildings' continued derelict presence on the St. Lawrence PC campus has a negative effect on the individuals seeking treatment and hampers these facilities' ability to deliver services in what should otherwise be a therapeutic environment.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following resources: Land Use, Zoning, Smart Growth, Coastal Management/Local Waterfront Revitalization, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste, Transportation, Air Quality, Noise, Public Health, and Construction (see *SEQR Supplemental Report* and *FEAF – Parts 2 and 3*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

New York State Coastal Management Program Certification. This *SEQR* Determination serves as the certification, pursuant to Article 42 of the New York State Executive Law and its implementing regulations at 19 *N.Y.C.R.R. Part 600, Waterfront Revitalization of Coastal Areas and Inland Waterways*, that the Proposed Project would comply with the New York State Coastal Management Program ("NYSCMP") as expressed in the City of Ogdensburg Local Waterfront Revitalization Program ("LWRP"), would not substantially hinder the achievement of any state or local coastal policies, and would be conducted in a manner consistent with such programs.

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

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;

- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

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

**For Further Information:**

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**DASNY  
State Environmental Quality Review (“SEQR”)  
Supplemental Report**

**Land Use.** The Project Site consists of seven vacant buildings constructed between 1900 to 1970 that served various facilities-related functions. The subject buildings have been vacant for many years and are in a dilapidated and deteriorated condition.

Land uses within a 400-foot study radius are characterized by the vacant former SLPC Farm Cottage (Building 48); NYS Route 37; open fields; wooded areas; parking areas; and campus roads.

The Proposed Project would result in the demolition of a series of existing buildings that are no longer in use. The Proposed Project would not alter or displace any existing land uses. The Proposed Project would not represent a substantial change in land use. No significant adverse land use impacts would occur.

**Zoning.** The SLPC campus is owned by the State of New York and is considered exempt from local zoning. The City of Ogdensburg Zoning Ordinance indicates that the SLPC campus is zoned Industrial and Institutional (“I/I”), and as a psychiatric facility, it is considered a permitted use. No zoning changes are necessary to facilitate the Proposed Project and therefore no further analysis of zoning is required. No significant adverse zoning impacts would occur.

**State Smart Growth Public Infrastructure Policy Act.** The New York State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”) requires state infrastructure agencies, such as DASNY, to ensure public infrastructure projects undergo a consistency evaluation and attestation using the smart growth criteria established by the legislation. To the extent practicable, projects must align with the smart growth criteria established by the legislation.

A Smart Growth Impact Statement Assessment Form (“SGISAF”) for the Proposed Project was prepared pursuant to SGIPIPA procedures (attached). 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.

**Coastal Management/Local Waterfront Revitalization.** The Proposed Project would take place in the New York State Coastal Area within the boundaries of the City of Ogdensburg Local Waterfront Revitalization Program (“LWRP”) and is therefore subject to the New York State Coastal Management Program (“NYSCMP”), under the jurisdiction of the New York State Department of State (“NYS DOS”).

The NYSCMP provides a framework for State agency decision making which affects the coastal area, including a series of 44 coastal policies to which agencies must adhere. The State policies promote the beneficial use of coastal resources, prevent their impairment, and address major activities that substantially affect numerous resources. In its LWRP, the City of Ogdensburg (the “City”) has fine-tuned or focused several State policies on specific conditions or attributes within the City.

DASNY has afforded both NYS DOS and the City of Ogdensburg the opportunity to review and comment on the Proposed Project by submitting their respective assessment forms and by including them as interested parties in this SEQR review. DASNY submitted a Coastal Assessment Form to NYS DOS (October 30, 2023, attached), and a Waterfront Program Consistency Assessment Form to the City of Ogdensburg (October 30, 2023, attached).

### Coastal Policy Consistency

The Proposed Project was evaluated for its consistency with the relevant policies of the NYSCMP (the “State policies”) and City of Ogdensburg LWRP (the “City policies”). DASNY has identified one State policy relevant to the Proposed Project (see below), followed by a discussion of the remaining State and City policies.

*State Policy 23.* This policy (attached), pertaining to historic, archaeological, or cultural resources, states:

*Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.*

Several of the subject buildings are considered historically significant resources under Policy 23, as they are contributing structures to a State and National Register-eligible historic district.<sup>2</sup>

As noted in the explanation to the policy (attached), Policy 23 seeks to actively promote the preservation of historic and cultural resources which have a coastal relationship. The subject buildings are lacking in such a coastal relationship. The subject buildings served various facilities-related functions and were not individually or collectively a maritime-related or dependent use. The subject buildings are not located on the waterfront, rather, they are approximately 2,800 feet south of the St. Lawrence River, and approximately 1,600 feet southwest of Tibbets Creek Bay.

As described in detail under *Cultural Resources*, below, DASNY has consulted with the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) regarding the Proposed Project, as required under NYS law. In a letter dated December 6, 2023 (attached), OPRHP concluded that the proposed demolition of the subject buildings would have No Adverse Impact to historic resources on the condition that DASNY document the eligible buildings (photographs and a historic narrative).

Policy 23 further states that the policy “shall not be construed to prevent the...demolition of any building of a recognized historic, cultural or archaeological resource which has been officially certified as being imminently dangerous to life or public health.”

NYS OMH, in a condemnation memo dated March 21, 2023 (attached), has officially certified that the subject buildings are a nuisance to the community and dangerous to public safety,

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<sup>2</sup> Buildings 38, 49, 50, 56, and 86 are considered contributing resources to the eligible historic district. Per an August 28, 2023, letter from OPRHP, Building 58, which has collapsed completely and no longer retains historic integrity, is considered non-contributing. In addition, per OPRHP’s Cultural Resources Information System (“CRIS”) website, Building 57, a garage associated with Building 56, is considered non-contributing.



having found that the buildings are dangerous, unsafe, unsanitary, and otherwise unsafe for habitation or occupancy.

*Conclusion.* DASNY has determined that the Proposed Project would be consistent to the maximum extent practicable with State Policy 23, the NYS CMP, and City of Ogdensburg LWRP given that: the subject buildings do not have a coastal relationship; the subject buildings have been officially certified as a nuisance to the community and dangerous to public safety; DASNY has afforded the relevant agencies an opportunity to review and comment on the project, and has filed the appropriate assessment forms with each; DASNY, having consulted with OPRHP concerning the project's effect on historic resources, has received from OPRHP a determination of No Adverse Impact on the condition that DASNY document the historic structures. DASNY has further determined that the Proposed Project would not substantially hinder the achievement of any state or local coastal policies and would be conducted in a manner consistent with such programs.

*Other State and City Policies.* The remaining State and City policies are not relevant to the Proposed Project for the reasons stated below. Policies promoting the use of coastal resources are summarized as follows:

- revitalize underutilized waterfronts (State 1; City 1A, 1B)
- facilitate water dependent uses (State 2)
- expand the State's major ports (State 3)
- expand the States commercial fishing industry (State 10)
- expand public access & water related recreation (State 9, 19, 20, 21, 22; City 19A, 21A, 22A)
- develop coastal energy resources (State 27, 29; City 27A)
- redevelop the existing built environment (State 1, 4, 5; City 1A, 1B)
- expedite permitting procedures (State 6)

The above policies are not relevant to the Proposed Project. The Project Site is not directly on the waterfront, does not represent an underutilized waterfront, and does not include any water-dependent uses. There are no port facilities, commercial fishing operations, public access, water-related recreation opportunities, or coastal energy resources on the Project Site. The Proposed Project does not include a redevelopment component, nor does it involve the permitting of any waterfront-related activity.

