



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

Date: October 11, 2022

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

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

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

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

Title of Action: Rochester Institute of Technology (“RIT”)
New Athletic Stadium, New Academic Research Building and Multi-Facility Upgrades (2022 Financing Project)
(Independent Colleges and Universities Program)

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

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from the Rochester Institute of Technology (“RIT” or the “University”) for its *New Athletic Stadium, New Academic Research Building and Multi-Facility Upgrades (2022 Financing Project)* (the “Proposed Project”). The Proposed Project would consist of the design and construction of a new stadium, a new academic/research building, and improvements to multiple existing facilities on RIT’s Campus, which is located at 1 Lomb Memorial Drive, Rochester (Town of Henrietta), Monroe County, New York.

For purposes of the New York *State Environmental Quality Review Act* (“SEQRA”), the Proposed Action would consist of DASNY’s authorization of the issuance of an amount not to exceed \$120 million in one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable Series 2022 bond proceeds, to be sold in negotiated offerings and/or private placements at one or more times, to finance the Proposed Project, pursuant to DASNY’s Independent Colleges and Universities Program.

More specifically, the Proposed Project would consist of the following components:

- 1) **New Tiger Stadium.** RIT would construct a new Tiger Stadium consisting of approximately 40,000 gross square feet (“gsf”) of interior space to house two team locker room suites, a training room, a VIP suite, press box, public restrooms and concessions. The proposed Tiger Stadium site is located north of Gordon Field House. The existing bleachers on site would be replaced with the new stadium, which would be designed to hold approximately 1,500 seats.
- 2) **New Academic/Research Building.** RIT would construct an approximately 26,000-gsf, 2-story, academic research building to house wet and dry laboratories and teaching space. The proposed academic research building would require the removal of two, existing, temporary buildings at the project site, which is located north of Parking Lot “R” on RIT’s campus.

The new academic/research building would consist of approximately twenty open and flexible research labs. Each lab would be approximately 900 gsf with minimal casework for maximum flexibility. Four labs are expected to be “wet labs” with fume hoods. The ventilation systems would provide up to eight air changes per hour with significant controls. The proposed new building would be steel framed with an elevator, significant daylighting to the hallways, and methyl methacrylate flooring throughout. The proposed building’s exterior façade would consist of curtain walls, bricks, and metal panels. The existing trailers on site would be relocated prior to construction of the proposed new academic/research building.

- 3) **Multi-facility renovations and upgrades.** The proposed multi-facility improvements would include expansion of heating and cooling infrastructure in approximately three academic buildings (Booth, Gannett and Gosnell Halls); roof replacements, energy saving improvements, interior renovations and expansion of the heating and cooling infrastructure at various residence halls; and replacement of the roof and skylight at the Student Alumni Union, as further detailed below.

Air Conditioning Installations in Booth, Gannett, Gosnell Halls. The existing heating and cooling infrastructure in Booth Hall, Gannett Hall and Gosnell Hall would be completely retrofitted to provide air conditioning throughout the three academic buildings. The proposed scope of work would include new duct work and distribution, ceiling restorations, and air handling unit retrofits or replacements. The Thomas Gosnell Hall, Building 8, would receive four new air handling units and distribution duct work to provide air conditioning and ventilation to classrooms and offices. The James E. Booth Hall, Building 7A, and Frank E. Gannett Hall, Building 7b, would require ten air handling units to be replaced with six new units, new controls and a significant amount of ducted systems to be extended above existing ceilings.

Residence Hall Renovations/Air Conditioning. This Proposed Project component would “refresh” the residence halls, including Buildings 27, 28, 29, 30, 31, 32, 33, 35, 37, 39, 41, 43, 47, 49, 50A,B&C, and provide air conditioning to approximately 952 rooms. The air conditioning would be provided utilizing the existing East Campus Chilled Water Plant. The rooms with radiation heat would have the radiators replaced with 2-pipe fan coil units (“FCU”). New lights would be installed in dorm rooms, common areas such as hallways and stairwells will receive new paint, ceilings, lighting and flooring. Existing doors would be replaced with new doors with electronic access controls. Restrooms, including approximately 225 large bathrooms and 180 small bathrooms, would be refreshed with new flooring, partitions, wall surfaces, fixtures and lighting. Information technology cabling to residence halls and data closet air conditioning would be addressed.

Residence Hall Roof Replacements. The roofs on Buildings 30, 31, 32, 35, 37, 39, 41, 43, 47, 49, 50A&B would be replaced, and the work would be coordinated with the residence hall refresh projects. Energy code requirements would be addressed with the new roof insulation systems.

Student Alumni Union Skylights and Roof Replacements. The roof and skylights on Building 4 would be replaced.

The RIT campus is located within the Town of Henrietta’s R-1-15 Residential Zoning District. The Proposed Project components would be permitted uses in the R-1-15 Residential District. No change in zoning would be required. The Proposed Project components would be constructed concurrently, in one phase. The anticipated period of construction is 24 months.

Location of Proposed Project

RIT’s Henrietta campus, located in Monroe County, New York, is generally bounded by Jefferson Road/New York State Route (“NYS Route”) 252 to the north, East River Road to the west, Bailey Road to the south and John Street to the east. The proposed new Tiger Stadium site would be located in the northeast quadrant of RIT’s campus, north of the Gordon Field House. The project site for the new academic building is located north of Parking Lot “R”, in the southwest quadrant of RIT’s campus. Improvements and upgrades to the multiple academic buildings and residence halls would be implemented campus wide.

The proposed project sites described above are located on RIT’s approximately 1,300-acre campus within the Andrews Memorial Drive interior campus roadway loop.

Description of the Institution

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

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

RIT’s academic majors are offered through its nine colleges and two degree-granting units; including the College of Art and Design, Saunders College of Business, Golisano College of Computing and Information Sciences, Kate Gleason College of Engineering, College of Engineering Technology, College of Health Sciences and Technology, College of Liberal Arts, College of Science, School of Individualized Study, Golisano Institute for Sustainability, and National Technical Institute for the Deaf. The Institute offers 78 bachelor’s degree programs, 75 master’s degree programs, 8 Ph.D. programs and 28 accelerated dual degree programs.

Reasons Supporting This Determination

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

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

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

The Proposed Project. The Proposed Project constitutes a Type I action as specifically designated by 6 N.Y.C.R.R. 617.4(b)(6)(v) of the SEQR implementing regulations. On September 8, 2022, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form (“FEAF”) Part 1* that was prepared for the Proposed Project by representatives of RIT, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *FEAF Part 1*, including relevant supplemental documentation that analyzed potential environmental impacts associated with the Proposed Project (see attached). DASNY representatives discussed the Proposed Project’s environmental effects with representatives of RIT, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *FEAF 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 Proposed Project would consist of the design and construction of a new stadium, a new academic/research building, and improvements to multiple existing facilities on RIT’s Campus. Approximately \$120 million in bond proceeds would be utilized to finance, refinance, and/or reimburse the Institute for design, construction and renovation costs related to the Proposed Project components, described above.