Policies related to resources in need of protection are as follows:

- significant fish and wildlife habitats (State 7, 8; City 7A)
- the traditional character and purposes of small harbors (State 4)
- exceptional scenic areas (State 24, 25; City 25A)
- agricultural land (State 26)
- dunes, beaches, barrier islands and other natural protective features (State 12)
- water and air resources (State 31, 33, 26-28, 40, 41, 42, 43)
- wetlands (State 44)

The above policies are not relevant to the Proposed Project. The Project Site is not directly on the waterfront and does not contain a small harbor as described in the specific policy. The Project Site does not include any significant fish and wildlife habitats, exceptional scenic areas,

agricultural land, dunes, beaches, barrier islands and other natural protective features, wetlands, or water resources. The Proposed Project would not cause national or State air quality standards to be violated and therefore would not affect air resources.

Policies related to major activities and their relation to coastal resources are as follows:

- siting energy facilities (State 27)
- dredging for navigation, mining, and excavation in coastal waters (State 15)
- managing solid wastes (State 39)
- ice management practices (State 28)
- siting and building structures in erosion hazard areas (State 11, 13, 14, 16, 17)
- adequate consideration of State and public interests for all major coastal activities (State 18)

The above policies are not relevant to the Proposed Project. The Proposed Project would not involve the siting of energy facilities, dredging activities for any purpose, management of solid waste, or ice management practices. The Project Site is not directly on the waterfront and is not located in an erosion hazard area. The Proposed Project would not involve a major coastal activity as described in the specific policy.

*NYSCMP Certification.* This SEQR Determination serves as the certification, pursuant to Article 42 of the New York State Executive Law and its implementing regulations at 19 N.Y.C.R.R. Part 600, *Waterfront Revitalization of Coastal Areas and Inland Waterways*, that the Proposed Project would comply with the NYSCMP as expressed in the City of Ogdensburg LWRP, would not substantially hinder the achievement of any state or local coastal policies, and would be conducted in a manner consistent with such programs.

**Socioeconomics.** The socioeconomic character of an area includes its population, housing, and economic activity. A proposed project may affect the socioeconomic character of an area by (i) direct displacement of the residential population on the project site; (ii) indirect displacement of the residential population within the project area; (iii) direct displacement of existing businesses from the project site; (iv) indirect displacement of existing businesses within the project area; and/or (v) adverse effects on specific industries.

There is no residential population, existing businesses, or other activity on the Project Site, as the subject buildings have been vacant for many years. No change in the SLPC patient population would occur as a result of the Proposed Project. No change in employment conditions at SLPC would occur. The Proposed Project would not introduce or displace any residents, nor would it displace employees or a business or institution. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

**Community Facilities.** Community facilities are public or publicly funded schools, hospitals, libraries, child-care centers, health care facilities, and fire and police protection services. A proposed project may affect community facilities directly when it physically displaces or alters a community facility, or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The subject buildings do not include an active community facility. No change in the SLPC patient population would occur as a result of the Proposed Project. The Proposed Project would not physically displace or alter a community facility or cause a change in population. Therefore, the Proposed Project does not meet the threshold for further assessment and would not result in any potentially significant adverse impacts on community facilities and services.

**Open Space and Recreational Facilities.** Open space is defined as publicly or privately-owned land that is publicly accessible and designated for leisure, play or sport, or land set aside for the protection and enhancement of the natural environment. An open space assessment is typically conducted to determine whether a proposed project would result in the displacement or alteration of a highly utilized open space (direct effects) or result in an increase in population that would overburden available open space (indirect effects).

The subject buildings are not publicly accessible, are not designated for leisure, play or sport, and are not set aside for the protection and enhancement of the natural environment. The Proposed Project would not displace or alter any existing open space, nor would it result in an increase in population. Therefore, the Proposed Project does not meet the threshold for further assessment and would not result in any potentially significant adverse impacts on open space and recreational facilities.

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

According to OPRHP, the St. Lawrence Psychiatric Center campus comprises a historic district that is eligible for listing in the New York State and National Registers of Historic Places (“S/NR”) because it meets NR Criterion A (*associated with events that have made a significant contribution to the broad patterns in our history*) and meets NR Criterion C (*embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction*) (OPRHP Resource Evaluation, April 19, 2019, on file with OPRHP).

Buildings 38, 49, 50, 56, and 86 are considered contributing resources to the eligible historic district. Building 58, which has collapsed completely and no longer retains historic integrity, and Building 57, a garage associated with Building 56, are considered non-contributing.

In accordance with the review process set forth in SHPA and Section 14.09 of PRHPL, DASNY submitted the Proposed Project to OPRHP for review. In a letter dated December 6, 2023 (attached), OPRHP concluded that the proposed demolition of the subject buildings would have No Adverse Impact to historic resources on the condition that DASNY document the eligible buildings (photographs and a historic narrative).

DASNY is in receipt of a letter from the City of Ogdensburg (November 14, 2023, attached) concerning the cultural resources aspects of the Proposed Project and other buildings on the SLPC campus. The letter and DASNY's response (January 11, 2024) are attached.

**Architectural Design and Visual Resources.** The components of architectural design and visual resources include streets, buildings, visual resources, open spaces, and natural resources. Typically, a preliminary assessment of architectural design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

As described under *Zoning*, above, no zoning changes are necessary to facilitate the Proposed Project, therefore no further analysis of architectural design and visual resources is required, and no significant adverse impacts would result.

**Neighborhood Character.** Neighborhood character is considered to be a combination of the various elements that define a neighborhood's distinct "personality," including land use, socioeconomic conditions, open space, historic and cultural resources, architectural design, visual resources, transportation, and/or noise. An assessment of neighborhood character is generally necessary when a proposed project has the potential to result in significant adverse impacts in any of the elements listed above, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

Based on the information in this report, the Proposed Project would not result in any adverse impacts to the neighborhood's land uses, socioeconomic conditions, open space, historic and cultural resources, architectural design, visual resources, transportation, or noise. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts, and no further analysis is warranted.

**Natural Resources.** Natural resources are defined as an area's biodiversity (plants, wildlife, and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain plants, wildlife and other organisms; and any areas capable of functioning in support of the ecological systems that maintain an area's environmental stability.

The Project Site, consisting of seven vacant dilapidated buildings, has been previously disturbed during the original construction. Aside from animals such as squirrels, rats and pigeons and other common species, no wildlife is known to inhabit the Project Site.

*Designated Species.* The New York State Department of Environmental Conservation ("NYS DEC") Natural Heritage Program ("NHP"), in a letter dated March 27, 2024 (attached), indicated that they have no records of rare or state-listed animals or plants, or significant natural communities at the project site. NHP further indicates that the Bald eagle (*Haliaeetus leucocephalus*, state listed as Threatened) has been documented along the St. Lawrence River and so could occur in the vicinity of the project site. The NYS DEC EAF Mapper further adds the Lake Sturgeon (*Acipenser fulvescens*, state listed as Threatened), to the designated species present in the project vicinity.

According to NYS DEC, the Bald Eagle prefers undisturbed areas near large lakes and reservoirs, marshes and swamps, or stretches along rivers where they can find open water and their primary food, fish (<https://www.dec.ny.gov/animals/74052.html>). Bald Eagles typically build their nests high in a tall, live white pine tree near the water. The nearest such habitat, the St. Lawrence River shoreline, is approximately 2,800 feet from the Project Site. The Project Site is sufficiently distant from the shoreline so as to not provide appropriate habitat for the Bald Eagle, and therefore no impacts to this species would occur as a result of the Proposed Project.

The Lake Sturgeon is found primarily in freshwater lakes and large rivers in northeastern North America (<https://www.dec.ny.gov/animals/26035.html>). The nearest such habitat, the St. Lawrence River, is approximately 2,800 feet from the Project Site; Tibbets Creek Bay is approximately 1,600 feet from the Project Site. Given this distance, the Proposed Project would have no impact upon this species.

*Wetlands.* According to NYS DEC, the nearest wetlands to the Project Site are approximately 50 feet away and 330 feet away. Given the distance, the Proposed Project would have no impact upon these water resources.