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

As identified in *FEAF Part 2.1*, there would be some small to moderate impacts to the land surface related to construction activities at the project sites. Excavation for foundations, grading, and general site preparation would mostly consist of previously disturbed soil and asphalt pavement. While the Proposed Project may involve construction on land where the water table is less than 3 feet, dewatering operations are not expected at the proposed excavation areas. Construction activities would occur concurrently over a period of approximately 24 months.

During the construction phase, soil and slope stabilization measures would be implemented to reduce soil movement and potential erosion during construction, as needed. Since the Proposed Project is expected to disturb approximately one acre of land, the Proposed Project would be subject to New York State Department of Environmental Conservation (“NYSDEC”) Stormwater Regulations and would require a *State Pollutant Discharge Elimination System (“SPDES”)*

General Permit for Stormwater Discharges from Construction Activity from NYSDEC. A Stormwater Pollution Prevention Plan (“SWPPP”) would be prepared and implemented in accordance with the permit.

As identified in *FEAF Part 2.3*, there may be some small impacts to surface waters related to construction activities at the project sites. Based on information provided by the U.S. Fish and Wildlife Service’s (“USFWS”) National Wetlands Inventory (“NWI”) and New York State Department of Environmental Conservation (“NYSDEC”) regulatory freshwater wetland maps, there are NYSDEC mapped wetlands and regulated 100-foot-buffer areas on or adjacent to the project sites.

Both the proposed new academic building site and the new Tiger Stadium site are entirely urbanized, consisting of existing buildings, pavement, and maintained landscaped areas, with no observable wetlands. Construction best management practices and other protective measures would be implemented as needed to minimize any potential impacts to regulated wetlands and the adjacent buffer zones.

As identified in *FEAF Part 2.5*, the Proposed Project would result in development on lands subject to flooding. According to the NYSDEC’s Environmental Resource Mapper, the project sites are located within the 100-year and 500-year floodplain boundaries. The project would create a minor addition of impervious area to the existing parcel. However, floodplain storage capacity would not be impacted by the project. The project areas have been previously disturbed, and the majority of the 1.6-acre project area is currently occupied by buildings and/or parking and paved areas. The Proposed Project would incorporate design features intended to mitigate flood and hazard risks.

As identified in *FEAF Part 2.6*, the Proposed Project would include state-regulated air emission sources. Mobile sources during project operations would include heavy equipment and/or delivery vehicles. Stationary sources during operations would include a natural gas emergency generator and small natural gas heating boiler. The Proposed Project is not expected to require any federal or state air emission permits or emit greenhouse gases above permissible regulatory levels.

As identified in *FEAF Part 2.10*, the Proposed Project would occur on or adjacent to a historic or archaeological resource. According to the New York State Historic Preservation Office’s (“SHPO’s”) Cultural Resource Information System (“CRIS”), the project sites for the new academic building and Tiger Stadium are located within an area designated as sensitive for archaeological sites. As described below under “SHPA”, the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the State and/or National Registers of Historic Places (“S/NR”).

As identified in *FEAF Part 2.14*, there would be some small to moderate impacts on energy related to the Proposed Project. When completed, the Proposed Project components would involve heating and/or cooling of approximately 66,000 gsf of new building area. The New York State Electric and Gas Corporation (“NYSE&G”) provides gas and electricity services to the RIT campus, and it is anticipated that hot water, heating, and air conditioning for the Proposed Project components would be provided by new on-campus boilers.

The estimated annual peak electricity demand during operation would be approximately 100 kilowatts (“kW”) for the new stadium and 26 kW for the academic/research building; electricity demand is not expected to change substantially as a result of the proposed upgrades to the existing student housing and academic buildings. Overall, the Proposed Project components are estimated to result in a net increase of approximately 126 kW in peak electricity demand, which is insignificant compared to existing campus levels.

As identified in *FEAF Part 2.15*, the Proposed Project would result in an increase in noise, odors or outdoor lighting. Construction activities, which would occur Monday through Friday, between the hours of 6:00 a.m. and 6:00 p.m., would exceed existing ambient noise levels at certain times. These small noise impacts would be temporary and intermittent. In addition, LED Type 3 fixtures would be installed on 14-foot-tall poles for new academic building. Dark sky compliant fixtures would be installed at both the new academic building and new Tiger Stadium.

As identified in *FEAF Part 2.16*, the Proposed Project may have a small impact on human health from exposure to new or existing sources of contaminants. Any hazardous waste materials generated by RIT’s Art, Photography, Science and Engineering Programs, as well as campus-wide facility management activities, would be properly stored and shipped off-site.

SHPA. The project sites do not contain any historic buildings listed or potentially eligible for listing in the S/NR. However, as noted above, the project sites are located within archaeological buffer areas. As such, the OPRHP was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project (OPRHP No. 22PR06645). In a letter dated September 14, 2022 (attached), OPRHP rendered an opinion that “...no properties, including archaeological and/or historic resources, listed in or eligible for the [S/NR] will be impacted by this project.” Likewise, it is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

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

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

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of

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

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

For Further Information:

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

Address: DASNY
515 Broadway
Albany, New York 12207-2964

Telephone: (518) 257-3214

Email: rderico@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: Rochester Institute of Technology (RIT) 2022 Financing for New Athletic Stadium, New Academic Research Building and Multi-Facility Upgrades		
Project Location (describe, and attach a general location map): RIT Campus, 1 Lomb Memorial Drive, Henrietta, Monroe County		
Brief Description of Proposed Action (include purpose or need): The Proposed Action would involve the authorization of the issuance of tax-exempt bonds by the Dormitory Authority of the State of New York (DASNY) for financing RIT's proposed campus improvement projects, including: 1) construction of new Tiger Stadium consisting of approximately 40,000 gross square feet ("gsf") of interior space to house two team locker room suites, a training room, a VIP suite, press box, public restrooms and concessions; 2) construction of an approximately 26,000-gsf, 2-story, academic research building to house wet and dry laboratories and teaching space; and 3) renovations and upgrades to multiple facilities on campus. The proposed Tiger Stadium site is located north of Gordon Field House and would replace the existing bleachers with the new stadium, which would be designed to hold approximately 1,500 seats. The proposed academic research building would require the removal of two, existing, temporary buildings at the project site (located north of Parking Lot "R" on RIT's campus). The proposed multi-facility improvements would include expansion of heating and cooling infrastructure in approximately three academic buildings (Booth, Gannett and Gosnell Halls); roof replacements, energy saving improvements, interior renovations and expansion of the heating and cooling infrastructure at various residence halls; and replacement of the roof and skylight at the Student Alumni Union.		
Name of Applicant/Sponsor: Rochester Institute of Technology (James H. Watters, Senior Vice President)		Telephone: 585-475-2378
		E-Mail: jhwbgt@rit.edu
Address: 1 Lomb Memorial Drive		
City/PO: Rochester	State: New York	Zip Code: 14623
Project Contact (if not same as sponsor; give name and title/role): Annette Agness		Telephone: 585-475-6394
		E-Mail: amacto@rit.edu
Address: 100 Park Point Drive		
City/PO: Rochester	State: New York	Zip Code: 14623
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Henrietta - Building Permits	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Monroe County Department of Public Health - New Water Connection	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DASNY - Funding	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):
 NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential R-1-15
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Rush-Henrietta Central School District
- b. What police or other public protection forces serve the project site?
Monroe County Sheriffs Department and NYS Police
- c. Which fire protection and emergency medical services serve the project site?
Town of Henrietta and Monroe County
- d. What parks serve the project site?
Closest municipal/state parks are Lynch Woods Nature Park, Genesee Valley Park, Brookdale Preserve; however the RIT campus provides a number of open space opportunities including nature trails.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Institutional/Educational/Recreational
- b. a. Total acreage of the site of the proposed action? _____ 1.6 acres
b. Total acreage to be physically disturbed? _____ 1.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1,200 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
 - Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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 2

ii. Dimensions (in feet) of largest proposed structure: 30 height; 160 width; and 160 length

iii. Approximate extent of building space to be heated or cooled: 26,000 square feet

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? 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? foundations, grading, and general site preparation.