Overall, the Proposed Project would have no significant adverse natural resource impacts.

**Hazardous Materials.** Hazardous materials are substances that pose a threat to human health or the environment. The potential for significant impacts from hazardous materials can occur when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials.

According to the New York State Department of Environmental Conservation's ("NYS DEC") DECinfo Locator (<https://gisservices.dec.ny.gov/gis/dil/>), the Project Site contains no environmental remediation sites or parcels; hazardous waste treatment, storage and disposal facilities; active landfills; transfer facilities; or inactive solid waste landfills.

*A Pre-Demolition Hazardous Materials Survey* (May 2023, CHA Consulting, Inc.) (the "limited survey") assessed the potential presence of suspect asbestos-containing materials ("ACM"), lead-based paints ("LBP"), and polychlorinated biphenyl ("PCB")-containing items, as well as the potential for universal/hazardous wastes that may be impacted by the demolition project. The limited survey results indicate that ACMs, LBPs, assumed PCB-containing materials were identified in one or more of the subject buildings.

Based on the presence of asbestos-containing materials, the demolition would be completed as a "controlled demolition with asbestos in place", utilizing the specific procedures, requirements, and conditions specified in the New York State *Industrial Code Rule* ("ICR") 56-11.5, *Controlled Demolition with Asbestos in Place*.

The demolition would disturb existing lead-based paint and is therefore subject to the requirements of the U.S. Occupational Safety and Health Administration ("OSHA") *Lead in Construction Standard*, which establishes worker protection standards based on exposure levels and engineering controls (work area ventilation, wet methods, etc.) to mitigate the lead hazard. Additionally, all waste would be characterized to determine lead content prior to disposal.

Fluorescent light bulbs/lamps that are discovered during the demolition phase of the project must be removed and containerized. Any other potentially unknown containerized wastes shall be segregated and characterized. All universal and/or hazardous waste shall be manifested in accordance with all applicable regulatory and DASNY requirements and disposed of appropriately.

The Proposed Project would include hazardous and regulated material removals, mainly asbestos, lead paint debris, and Polychlorinated Biphenyls ("PCB") light ballasts and transformers are involved and will be handled as part of the demolition project.

Overall, any hazardous materials on the Project Site would be remediated in accordance with all applicable regulatory and DASNY requirements and disposed of appropriately. With the implementation of these measures, no significant adverse impacts related to hazardous materials would result from renovation activities on the Project Site.

**Infrastructure.** Infrastructure includes water supply, wastewater collection, storm water management, steam supply (heating), and electrical power systems. During the period the subject buildings were in use, they were connected to these systems. As there is no activity on the Project Site, these systems are no longer in use at the subject buildings. Under the Proposed Project, connections to these systems would be cut and/or capped at appropriate locations at the site perimeter. No significant adverse impacts to infrastructure systems are expected.

DASNY is in receipt of a comment letter from the NYS Department of Environmental Conservation ("NYS DEC") (November 20, 2023, attached) requesting that buildings that are demolished shall have their sewer connections closed in accordance with *N.Y.C.R.R. Part 750-2.11 Closure Requirements for Disposal Systems*. As noted above, connections to infrastructure systems, including sanitary sewer, would be cut and/or capped at appropriate locations at the site perimeter. These closures would be undertaken in accordance with all applicable laws and regulations, in coordination with all appropriate agencies.

**Solid Waste.** There is no activity at the subject buildings, therefore, there is no solid waste generated at the Project Site. This condition would not change after demolition, thus no significant adverse solid waste impacts are expected.

**Transportation.** There is no activity at the subject buildings, therefore, no vehicular, truck, pedestrian or bicycle trips are generated at the Project Site. This condition would not change after demolition. No significant adverse transportation impacts are expected.

**Air Quality.** As there are no vehicular trips generated at the Project Site, there are no mobile sources of air emissions. There is no heating system in use at the Project Site, thus there are no stationary sources of air emissions. These conditions would not change after demolition, thus no significant adverse air quality impacts are expected.

**Noise.** As there are no vehicular trips generated at the Project Site, there are no mobile sources of noise. There is no heating system in use at the Project Site, thus there are no stationary sources of noise. These conditions would not change after demolition, thus no significant adverse noise impacts are expected.

**Public Health.** Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Typically, a detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. No significant adverse impacts to air quality, water quality, hazardous materials, or noise were identified as a result of the Proposed Project.

The continued presence of the subject buildings on the SLPC campus presents a public health concern. NYS OMH, in a condemnation memo dated March 21, 2023 (attached), has officially certified that the subject buildings are “unsafe and unfit for human occupancy,” specifically noting that:

*...the structures are significantly deteriorated and have become so out of repair as to be dangerous, unsafe, unsanitary and otherwise unsafe for habitation or occupancy. It is not financially sound to repair the structures. They are a nuisance to the community and dangerous to public safety.*

The subject buildings are in a dilapidated and deteriorated condition. Observations of the buildings revealed a range of deteriorated conditions, including collapsed roof sections, water infiltration, animal infestation, chipped and flaked lead-based paint, damaged interior walls and ceilings (containing asbestos-laden plaster) are cracked, and asbestos insulation from basement piping is likely to be friable, thus contaminating those areas. With break-ins, acts of vandalism, and the trespassing of thrill seekers occurring regularly, the subject buildings are a liability to the State of New York in their current condition, as they present an “attractive nuisance,” i.e., a dangerous condition on a property that may attract people onto the land, resulting in potential risk or harm to their safety.

Moreover, the subject buildings do not contribute to the functionality and safety of the St. Lawrence PC campus, and in fact, have the exact opposite effect. The subject buildings are highly visible from NYS Route 37, as well as to staff and visitors traveling campus roadways to the occupied NYS OMH and OASAS facilities. The continued derelict presence of the subject buildings on the campus has a negative effect on the individuals seeking treatment and hampers these facilities’ ability to deliver services in what should otherwise be a therapeutic environment. The subject buildings do not foster an environment conducive to the well-being of individuals receiving mental health services, the employees serving the clients of St. Lawrence PC, nor the family and visitors accessing the campus.

Based on the above, the Proposed Project would have a beneficial effect on public health by removing the subject buildings.

**Construction.** The Proposed Project would include hazardous and regulated material removals as described under *Hazardous Materials* above.

The Project Site would be enclosed with a temporary 8-foot-high chain link fence during demolition activities. The demolition would be performed in a systematic manner, beginning at the top of the structure and proceeding to lowest basement floor. Demolition would be completed above each floor level before disturbing supporting members on lower levels. Masonry and plaster materials would be wet down during demolition to prevent spread of dust and dirt.

Temporary enclosures would be used as necessary to limit dust to the lowest practicable level. Structural framing members would be lowered to ground by hoist or crane. Basement walls and slabs would be removed. Walks, roads, pavements, curbs, slabs on grade and fences would be removed. Utilities would be disconnected, removed, and capped as appropriate. Demolition debris and excess fill would be removed from State property and transported to a designated disposal area as soon as practicable.

*Impacts.* Construction activities (including demolition) may sometimes result in temporary disruptions to the surrounding area, including occasional noise and dust. Construction duration, which is a critical measure to determine a project's potential for adverse effects during construction, is categorized as short-term (less than two years) and long-term (two or more years). Overall, the proposed demolition is expected to take approximately one year.

In addition, the isolated nature of the Project Site means that any potential effects of the demolition would be buffered by distance, as the nearest residences to the Project Site are approximately 2,500 feet to the east.