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

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? 12 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Excavations will mostly consist of previously disturbed soil and asphalt pavement. Most excavated materials will be transported to off site location.

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? _____ 1 acres

vi. What is the maximum area to be worked at any one time? _____ 1 acres

vii. What would be the maximum depth of excavation or dredging? _____ 8 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____
None. Areas to be excavated consist entirely of previously disturbed soil and paved parking areas.

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: _____ 20,000 gallons/day

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

If Yes: _____

- Name of district or service area: Monroe County Water Authority
- 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: _____ 20,000 gallons/day

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

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

If Yes: _____

- Name of wastewater treatment plant to be used: Van Lare WWTP
- Name of district: Monroe County Pure Waters
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0.2 acres (impervious surface) _____ Square feet or _____ 1.6 acres (parcel size)</p> <p>ii. Describe types of new point sources. <small>The project will create a minor addition of impervious area to the existing parcel. All project areas have been previously disturbed and the majority of the 1.6 acres is currently occupied by buildings and/or parking area.</small></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <small>Any runoff will be directed towards currently utilized management facilities.</small></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Heavy equipment and/or delivery vehicles</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) none</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) Natural Gas Emergency Generator and Small Natural Gas Heating Boiler.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

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

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
126kW peak demand (including 100kW peak for new stadium and 26kW peak for new research building)

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Normal Construction Hours • Saturday: _____ Normal Construction Hours • Sunday: _____ Normal Construction Hours • Holidays: _____ Normal Construction Hours 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 6a - 10p • Saturday: _____ Limited Access Only • Sunday: _____ Limited Access Only • Holidays: _____ Limited Access Only
--	--

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:
 During construction, M-F 6a-6p _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 LED Type 3 fixtures on 14' poles for new academic building. Dark sky compliant fixtures to be installed at both. _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 4 tons per _____ month (unit of time)
 • Operation : _____ 4 tons per _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Construction contractors to recycle all applicable materials. _____

 • Operation: Building users to recycle all applicable materials _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Mill Seat Landfill, Bergen, NY and High Acres Landfill, Fairport, NY _____

 • Operation: Mill Seat Landfill, Bergen, NY and High Acres Landfill, Fairport, NY _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
 Varied chemical laboratory wastes at new academic building.

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

iii. Specify amount to be handled or generated 0.1 tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
 Recycling of aerosol cans and responsible purchasing of chemistry.

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

If Yes: provide name and location of facility: _____
 Clean Harbors facilities.

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): Educational/Institutional/Non-Developed

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.4 (0.6+0.8)	1.6 (0.7+0.9)	+0.2
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.2	0	-0.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Materials from Art, Photography, Science and Engineering Programs, and Campus-wide facility management activities are generated, stored, and shipped off-site.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6.5 feet

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

c. Predominant soil type(s) present on project site:

Niagara Silt Loam	_____	25 %
Canadaigua Silt Loam	_____	20 %
Ontario Fine Sandy Loam	_____	15 %

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

e. Drainage status of project site soils: Well Drained: _____ 75 % of site
 Moderately Well Drained: _____ 25 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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 Red Creek Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) BR-5

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Gray Squirrel</td> <td style="width: 33%; border-bottom: 1px solid black;">Opossum</td> <td style="width: 33%; border-bottom: 1px solid black;">Toads</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Eastern Chipmunk</td> <td style="border-bottom: 1px solid black;">Sparrows and Starlings</td> <td style="border-bottom: 1px solid black;">Mice/Moles</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Raccoon</td> <td style="border-bottom: 1px solid black;">Canada Geese</td> <td style="border-bottom: 1px solid black;">Woodchucks</td> </tr> </table>			Gray Squirrel	Opossum	Toads	Eastern Chipmunk	Sparrows and Starlings	Mice/Moles	Raccoon	Canada Geese	Woodchucks
Gray Squirrel	Opossum	Toads									
Eastern Chipmunk	Sparrows and Starlings	Mice/Moles									
Raccoon	Canada Geese	Woodchucks									
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 											
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>											
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>											
<p>E.3. Designated Public Resources On or Near Project Site</p>											
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>											
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>											
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>											
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>											

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name James H. Watters / RIT Date 09/08/2022

Signature  Title Sr. Vice President Finance & Administration
James Watters (Sep 8, 2022 10:14 EDT)



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



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

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]
Project: RIT 2022 Financing
Date: October 2022

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

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

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

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

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

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

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

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input 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"/>

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

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

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

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

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO

YES

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

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

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

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (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>			
	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"/>

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.

Based on the project information and impact guidance thresholds presented in FEAF Parts 1 and 2, along with supplemental project documentation, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

See SEQR Negative Declaration Notice of Determination of Non-Significance ("Negative Declaration"), dated October 11, 2022, attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Supplemental project documentation

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Dormitory Authority of the State of New York (DASNY) _____ as lead agency that:

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

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

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).


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

Name of Action: Rochester Institute of Technology (RIT) 2022 Financing for Multi-Facility Construction and Improvements

Name of Lead Agency: DASNY

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

Title of Responsible Officer: Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency: 

Date: 10/11/2022

Signature of Preparer (if different from Responsible Officer) 

Date: 10/11/2022

For Further Information:

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

Address: 28 Liberty Street, 55th Floor, New York, New York 10005

Telephone Number: (212) 273-5092

E-mail: SStein@dasny.org

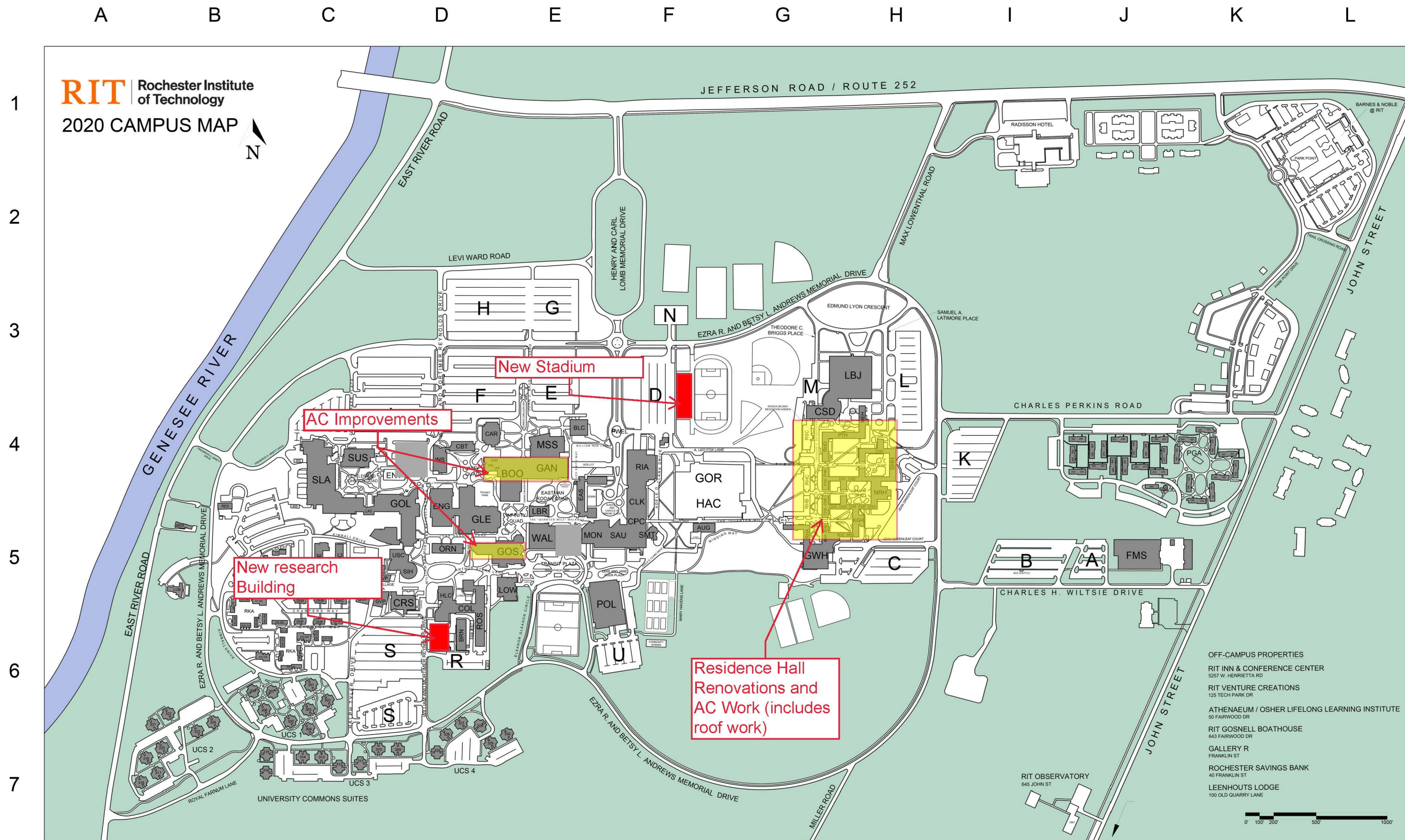
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

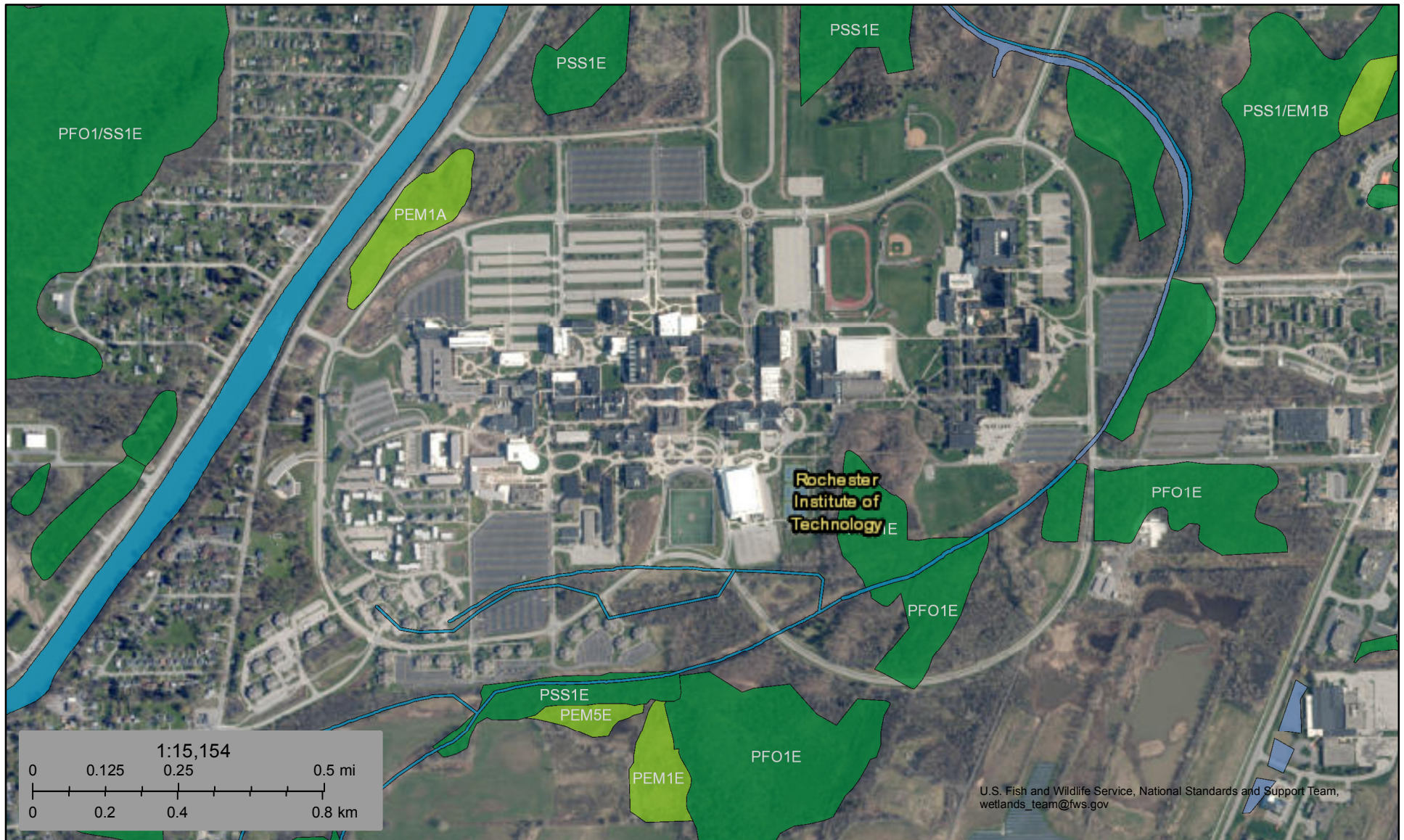
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>