*Transportation.* Demolition activities would result in a short-term increase in vehicles traveling to and from the Project Site due to construction workers and construction vehicles/equipment entering and leaving the site. To the extent possible, construction trucks would travel along NYS Route 37 to access and egress the Project Site. Work at the site is anticipated to occur during one shift (7:00 AM to 5:00 PM) per day. It is anticipated that the majority of construction worker trips would occur during off-peak travel times and therefore would not affect existing traffic peak hours (7:30 AM to 8:30 AM and 4:30 PM to 5:30 PM). Truck movements, including removal of demolition debris, would be distributed throughout the workday. The Proposed Project would not result in significant adverse traffic impacts due to demolition activities.

*Noise.* Noise and vibration from demolition equipment operation and noise from workers' vehicles and trucks traveling to and from the site may affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved, the work schedule, and the location of potentially sensitive noise receptors. Noise associated with demolition would be limited to typical construction activities and would be subject to compliance with U.S. Environmental Protection Agency noise emission standards for construction equipment. These federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. Construction noise associated with the proposed demolition is expected to be similar to noise generated by other construction projects in the area. The Proposed Project would not result in significant adverse noise impacts due to demolition activities.

*Air Quality.* Construction would be conducted with care and all appropriate fugitive dust control measures required by law, including watering of exposed areas and dust covers for trucks would be employed. Masonry and plaster materials would be wet down during demolition to prevent spread of dust and dirt. Temporary enclosures would be used as necessary to limit dust to the



lowest practicable level. Given the limited construction period and isolated nature of the site, the mobile source emissions generated by the Proposed Project would not be significant.

*Stormwater Management.* The Proposed Project has been designed in accordance with the New York State *Stormwater Management Design Manual* (January 2015) and the State Pollutant Discharge Elimination System (“SPDES”) *General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001)*. A stormwater pollution prevention plan (“SWPPP”), including detailed erosion and sediment control measures, has been developed and will be implemented during demolition to stabilize disturbed areas. Therefore, the Proposed Project is not anticipated to contribute a significant pollutant load within the watershed or to downstream waterbodies. The proposed demolition work at the subject buildings would involve a decrease in impervious area and would not change the drainage patterns of the surrounding watershed. As such, post-construction stormwater management practices are not proposed. The Proposed Project would not result in significant adverse stormwater impacts due to demolition activities.

DASNY is in receipt of a comment letter from the NYS Department of Environmental Conservation (“NYS DEC”) (November 20, 2023, attached) requesting that buildings that if the project would disturb greater than one acre, a Construction Stormwater Permit would be required. As noted above, the Proposed Project has been designed in accordance with the NYS stormwater manual and SPDES *General Permit* and a SWPPP will be implemented during demolition.

*Conclusion.* Through implementation of the measures described above, the temporary adverse effects associated with the proposed demolition activities would be minimized. Accordingly, the Proposed Project would not result in significant adverse impacts during construction, and no further analysis is required.



**Dormitory Authority of the State of New York  
St. Lawrence Psychiatric Center / Demolition (Phase 3)**

**SEQR NEGATIVE DECLARATION**

**ATTACHMENTS**

SEQR Lead Agency Request (10/30/2023)

SEQR Distribution List of Involved Agencies and Interested Parties

SEQR Full Environmental Assessment Form Part 1 (10/25/2023); Parts 2 and 3 (4/11/2024)

Smart Growth Impact Statement Assessment Form (4/11/2024)

NYS Office of Mental Health condemnation memo (3/21/2023)

NYS Dept. of State Coastal Assessment Form (10/30/2023)

City of Ogdensburg Waterfront Program Consistency Assessment Form (10/30/2023)

NYS Coastal Management Program State Policy 23 (6/2017)

NYS Office of Parks, Recreation and Historic Preservation (“OPRHP”) No Adverse Impact with Conditions letter (12/06/2023)

City of Ogdensburg to DASNY (11/14/2023)

DASNY to City of Ogdensburg (01/11/2024)

NYS Department of Environmental Conservation to DASNY (11/20/2023)



**DASNY**

**KATHY HOCHUL**  
Governor

**LISA GOMEZ**  
Chair

**SENT VIA EMAIL ONLY**

Date: October 30, 2023

To: Distribution List

Re: DASNY *State Environmental Quality Review (SEQR) Lead Agency Request* for the New York State Office of Mental Health's *St. Lawrence Psychiatric Center Demolition (Phase 3)*, City of Ogdensburg, St. Lawrence County, New York (NYS OMH Capital Projects Program)

The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYS OMH") to demolish a series of buildings at St. Lawrence Psychiatric Center, pursuant to NYS OMH's Capital Projects Program (the "Proposed Project"). St. Lawrence Psychiatric Center ("SLPC") is located at 1 Chimney Point Drive, Ogdensburg, St. Lawrence County, New York. For the purposes of the New York *State Environmental Quality Review Act ("SEQRA")*, the Proposed Action would consist of DASNY's undertaking of the Proposed Project on behalf of NYS OMH.

More specifically, the Proposed Project would involve the demolition of Buildings 38, 49, 50, 56, 57, 58, and 86, located on a parcel bounded by NYS Route 37, Entrance Avenue, Cottage Drive, and Hanes Drive. The project would be completed in a single phase and would include hazardous and regulated material removals. The buildings to be demolished total approximately 31,832 square feet. The subject buildings have been vacant for many years and are in a dilapidated and deteriorated condition.

Additional dilapidated and deteriorated buildings on the SLPC campus are under consideration for demolition. As plans progress, any contemplated demolition activities would require their own environmental review pursuant to *SEQRA*. Regardless of where on the campus these buildings are located and when such demolition activities would take place, a separate review would be no less protective of the environment.<sup>1</sup>

Under the provisions of *SEQR*, DASNY has made a preliminary determination that the Proposed Project is a Type I action as specifically designated by 6 *N.Y.C.R.R.* 617.4(b)(9). DASNY proposes to designate itself as lead agency and conduct a coordinated *SEQR* process among involved agencies. If a written objection is not submitted to the DASNY within 30 days of the mailing of this notification, DASNY will assume the lead agency role for the Proposed Project.

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<sup>1</sup> It is permissible for the Proposed Project to undergo a separate review under *SEQRA* because: a) the Proposed Project and any future demolition activities are separate, independent activities that are not components of an approved, identifiable overall plan; b) any future demolition activities are functionally independent, and approval of the Proposed Project does not determine whether any such future activities will go forward; c) any future demolition activities will be subject to a separate *SEQRA* review at that time; and d) the permissibly segmented review would be no less protective of the environment.



Enclosed is a copy of a *Full Environmental Assessment Form* ("FEAF") – *Part 1* and supporting documentation, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom this letter has been sent. Should you have any written *SEQR* questions or comments, please submit them to me at: **Mr. Matthew A. Stanley, AICP, Senior Environmental Manager, Office of Environmental Affairs, DASNY, 28 Liberty Street, 55<sup>th</sup> Floor, New York, New York 10005** or at email address [mstanley@dasny.org](mailto:mstanley@dasny.org), or you may telephone me at **(212) 273-5097**.

Sincerely,

A handwritten signature in black ink that reads "Matthew A. Stanley". The signature is written in a cursive, flowing style.

Matthew A. Stanley, AICP  
Senior Environmental Manager  
Office of Environmental Affairs

Enclosures

cc: Mr. Robert S. Derico, R.A.  
Mr. Christopher Aldrich  
SEQR File



**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)  
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
FOR THE  
NEW YORK STATE OFFICE OF MENTAL HEALTH (OMH)  
ST. LAWRENCE PSYCHIATRIC CENTER DEMOLITION (PHASE 3)**

The Honorable Jeffrey M. Skelly  
Mayor  
City of Ogdensburg  
330 Ford Street  
Ogdensburg, New York 13669  
jskelly@ogdensburg.org

Mr. Marshall Vitale  
Director  
Administrative Support Services Group  
New York State Office of Mental Health  
75 New Scotland Avenue  
Albany, New York 12208  
marshall.vitale @omh.ny.gov

The Honorable Mark C. Walczyk  
New York State Senator, District 49  
317 Washington Street, Suite 418  
Watertown, New York 13601  
walczyk@nysenate.gov

Ms. Karli L. Mack, RD, CDN  
Assistant Director of Facilities Support Services  
Administrative Support Services Group  
New York State Office of Mental Health  
75 New Scotland Avenue  
Albany, New York 12208  
karli.mack@omh.ny.gov

The Honorable Scott A. Gray  
New York State Assembly Member, District 116  
317 Washington Street, Suite 210  
Watertown, New York 13601  
grays@nyassembly.gov

Ms. Nancy Herter, Ph.D.  
Director  
Technical Preservation Services Bureau  
Division for Historic Preservation  
New York State Office of Parks, Recreation and  
Historic Preservation  
Peebles Island, P. O. Box 189  
Waterford, New York 12188-0189  
nancy.herter@parks.ny.gov

Ms. Andrea Smith  
Director, Planning & Development  
City of Ogdensburg  
330 Ford Street  
Ogdensburg, New York 13669  
asmith@ogdensburg.org

Mr. Randall Young  
Director, Region 6  
New York State Dept of Environmental Conservation  
317 Washington Street  
Watertown, New York 13601-3787  
information.r6@dec.ny.gov

Mr. David A. Haggerty  
Facilities Planner  
New York State Office of Mental Health  
75 New Scotland Avenue  
Albany, New York 12208  
david.haggerty@omh.ny.gov

Ms. Jessica Hart  
Deputy Regional Permit Administrator  
New York State Dept of Environmental Conservation  
317 Washington Street  
Watertown, New York 13601-3787  
dep.r6@dec.ny.gov

Ms. Denise Caldwell  
Consistency Review Coordinator  
New York State Dept of State  
Planning, Development & Community Infrastructure  
99 Washington Avenue, Suite 1010  
Albany, New York 12231  
denise.caldwell@dos.ny.gov



**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)  
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
FOR THE  
NEW YORK STATE OFFICE OF MENTAL HEALTH (OMH)  
ST. LAWRENCE PSYCHIATRIC CENTER DEMOLITION (PHASE 3)**

Mr. Seth H. Fowler, CHMM  
Associate Vice President  
Project Manager – Environmental  
CHA Consulting, Inc.  
3 Winners Circle  
Albany, New York 12205-0269  
sfowler@chacompanies.com

Mr. Richard Buckey  
Chief Project Manager  
Upstate Construction  
DASNY  
515 Broadway  
Albany, New York 12207-2964  
rbuckey@dasny.org

Mr. Christopher Aldrich  
Project Manager  
Upstate Construction  
DASNY  
Tupper Lake Field Office  
396A State Route 3  
Tupper Lake, New York 12986  
caldrich@dasny.org

Mr. Matthew A. Stanley, AICP  
Senior Environmental Manager  
Office of Environmental Affairs  
DASNY  
28 Liberty Street, 55<sup>th</sup> Floor  
New York, New York 10005  
mstanley@dasny.org

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
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 Counsel, 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, 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		
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

**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 the 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 the proposed action cause or result in disturbance to bottom sediments? Yes  No

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 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), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 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 a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

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

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

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g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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 truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within 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.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • 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 the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

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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 the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 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: \_\_\_\_\_

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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:  
\_\_\_\_\_

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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:  
\_\_\_\_\_

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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:  
\_\_\_\_\_

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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:  
\_\_\_\_\_

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

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

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**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: \_\_\_\_\_  
 \_\_\_\_\_

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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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Eligible property: BLDG 47/STORAGE (1910), Eligible property: BLDG 58/ELECTRIC/GROUNDS SHOP (1908), Eligible property: B...

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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

If Yes:

i. Identify resource: \_\_\_\_\_

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

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

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

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

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

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name Mr. Marshall Vitale Date 10/25/23

Signature  Title Director - Administrative Support Services Group

**PRINT FORM**

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

<b>Agency Use Only [If applicable]</b>
Project : St. Lawrence Demolition (Phase 3)
Date : 4/11/2024

**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.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input checked="" type="checkbox"/> <b>NO</b>	<input type="checkbox"/> <b>YES</b>
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
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)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input 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.  NO  YES  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<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.  NO  YES  
 (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<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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<b>6. Impacts on Air</b> 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. 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 <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) 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"/>

<b>7. Impact on Plants and Animals</b> 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>



<b>9. Impact on Aesthetic Resources</b> 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
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"/>		

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

d. Other impacts: _____ _____		<input 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"/>

<b>11. Impact on Open Space and Recreation</b>			
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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

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

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input 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.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input 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.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input 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.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input 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: _____ _____			

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

<b>18. Consistency with Community Character</b> 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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.

**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 \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**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

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: April 11, 2024 Project Number: 370430
Project Applicant: New York State Office of Mental Health
Project Name: St. Lawrence Psychiatric Center Demolition (Phase 3)
Program: NYS OMH Capital Projects Program
Project Location: 1 Chimney Point Drive, Ogdensburg, St. Lawrence County, New York
Completed by: Matthew A. Stanley, AICP, Office of Environmental Affairs

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

Description of Proposed Action and Proposed Project:

Proposed Action: DASNY's undertaking of the Proposed Project on behalf of NYS OMH
Proposed Project: Demolition of Buildings 38, 49, 50, 56, 57, 58, and 86

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 [X] No

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

The Proposed Project would involve vacant maintenance facilities on a psychiatric center campus.

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

- [X] A city or a village
[X] Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
[ ] Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: see below
[ ] Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
[ ] Main streets (i.e., primary retail street of a village, town, or small city)
[ ] Downtown areas (i.e., city's core, center or central business district)
[ ] Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)
[ ] Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)
[ ] Transit-oriented development areas (i.e., areas with access to public transit for residents)
[X] Environmental justice areas (https://www.dec.ny.gov/public/911.html)
[ ] Hardship areas

The Project Site is located in a Potential Environmental Justice Area as defined by the NYS Dept. of Environmental Conservation, on the campus of St. Lawrence Psychiatric Center, in the city of Ogdensburg. Therefore, the Proposed Project would be generally supportive of this criterion.

1 https://www.nysenate.gov/legislation/laws/ENV/A6

2 DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.



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
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
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
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

*DASNY's coordinated SEQR review has concluded that the Proposed Project would have no significant adverse unmitigated impacts on agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources. Therefore, the Proposed Project would be 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
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
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?<sup>3</sup> Check one and describe:  Yes  No  Not Relevant

*DASNY, acting as lead agency, conducted a coordinated SEQR review of the Proposed Project. Other potentially involved agencies and/or interested parties included in the review are the City of Ogdensburg, local and state elected officials, NYS Department of Environmental Conservation ("NYS DEC"), the NYS Office of Parks, Recreation and Historic Preservation ("OPRHP"), NYS Department of State ("NYS DOS"). The SEQR lead agency establishment regulations set a 30-day period for each involved agency or interested party to review the SEQR documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be generally supportive of this criterion.*

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

*As noted above, the City of Ogdensburg and local elected officials were included as involved agencies and/or interested parties in DASNY's coordinated SEQR review. The Proposed Project was an agenda item at a recent meeting of the Ogdensburg City Council and was discussed by Council members, Interim City Manager, and members of the public. Media reports indicate local officials have been lobbying New York State for years to demolish buildings on the SLPC campus. Therefore, 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

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

*The Proposed Project would be undertaken in compliance with all applicable codes and regulations and therefore would be generally supportive of this criterion.*

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

*The Proposed Project would not emit greenhouse gases and therefore would be generally supportive of this criterion.*

13. During the development of the project, was there broad-based public involvement?<sup>4</sup> Check one and describe:  Yes  No  Not Relevant

*The City of Ogdensburg and local elected officials were included as involved agencies and/or interested parties in DASNY's coordinated SEQR review. The Proposed Project was an agenda item at a recent meeting of the Ogdensburg City Council and was discussed by Council members, Interim City Manager, and members of the public. Media reports indicate local officials have been lobbying New York State for years to demolish buildings on the SLPC campus. Therefore, 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

*NYS OMH's mission is the promotion of mental health, with a particular focus on providing hope and recovery for adults with serious mental illness and children with serious emotional disturbances. As such, NYS OMH engages in planning activities on an ongoing basis to improve the quality of services it delivers to residents across the state. Therefore, the Proposed Project would be consistent with this criterion.*

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

*The Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map for the City of Ogdensburg indicates that the Project Site is not located in the 100-year floodplain. The subject buildings are situated at an elevation of approximately 280 feet above sea level, approximately 2,760 feet south of the St. Lawrence River and approximately 1,575 feet southwest of Tibbets Creek Bay. The proposed demolition would be generally supportive of this criterion.*

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<sup>4</sup> 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.