Facility Name	Bldg. #	Zone	Abbrev.	Facility Name	Bldg. #	Zone	Abbrev.	Facility Name	Bldg. #	Zone	Abbrev.	Facility Name	Bldg. #	Zone	Abbrev.	Facility Name	Bldg. #	Zone	Abbrev.				
Annex	088	D6	ANX	Munsell Color Science Laboratory	018	D6	COL	Greek House D	616	C6	GHD	Institute Hall	073	D4	INS	Gene Polisseni Arena	022	E5	POL	Student Innovation Hall	087	D5	SIH
August Center	023	F5	AUG	Campus Center	003	F5	CPC	Greek House E	620	C6	GHE	Kate Gleason Hall	035	D5	KGH	Peter Peterson Hall	050B	H4	PTH	Louise Slaughter Hall	078	C4	SLA
Frances Baker Hall (A&B)	027	G5	BHA, BHB	Crossroads	089	D5	CRS	Greek House F	624	C6	GHF	Laboratory for Applied Computing	074	C5	LAC	Red Barn	080	B5	RED	Schmitt Interfaith Center	016	F5	SMT
Frances Baker Hall (C&D)	029	H5	BDH, BHD	CSD Student Development Center	055	G4	CSD	James E. Gleason Hall	009	D5	GLE	Lyndon Baines Johnson Hall	060	H3	LBJ	Residence Hall A	028	G5	RHA	Golisano Institute of Sustainability	081	C4	SUS
Bausch & Lomb Center	077	E4	BLC	George Eastman Hall	001	E4	EAS	Golisano Hall	070	D5	GOL	Liberal Arts Hall	006	E5	LBR	Residence Hall B	030	G5	RHB	University Commons Suites	300-330	C7	UCS
James E. Booth Hall	007A	E4	BOO	Engineering Hall	017	D5	ENG	Gordon Field House & Activities Center	024	F4	GOR	Joseph M. Lobo Alumni House	232	B5	LOB	Residence Hall C	032	G4	RHC	University Services Center	087	D5	USC
Brown Hall	086	D6	BRN	Engineering Technology Hall	082	D4	ENT	Thomas Gosnell Hall	008	E5	GOS	Max Lowenthal Hall	012	E5	LOW	Residence Hall D	050C	G4	RHD	University Gallery	007A	D4	UNI
Chester F. Carlson Center for Imaging Science	076	D4	CAR	Helen Fish Hall (A&B)	039	G4	FHA, FHB	Global Village Way C	403	C5	GVC	Mark Ellingson Hall	050A	H4	MEH	Frank Ritter Ice Arena	002	F4	RIA	Vignelli Center for Design Studios	007A	D4	VIG
Center for Bioscience Education & Technology	075	D4	CBT	Helen Fish Hall (C&D)	041	H4	FHC, FHD	Global Village Way D	404	C5	GVD	Monroe Hall	015	E5	MON	Riverknoll Apartments	020	C6	RKA	Wallace Library	005	E5	WAL
Carlton Gibson Hall	049	H4	CGH	Facilities Management	099	J5	FMS	Global Village Way E	405	C5	GVE	MAGIC Spell Studios	071	E4	MSS	Lewis P. Ross Hall	010	D6	ROS	Welcome Center	N/A	F4	WEL
Eugene Colby Hall (A&B)	031	G5	CHA, CHB	Frank E. Gannett Hall	007B	E5	GAN	Global Village Plaza	400	C5	GVP	Nathaniel Rochester Hall	043	H4	NRH	Rosica Hall	053	G4	RSC	West House	231	B5	WES
Eugene Colby Hall (C, D, E)	033	H5	CHC, CHD, CHE	Greek House A	604	C6	GHA	Grace Watson Hall	025	G5	GWH	Orange Hall	013	D5	ORN	Sands Family Studio	007A	D4	SAN				
Eugene Colby Hall (F&G)	037	H5	CHF, CHG	Greek House B	608	C6	GHB	Hale Andrews Student Life Center	023	F5	HAC	Perkins Green Apartments	090	J4	PGA	Student Alumni Union	004	F5	SAU				
George H. Clark Gymnasium	003	F5	CLK	Greek House C	612	C6	GHC	Hugh L. Carey Hall	014	D5	HLC	Professional Office Annex	084	D6	POA	Sol Heumann Hall	047	H4	SHH				



October 7, 2022

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

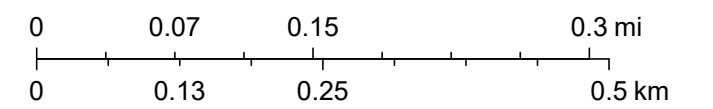
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Wetlands