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**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.



April 11, 2024

**Signature/Date**

Robert S. Derico, R.A., Director, Office of Environmental Affairs

**Print Name and Title**



Office of  
Mental Health

KATHY HOCHUL  
Governor

ANN MARIE T. SULLIVAN, M.D.  
Commissioner

MOIRA TASHJIAN, MPA  
Executive Deputy Commissioner

March 21, 2023

Chris Aldrich  
Project Manager Upstate Construction  
DASNY  
396A State Route 3  
Tupper Lake, NY 12986

**Subject:** St. Lawrence Psychiatric Center, Project 370430, Demolish Letchworth Building Complex, Bldgs. 38, 49, 50, 56 thru 58, 86, 117 Thru 125, 210 – Condemnation Memo

Chris,

Pursuant to Section 107.1.1 of the 2020 Property Maintenance Code of New York State, it has been determined that the structures at the above referenced property are unsafe and unfit for human occupancy in violation of Section 301.3 of the 2020 Property Maintenance Code of New York State.

An inspection of the premises by CHA revealed that the structures are significantly deteriorated and have become so out of repair as to be dangerous, unsafe, unsanitary, and otherwise unsafe for habitation or occupancy. It is not financially sound to repair the structures. They are a nuisance to the community and dangerous to public safety.

Therefore, pursuant to Section 107.1.1 of the 2020 Property Maintenance Code of New York State, you are authorized to demolish and remove the structures.

David Haggerty  
Facilities Planner 2  
Administrative Support Services Group  
NYS Office of Mental Health

NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

- (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)  X   
(b) Financial assistance (e.g. grant, loan, subsidy) \_\_\_\_\_  
(c) Permit, license, certification \_\_\_\_\_

2. Describe nature and extent of action: The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYS OMH") to demolish a series of buildings at St. Lawrence Psychiatric Center, pursuant to NYS OMH's Capital Projects Program (the "Proposed Project"). St. Lawrence Psychiatric Center ("SLPC") is located at 1 Chimney Point Drive, Ogdensburg, St. Lawrence County, New York.

More specifically, the Proposed Project would involve the demolition of Buildings 38, 49, 50, 56, 57, 58, and 86, located on a parcel bounded by NYS Route 37, Entrance Avenue, Cottage Drive, and Hanes Drive. The project would be completed in a single phase and would include hazardous and regulated material removals. The buildings to be demolished total approximately 31,832 square feet. The subject buildings have been vacant for many years and are in a dilapidated and deteriorated condition.

3. Location of action:

<u>St. Lawrence</u>	<u>Ogdensburg</u>	<u>1 Chimney Point Drive</u>
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

- (a) Name of applicant: **New York State Office of Mental Health**
- (b) Mailing address: **75 New Scotland Avenue, Albany, New York 12208**
- (c) Telephone Number: Area Code **518-549-5100**
- (d) State agency application number: **NA**

5. Will the action be directly undertaken, require funding, or approval by a federal agency?  
 Yes \_\_\_\_\_ No **X** If yes, which federal agency? \_\_\_\_\_

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:

	YES	NO
(a) Significant fish or wildlife habitats? . . . . .	_____	<u>X</u>
(b) Scenic resources of statewide significance? . . . . .	_____	<u>X</u>
(c) Important agricultural lands? . . . . .	_____	<u>X</u>

2. Will the proposed activity have a significant effect upon:

(a) Commercial or recreational use of fish and wildlife resources? . . . . .	_____	<u>X</u>
(b) Scenic quality of the coastal environment? . . . . .	_____	<u>X</u>
(c) Development of future, or existing water dependent uses? . . . . .	_____	<u>X</u>
(d) Operation of the State's major ports? . . . . .	_____	<u>X</u>
(e) Land and water uses within the State's small harbors? . . . . .	_____	<u>X</u>
(f) Existing or potential public recreation opportunities? . . . . .	_____	<u>X</u>
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation? . . . . .	<u>X</u>	_____

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? . . . . .	_____	<u>X</u>
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? . . . . .	<u>X</u>	_____
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? . . . . .	_____	<u>X</u>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law? . . . . .	_____	<u>X</u>
(e) Mining, excavation, filling or dredging in coastal waters? . . . . .	_____	<u>X</u>
(f) Reduction of existing or potential public access to or along the shore? . . . . .	_____	<u>X</u>
(g) Sale or change in use of state-owned lands located on the shoreline or under water? . . . . .	_____	<u>X</u>
(h) Development within a designated flood or erosion hazard area? . . . . .	_____	<u>X</u>
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? . . . . .	_____	<u>X</u>

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? . . . . .

	_____	<u>X</u>
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D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or  
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN one copy of the Completed Coastal Assessment Form shall be submitted to:

New York State Department of State  
Office of Coastal, Local Government and Community Sustainability  
One Commerce Plaza  
99 Washington Avenue, Suite 1010  
Albany, New York 12231-0001

If assistance of further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

\_\_\_\_\_

Preparer's Name: Matthew A. Stanley, AICP

(Please print)

Title: Senior Environmental Manager Agency: Dormitory Authority of the State of New York

Telephone Number: (212) 273-5097 Date: 10/30/2023

## APPENDIX B

### WATERFRONT PROGRAM CONSISTENCY ASSESSMENT FORM

This form is to be completed whenever a public action is proposed to permit, fund, approve, or directly undertake an action or activity which will impact the Coastal Area of the City of Ogdensburg as defined in the zoning ordinance. The proposed public action described herein shall be reviewed by the Director of Planning and Development who shall (1) advise the City Council that the proposed action(s) is (are) either consistent, inconsistent, or of uncertain consistency with the policies and purposes of the Ogdensburg Local Waterfront Revitalization Program and (2) refer propped actions which are or may be inconsistent with said policies and purposed to the City Planning Board for their review and Comment to the City Council.

Public Action: The Proposed Action would consist of DASNY's undertaking of the Proposed Project on behalf of NYS Office of Mental Health.

Related Activity: The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYS OMH") to demolish a series of buildings at St. Lawrence Psychiatric Center, pursuant to NYS OMH's Capital Projects Program (the "Proposed Project"). St. Lawrence Psychiatric Center ("SLPC") is located at 1 Chimney Point Drive, Ogdensburg, St. Lawrence County, New York.

More specifically, the Proposed Project would involve the demolition of Buildings 38, 49, 50, 56, 57, 58, and 86, located on a parcel bounded by NYS Route 37, Entrance Avenue, Cottage Drive, and Hanes Drive. The project would be completed in a single phase and would include hazardous and regulated material removals. The buildings to be demolished total approximately 31,832 square feet. The subject buildings have been vacant for many years and are in a dilapidated and deteriorated condition.