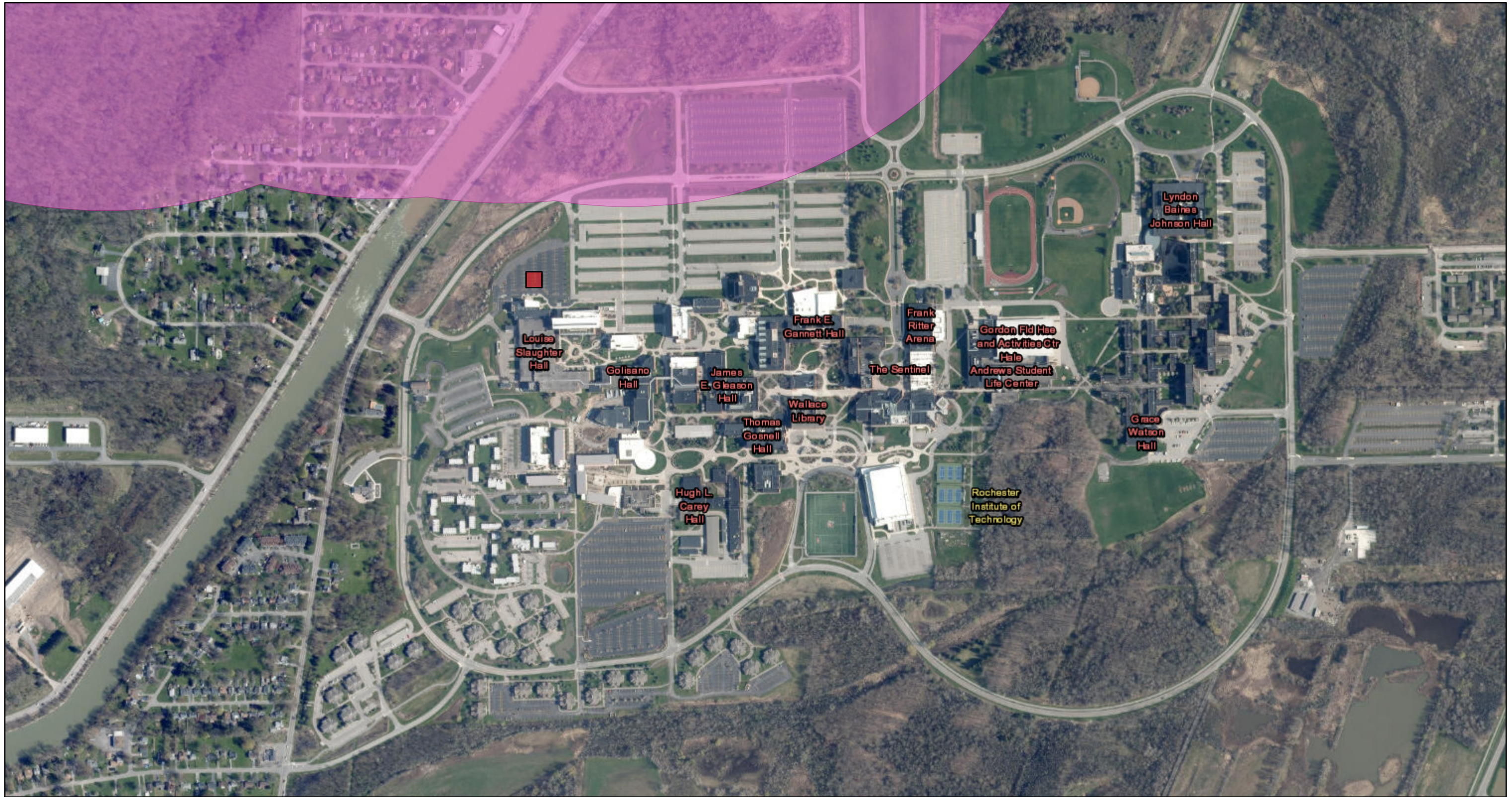
October 7, 2022

1:9,028



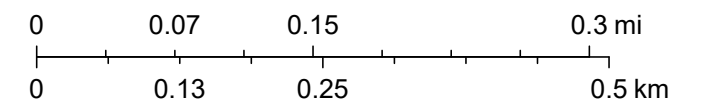
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Significant Natural Communities



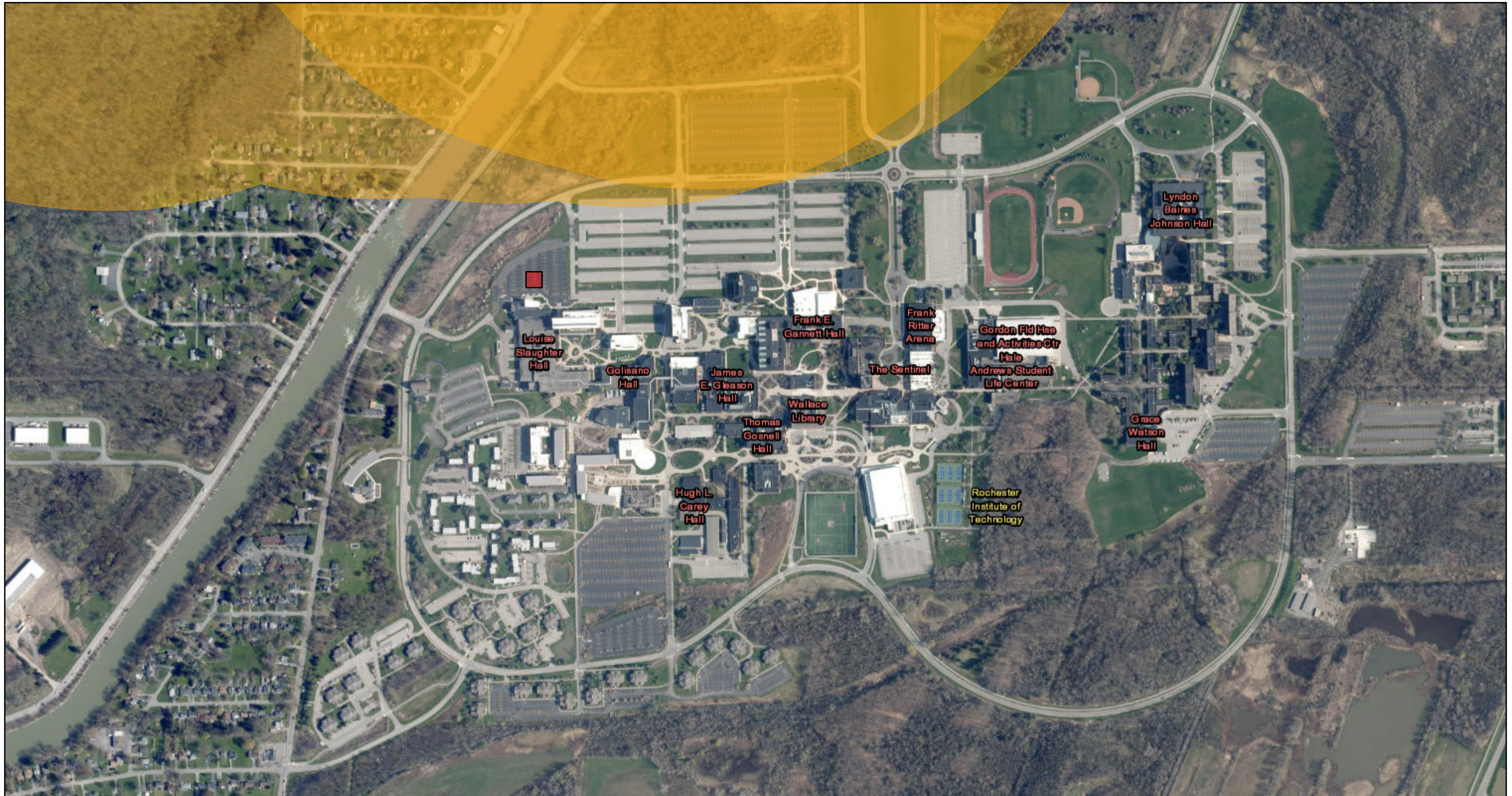
October 7, 2022

1:9,028



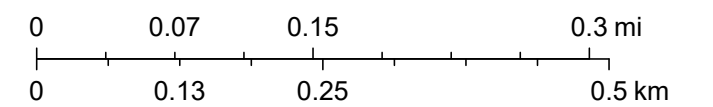
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Rare Plants or Animals



October 7, 2022

1:9,028



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 14, 2022

Sara Stein
Senior Environmental Manager
DASNY
28 Liberty Street, 55th Floor
New York, NY 10005

Re: DASNY
Rochester Institute of Technology (RIT) - New Athletic Stadium, New Academic
Research Building and Multi-Facility Upgrades Project
1 Lomb Memorial Dr, Henrietta, NY 14623
22PR06645
RIT #370850

Dear Sara Stein:

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

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

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

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: October 11, 2022
Project Applicant: Rochester Institute of Technology
Project Name: *New Athletic Stadium, New Academic Research Building and Multi-Facility Upgrades Project*
Program: Independent Colleges and Universities Program
Project Location: 1 Lomb Memorial Drive, Rochester, Monroe County, New York 14623
Project Number: 370850
Completed by: Sara E. Stein, AICP, LEED-AP

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

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY’s authorization of the issuance of approximately \$120,000,000 in fixed- and/or variable-rate, taxable and/or tax-exempt, Series 2022 Bonds to be sold through negotiated offerings and/or private placements on behalf of Rochester Institute of Technology (“RIT”). The proceeds of the bond issuance would be used to finance RIT’s *New Athletic Stadium, New Academic Research Building and Multi-Facility Upgrades Project* (the “Proposed Project”), which would consist of: 1) design and construction of a new Tiger Stadium consisting of approximately 40,000 gross square feet (“gsf”) of interior space to house two team locker room suites, a training room, a VIP suite, press box, public restrooms and concessions; 2) design and construction of an approximately 26,000-gsf, 2-story, academic research building to house wet and dry laboratories and teaching space; and 3) renovations and upgrades to multiple facilities on campus, including expansion of heating and cooling infrastructure in approximately three academic buildings (Booth, Gannett and Gosnell Halls); roof replacements, energy saving improvements, interior renovations and expansion of the heating and cooling infrastructure at various residence halls; and replacement of the roof and skylight at the Student Alumni Union.