Form completed by: Matthew A. Stanley, AICP, Senior Environmental Manager, DASNY

Date: October 30, 2023



- |   | No   | es   | Maybe |
|---|------|------|-------|
| 1. Does the action or related activity involve development or redevelopment in the coastal area?  | (X ) | ( )  | ( )   |
| Is the action consistent with coastal policies 1, 1A, 1B, 2, 3, 5, and 6?                         | ( )  | (X ) | ( )   |
| 2. Does the action or the related activity involve fish or wildlife resources in the coastal are? | (X ) | ( )  | ( )   |
| Is the action consistent with coastal policies 7A, 8, and 9?                                      | ( )  | (X ) | ( )   |
| 3. Does the action or the related activity involve flooding or erosion hazards?                   | (X ) | ( )  | ( )   |
| Is the action consistent with coastal policies 11, 13, 14, 16, and 17?                            | ( )  | (X ) | ( )   |
| 4. Does the action or the related activity involve public access in the coastal area?             | (X ) | ( )  | ( )   |
| Is the action consistent with coastal policies 19, 19A, and 20?                                   | ( )  | (X ) | ( )   |
| 5. Does the action or the related activity involve recreation in the coastal area?                | (X ) | ( )  | ( )   |
| Is the action consistent with coastal policies 21, 21A, 22 and 22A?                               | ( )  | (X ) | ( )   |

	No	Yes	Maybe
6. Does the action or the related activity involve the historic, architectural, archeological or cultural resources of the coastal area?	( )	(X )	( )
Is the action consistent with coastal Policy 23?	( )	(X )	( )
7. Does the action or the related activity involve scenic resources in the coastal area?	(X )	( )	( )
Is the action consistent with coastal policies 25 and 25A?	( )	(X )	( )
8. Does the action or the related activity involve Energy resources or ice management in the coastal area?	(X )	( )	( )
Is the action consistent with coastal policies 27A and 28?	( )	(X )	( )
9. Does the action or the related activity involve water or air resources in the coastal area?	(X )	( )	( )
Is the action consistent with coastal policies 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 44?	( )	(X )	( )
10. Does the action or the related activity take full consideration of the coastal area's valuable resources which contribute to the social, environmental, and economic interests?	( )	(X )	( )
Is the action consistent with coastal policy 18?	( )	(X )	( )

June 2017

New York State Department of State  
Coastal Management Program  
99 Washington Avenue  
Albany, NY 12231-0001

## **STATE COASTAL POLICIES**

Excerpted from the State of New York Coastal Management Program and Final Environmental Impact Statement, Section 6, August 1982; with changes made to incorporate routine program changes approved in 1983, 2001, and 2017

- power plants
- utility transmission rights of way
- sewage treatment facilities
- mental health facilities\*
- hospitals\*
- prisons\*
- schools, universities\*
- military facilities\*
- nature preserves\*
- large residential subdivisions (50 units)
- shopping centers
- office buildings

*\* The types of recreation uses likely to be compatible with these facilities are limited to the more passive forms, such as trails or fishing access. In some cases, land areas not directly or immediately needed by the facility could be used for recreation.*

Prior to taking action relative to any development, State agencies should consult with the State Office of Parks, Recreation, and Historic Preservation, and if there is an approved local waterfront program, with the municipality in which the development is to locate, to determine appropriate recreation uses. The agency should provide OPRHP and the municipality with the opportunity to participate in project planning.

Appropriate recreational uses which do not require any substantial additional construction shall be provided at the expense of the project sponsor provided the cost does not exceed 2% of total project cost.

In determining whether compelling reasons exist which would make inadvisable recreation as a multiple use, safety considerations should reflect a recognition that some risk is acceptable in the use of recreation facilities.

Whenever a proposed development would be consistent with CMP policies and the development could, through the provision of recreation and other multiple uses, significantly increase public use of the shore, then such development should be encouraged to locate adjacent to the shore (this situation would generally only apply within the more developed portions of urban areas).

## **Historic and Scenic Resources Policies**

### **Policy 23**

**Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.**

#### Explanation of Policy

Among the most valuable of the State's man-made resources are those structures or areas which are of historic, archaeological, or cultural significance. The protection of these structures must involve a

recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The policy is not to be construed as a passive mandate but must include active efforts, when appropriate, to restore or revitalize through adaptive reuse. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which have a coastal relationship.

The structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation comprise the following resources:

- (a) A resource, which is in a federal or State park established, among other reasons, to protect and preserve the resource
- (b) A resource on, nominated to be on, or determined eligible to be on the National or State Registers of Historic Places
- (c) A resource on or nominated to be on the State Nature and Historic Preserve Trust
- (d) An archaeological resource which is on the State Department of Education's inventory of archaeological sites
- (e) A local landmark, park, or locally designated historic district which is located within the boundary of an approved local waterfront revitalization program
- (f) A resource that is a significant component of an Urban Cultural Park

All practicable means to protect structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities or the Nation shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to:

1. Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archaeological resource, or component thereof. Such features are defined as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials, entry ways and doors, fenestration, lighting fixtures, roofing, sculpture and carving, steps, rails, fencing, windows, vents and other openings, grillwork, signs, canopies, and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)
2. Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archaeological resource or component thereof, to include all those features described in (a) above plus any other appurtenant fixtures associated with a building, structure or earthwork.

3. All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archaeological resource and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgment about compatibility should focus on the visual and location relationship between the proposed action and the special character of the historic, cultural, or archaeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. With historic districts, this would include infrastructure improvements or changes, such as street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction, reconstruction, alteration, or demolition of any building, structure, earthworks, or component thereof of a recognized historic, cultural or archaeological resource which has been officially certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" of any building, structure, site or earthwork, or component thereof of a recognized historic, cultural or archaeological resource which does not involve a significant adverse change to the resource, as defined above.

## Policy 24

### **Prevent impairment of scenic resources of statewide significance.**

#### Explanation of Policy:

The Coastal Management Program will identify on the coastal area map scenic resources of statewide significance. A list of preliminary identified resources appears in the Appendix. The following general criteria will be combined to determine significance:

Quality	<p>The basic elements of design (i.e., two-dimensional line, three-dimensional form, texture and color) combine to create all high quality landscapes. The water, landforms, and human-made components of scenic coastal landscapes exhibit variety of line, form, texture and color. This variety is not, however, so great as to be chaotic. Scenic coastal landscapes also exhibit unity of components. This unity is not, however, so complete as to be monotonous. Example: the Thousand Islands where the mix of water, land, vegetative and human-made components creates interesting variety, while the organization of these same components creates satisfying unity.</p> <p>Often, high quality landscapes contain striking contrasts between lines, forms, textures and colors. Example: A waterfall where horizontal and vertical lines and smooth and turbulent textures meet in dramatic juxtaposition.</p>
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**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

December 6, 2023

Matthew Stanley, Senior Environmental Manager  
Dormitory Authority - State of New York  
Office of Environmental Affairs  
28 Liberty Street, 55th Floor  
New York, NY 10005

Re: DASNY  
St. Lawrence Psychiatric Center / Demolition of Buildings 38, 49, 50, 56, 57, 58, & 86  
1 Chimney Point Dr.  
Ogdensburg, St. Lawrence Co.  
23PR06895, 370430

Dear Matthew Stanley:

Thank you for providing additional information to the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials 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).

Seven buildings that are located in the National Register eligible St. Lawrence Psychiatric Center Historic District are proposed for demolition. All resources included with this project contribute to the District, except for Building 57 and 58. Because of the historic significance of the buildings proposed for demolition, and because ground disturbance is proposed, we are reviewing the project.

In 2015, we determined that the project will have No Adverse Impact on historic resources. We continue to have the opinion that the project will have No Adverse Impact on historic resources, however, this time with the following condition:

1. The historic buildings that contribute to the district and are proposed for demolition are documented according to the attached instructions.

Please contact me at [sloane.bullough@parks.ny.gov](mailto:sloane.bullough@parks.ny.gov) or 518-268-2158 if you have questions.