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

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

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

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following: Check all that apply and explain briefly:
- A city or a village
 - Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
 - Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
 - Central business districts (i.e., commercial or geographic heart of a city, downtown or “city center”)

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.

- 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)
- Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
- Hardship areas

As the RIT campus is an existing, developed institutional campus, the Proposed Project would be supportive of this criterion.

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

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

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

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

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

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

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

DASNY has conducted a SEQR review for the project, and no adverse impacts would occur to those resource categories. Therefore, the Proposed Project is generally supportive of this criterion.

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

This project would consist of campus improvements and upgrades to existing academic buildings in order to meet the needs of the University. Therefore, the Proposed Project would be supportive of this criterion.

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

The project is not expected to result in a substantial increase in traffic or generate substantial new demand for transportation facilities or services. Recent transportation projects on campus include improvements to vehicular traffic flow through RIT's transit hub at Gleason Circle roadway (as part of the new Innovative Maker and Learning Complex ["IMLC"]), enhancements to the drop-off location for shuttle bus commuters, and upgrades to emergency vehicle access. Therefore, the Proposed Project would be supportive of this criterion.

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

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

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

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

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

The Proposed Project would conform to the New York State *Uniform Fire Prevention and Building Code* and the Town of Henrietta Building Code. The Town of Henrietta would be the permitting agency. Considering that the Proposed Project components would be within the RIT campus, would not be adjacent to any non-university properties, and that many of existing campus buildings are of a similar height, RIT anticipates that the Town would grant Site Plan approval for the project. Therefore, the Proposed Project would be generally supportive of this criterion.

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

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

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

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

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

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

³ Demonstration may include *State Environmental Quality Review* ["SEQRA"] 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.

⁴ Documentation may include SEQRA 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.

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

According to the NYSDEC's Environmental Resource Mapper, the project sites are located within the 100-year and 500-year floodplain boundaries. The project would create a minor addition of impervious area to the existing parcel. However, floodplain storage capacity would not be impacted by the project. All project areas have been previously disturbed, and the majority of the 1.6-acre project area is currently occupied by buildings and/or parking. The Proposed Project would incorporate design features intended to mitigate flood and hazard risks. Therefore, the Proposed Project would be consistent with this criterion.

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

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

ATTESTATION

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



10/11/2022

Signature/Date

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

Print Name and Title

Transaction Summary Update

Rochester Institute of Technology
Rochester, New York

October 4, 2022

Program: Independent Colleges & Universities

Purpose: New Money

New Issue Details

One or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$120,000,000, with maturities not to exceed 31 years are to be sold at one or more times, through negotiated offerings and/or private placements.

- Lead Manager – RBC Capital Markets
- Underwriter's Counsel – Harris Beach PLLC
- Co-Bond Counsel – Barclay Damon LLP and Lewis Munday, P.C.

Purpose

- Financing and/or reimbursement of costs associated with various construction and renovation projects on the Rochester Institute of Technology campus (\$120 million).

Security

- General obligation of the University

Expected Rating: Moody's: A1

Overview

Rochester Institute of Technology ("RIT" or the "University") is an independent, coeducational, nonsectarian, not-for-profit institution of higher education chartered by the Board of Regents of the State of New York. The RIT campus occupies a 1,300-acre site in suburban Rochester. RIT also offers programs at international campuses in China, Croatia, Dubai, and Kosovo. RIT employs over 1,100 FTE faculty and enrolls over 19,000 full and part-time students which represent all 50 states and over 100 nations. RIT's academic majors are offered through its nine colleges and two degree-granting units. The University offers 25 associate degree programs, 78 bachelor's degree programs, 75 master's degree programs, and eight Ph.D. programs.

Description of the Bonds

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the University.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the applicable Series Resolution(s).

Approvals

- Resolution to Proceed – September 7, 2022
- PACB Approval – September 14, 2022
- TEFRA Hearing – September 23, 2022
- SEQR Filing – October 11, 2022*

*Anticipated date

This Transaction Summary Update was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the University in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the University, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the University pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the University as security for the Bonds.

Transaction Summary

Rochester Institute of Technology
Rochester, New York

August 30, 2022

Program: Independent Colleges & Universities

Purpose: New Money

New Issue Details

A par amount of approximately \$113,645,000 in fixed and/or variable rate, tax-exempt and/or taxable bonds with maturities not to exceed 31 years are to be sold at one or more times in negotiated sales and/or private placements.

Purpose

- Financing and/or reimbursement of costs associated with various construction and renovation projects on the Rochester Institute of Technology campus (\$120 million).

Security

- General obligation of the University

Expected Rating: Moody's: A1

Overview

Rochester Institute of Technology ("RIT" or the "University") is an independent, coeducational, nonsectarian, not-for-profit institution of higher education chartered by the Board of Regents of the State of New York. The RIT campus occupies a 1,300-acre site in suburban Rochester. RIT also offers programs at international campuses in China, Croatia, Dubai, and Kosovo. RIT employs over 1,100 FTE faculty and enrolls over 19,000 full and part-time students which represent all 50 states and over 100 nations. RIT's academic majors are offered through its nine colleges and two degree-granting units. The University offers 25 associate degree programs, 78 bachelor's degree programs, 75 master's degree programs, and eight Ph.D. programs.

Additional Information

- Enrollment - RIT has experienced increasing enrollments, reaching an all-time high of 19,718 for the fall of 2021.
- Revenue Composition - Operating revenue is relatively diversified, with 52% of total operating revenue coming from net tuition and fees in 2021 compared to a 2021 DASNY median of 60%.
- Operations - Operating results have been positive in each of the last five years, with an average change in net assets from operations of \$18.5 million.
- Debt Service Coverage - The University's 2021 debt service coverage ratio was 4.5:1.

- Net Assets - Total net assets have increased from approximately \$1.2 billion in 2017 to approximately \$1.9 billion in 2021.
- Liquidity - Total Cash and Investments to Operating Expenses was 3.1:1 in 2021, compared to the 2021 DASNY median of 2.2:1. Total Cash and Investments to Total Debt was 4.9:1 in 2021, compared to the 2021 DASNY median of 2.8:1.

Recommendation

The attached staff report requests that the Board adopt a resolution to proceed for one or more series of bonds with a final maturity not to exceed 31 years in an aggregate par amount not to exceed \$120,000,000.

This Transaction Summary was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the University in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the University, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the University pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the University as security for the Bonds.

Rochester Institute of Technology

INSTITUTION: Rochester Institute of Technology (“RIT” or the “University”) is an independent, coeducational, nonsectarian, not-for-profit institution of higher education chartered by the Board of Regents of the State of New York. The RIT campus occupies a 1,300-acre site in suburban Rochester. RIT also offers programs at international campuses in China, Croatia, Dubai, and Kosovo. RIT employs over 1,100 FTE faculty and enrolls over 19,000 full and part-time students which represent all 50 states and over 100 nations.