Sincerely,

Sloane Bullough  
Historic Sites Restoration Coordinator      via email only

Enclosure

## RECORDATION OF HISTORIC STRUCTURES

### Photographs

- Photographs submitted as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property.
- Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera. • Images should be saved in Tag Image File format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.
- Selected images for documentation package should be printed as follows: 1-3, 8 by 10 inch views of the overall facility. Sufficient 5 by 7 inch additional images to fully document the present condition of all elevations at the facility (several interior images should be included). Several historic images (if available) depicting the facility should be reprinted at the 5 by 7 inch size and included in the documentation.
- Images should be printed on a high quality color printer on compatible high quality photographic paper stock (HP printer use HP Paper, Epson printer use Epson paper)
- Each photograph must be numbered and that number must correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph. • Write the label information within the white margin on the front of the photograph using an archival photo labeling pen. Label information can also be generated by computer and printed directly in the white margin (no adhesive labels).
- Do not print information on the actual image – use only the photo margin or back of the photograph for labeling.
- At a minimum, photographic labels must include the following information: Photograph number, Name of the Property, County, and State.
- Photos should be placed in archival quality photo sleeves. Two (2) sets of images should be produced.

### Historic Narrative

An historic narrative pertaining to the history of the structure to illustrate the historic importance of the complex should be prepared by pulling together the existing histories of the brewer buildings into a single document. The narrative will provide an appropriate historic context for the structure.

### Report

One hard copy of the report is requested for OPRHP to forward to the State Archives. The final report including images and a PDF version of the Historic Narrative should be saved on digital media (CD or DVD) and included with each of the final bound documentation package. The applicant is required to send a second copy to a local library or historical society.



# CITY OF OGDENSBURG, NEW YORK

CITY HALL • 330 FORD STREET • OGDENSBURG, NY 13669



Office of City Manager  
[asmith@ogdensburg.org](mailto:asmith@ogdensburg.org)  
315-393-6100

November 14, 2023

Matthew A. Stanley, AICP  
Senior Environmental Manager | Office of Environmental Affairs  
DASNY  
28 Liberty Street, 55th Floor, New York, NY 10005

RE: DASNY State Environmental Quality Review (SEQR) Lead Agency Request for the New York State Office of Mental Health's St. Lawrence Psychiatric Center Building numbers 38, 49, 50, 56, 57, 58, and 86, City of Ogdensburg, St. Lawrence County, New York (NYS OMH Capital Projects Program)

Dear Mr. Stanley,

The city is in receipt of your letter of October 30, 2023 regarding the proposed project listed above. The city has no objection to DASNY acting as lead agency for the above project. I have included a copy of the certified resolution approved at the November 13, 2023 City Council meeting for your files. Additionally, the city would like to take this opportunity to provide the following comments on the proposed project:

- The city continues to be interested in acquisition of the surplus lands referred to as "Parcel A" on which these buildings are located (S6355d, A8555d Budget, art. VII bills March 28, 2014).
- The city continues to encourage DASNY to collaborate with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to complete an inventory and analysis and building conditions report of the remaining buildings across the SLPC campus to identify which buildings are eligible for listing on the State and National Register for Historic Places, and which are beyond reasonable repair and suitable for future demolition.
- The city recommends that OMH and DASNY take efforts to preserve buildings throughout the campus and invest in means that prevent further deterioration so that the architectural, historical and cultural accomplishments of the campus can be shared with future generations. These buildings include, but are not limited to the former administrative building (building number 7), the director's residence (building number 1), the morgue (building 25), and Chaple (building 26).
- As DASNY and OMH advance plans for demolition of buildings 38,49,50,56,57,58, and 86 in addition to the buildings that constitute the Letchworth complex, the city request consideration to salvage materials both the exterior stone and any interior finishes that can

be safely isolated from potential asbestos contamination. Salvage of material will reduce waste transported to landfills that can be reused in the local economy and or preserved for historical interpretation.

Thank you for contacting the city with regard to this project and the opportunity to provide input on the process. If you have questions, or would like to discuss the comments in greater detail I can be reached at 315.393.7150 or [asmith@ogdensburg.org](mailto:asmith@ogdensburg.org).

Sincerely,

*andrea smith*

Andrea L. Smith, AIPC  
Interim City Manager



**DASNY**

**KATHY HOCHUL**  
Governor

**LISA GOMEZ**  
Chair

January 11, 2024

Ms. Andrea L. Smith, AICP  
Interim City Manager  
City of Ogdensburg  
City Hall  
330 Ford Street  
Ogdensburg, New York 13669

Dear Ms. Smith:

The Dormitory Authority of the State of New York (“DASNY”) is in receipt of your letter of November 14, 2023, concerning the St. Lawrence Psychiatric Center Phase 3 Demolition (the “subject project”) in Ogdensburg, St. Lawrence County. We appreciate the City of Ogdensburg’s concurrence with DASNY’s State Environmental Quality Review (“SEQR”) lead agency status.

Thank you as well for the comments pertaining to the subject project and the campus in general. In response, it is important to note that DASNY’s involvement with the subject project is at the request of the New York State Office of Mental Health (“NYS OMH”). The campus remains a functioning NYS OMH facility, and any future plans for the campus reside with NYS OMH.

DASNY acknowledges the City’s interest in acquiring Parcel A as described in your letter. At this time, DASNY has not been directed to pursue any potential disposition of the property. Under the state law cited by the City, the Commissioner of General Services is authorized to convey the property to the City, subject to the approval of the Commissioner of NYS OMH, the Commissioner of the Department of Corrections and Community Supervision, and the Director of the Division of Budget. DASNY is not authorized to initiate this process.

The City’s requests for an inventory and analysis of remaining buildings, as well as efforts to preserve other buildings on the campus, have been forwarded to NYS OMH, as these buildings continue to be under NYS OMH jurisdiction.

As for the potential salvage of materials, the subject buildings are utilitarian in nature, having served a variety of facilities-related functions (staff residence, maintenance shops, and storage), and it is unlikely that they contain important architectural elements such as corner stone(s), etc. Based on the presence of asbestos-containing materials and other hazardous materials, the demolition would be completed as a “controlled demolition with asbestos in place,” and it would not be possible to safely separate interior finishes for salvage.



Once again, DASNY would like to thank you for providing comments regarding the subject project. If DASNY can be of any further assistance, please do not hesitate to reach out to the project team.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Derico".

Robert S. Derico, R.A.  
Director, Office of Environmental Affairs  
Agency Preservation Officer

cc: Sara Richards, Esq.  
Dan Brown  
Matthew A. Stanley, AICP

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 6

Dulles State Office Building, 317 Washington Street, Watertown, NY 13601-3787

P: (315) 785-2245 | F: (315) 785-2242

www.dec.ny.gov

NOVEMBER 20, 2023

MATTHEW A. STANLEY, AICP  
DASNY  
28 LIBERTY STREET  
55<sup>TH</sup> FLOOR  
NEW YORK, NY 10005

RE: DASNY – St. Lawrence Psychiatric Center Demolition (Phase 3)  
Lead Agency Request  
City of Ogdensburg, St. Lawrence County

Dear Matthew Stanley:

We received your letter dated October 30, 2023 regarding a review of the above. The department has no objection to DASNY acting as lead agency for this project. Below are the department's comments:

1. Buildings that are demolished shall have their sewer connections closed in accordance with NYCRR Part 750-2.11.
2. If the project will disturb greater than one acre, then Construction Stormwater Permit coverage will be needed.

We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continuously being updated and amended. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Thank you for contacting us regarding this matter. If you have any questions with this letter, I can be reached at (315) 785-2245 or [donna.iloff@dec.ny.gov](mailto:donna.iloff@dec.ny.gov).

Sincerely,

A handwritten signature in cursive script that reads "Donna Iloff".

Donna Iloff  
Program Aide  
Region 6

Enc.