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

RIT’s academic majors are offered through its nine colleges and two degree-granting units; including the College of Art and Design, Saunders College of Business, Golisano College of Computing and Information Sciences, Kate Gleason College of Engineering, College of Engineering Technology, College of Health Sciences and Technology, College of Liberal Arts, College of Science, School of Individualized Study, Golisano Institute for Sustainability, and the National Technical Institute for the Deaf. The University offers 25 associate degree programs, 78 bachelor’s degree programs, 75 master’s degree programs, and eight Ph.D. programs.

The University is governed by a Board of Trustees, consisting of 48 voting members including the President. Board members are elected to four-year terms. The full Board of Trustees meets three times annually, with the official annual meeting occurring in November of each year.

DASNY Financing History: DASNY has issued approximately \$912.2 million of bonds on behalf of RIT through 19 series, beginning with the Series A bonds issued in 1965. As of June 30, 2022, approximately \$315.7 million in DASNY bonds remain outstanding, as shown in Table 1.

Table 1 -- Outstanding DASNY Debt

<u>Series</u>	<u>Defeasance or Maturity</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
Series A	1996	20,000,000	0
Series B	1996	15,000,000	0
Series C	1996	10,000,000	0
Series D	1993	5,650,000	0
Series E	1997	5,400,000	0
	1984	8,300,000	0
	1993	22,620,000	0
	1997	66,740,000	0
	1999	15,320,000	0
2002A	2010	40,000,000	0
2002B	2016	20,000,000	0
2006A	2022	57,675,000	5,350,000
2008A	2019	85,000,000	0
	2010	78,085,000	0
	2012	146,030,000	1,780,000
2019A	2049	119,635,000	119,635,000
2019B	2042	148,240,000	144,475,000
2019C	2021	162,016	0
2020A	2040	<u>48,345,000</u>	<u>44,490,000</u>
		\$912,202,016	\$315,730,000

The University has always met its obligations on time and in full.

THE PROJECT: Bond proceeds will be utilized to finance, refinance, and/or reimburse the University for construction and renovation costs related to the construction of an approximately 26,000 square foot research building and the construction of an athletic stadium with approximately 50,000 square foot of interior space; including four home team locker room suites, a training room, a VIP suite, press box, public restrooms and concessions. Proceeds may also be used for the rehabilitation or renovations of academic and residential buildings throughout the main campus including but not limited to roof improvements and replacements, and the renewal, replacement and expansion of existing heating and cooling infrastructure.

FINANCING DETAILS: The proposed issuance is expected to be sold through one or more series of tax-exempt and/or taxable, fixed- and/or variable-rate bonds, via negotiated sales and/or private placements. Project costs are expected to require a deposit to the Construction Fund of approximately \$120 million. Issuance costs, including underwriter’s discount, are estimated to total approximately \$1.1 million. The financing is anticipated to have a par issuance of approximately

\$113.7 million and approximately \$7.4 million of premium proceeds. The estimated sources and uses of funds are provided in Attachment I. The University is requesting a par amount not to exceed \$120 million.

Rating: Moody’s Investors Service has assigned a rating of “A1” to the outstanding obligations of the University with a “Stable Outlook”.

Security Provisions: It is anticipated that the Loan Agreement will be a general unsecured obligation of the University and no security interest in revenues or assets of the University will be granted by the University to DASNY under the Loan Agreement.

Table 2 – Selected Enrollment Statistics

	<u>Fall 2017</u>	<u>Fall 2018</u>	<u>Fall 2019</u>	<u>Fall 2020</u>	<u>Fall 2021</u>
First-time Freshman Applications Received	19,908	20,986	21,987	24,163	23,508
First-time Freshman Applications Accepted	12,576	13,601	14,889	17,048	16,589
Undergraduate Acceptance Ratio	63.2%	64.8%	67.7%	70.6%	70.6%
First-time Freshman Applicants Enrolled	3,283	3,406	3,247	3,627	4,098
Undergraduate Matriculation Ratio	26.1%	25.0%	21.8%	21.3%	24.7%
Mean SAT Scores (Entering Freshmen)	1,287	1,297	1,305	1,291	1,348
Headcount Enrollment					
Full-Time	16,247	16,286	16,054	15,818	16,699
Part-Time	<u>2,716</u>	<u>2,761</u>	<u>2,843</u>	<u>2,850</u>	<u>3,019</u>
Total	18,963	19,047	18,897	18,668	19,718
Full-time Equivalent Enrollment					
Undergraduate	13,423	13,666	13,466	13,608	14,327
Graduate	<u>2,354</u>	<u>2,212</u>	<u>2,260</u>	<u>2,159</u>	<u>2,263</u>
Total	15,777	15,878	15,726	15,767	16,590

FEASIBILITY - ENROLLMENT ANALYSIS: The University has implemented a controlled strategic growth plan focused on the academic quality of the student body, more diverse student population, and broader national and international market base for student recruitment. While RIT has an undergraduate emphasis, the University offers a wide-ranging portfolio of 75 graduate programs and eight doctorate programs. The acceptance rate for Fall 2021 was 70.6% with 24.7% of the accepted students matriculating to the University. The mean SAT score for entering freshman was 1,348, a five year high.

Headcount enrollment reached an all-time high of 19,718 students for the fall of 2021, of which, 16,699 were full-time and 3,019 were part-time. During the last 5 years, total FTE enrollment has increased from 15,777 students to 16,590 students.

Of this, 14,327 students were undergraduates and 2,263 were graduate students. The chart below illustrates the FTE enrollment levels the University has experienced for the past five years.

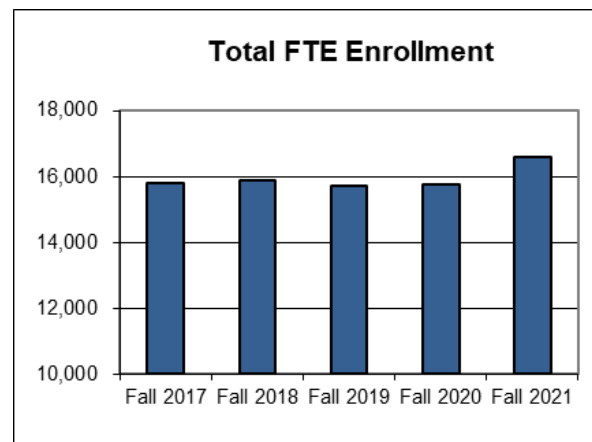


Table 3 – Selected Operating Statistics

<i>(dollars in thousands)</i>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Total operating revenue	\$560,380	\$576,492	\$602,171	\$609,363	\$606,714
Total operating expense	<u>551,658</u>	<u>568,665</u>	<u>582,791</u>	<u>588,597</u>	<u>570,986</u>
Change in net assets from operations	8,722	7,827	19,380	20,766	35,728
Total non-operating activities	<u>26,893</u>	<u>116,639</u>	<u>28,475</u>	<u>(1,056)</u>	<u>188,483</u>
Change in unrestricted net assets	35,615	124,466	47,855	19,710	224,211
Plus: Total depreciation/amortization	38,801	39,796	39,906	42,170	41,886
Plus: Total interest paid (expense)	<u>11,436</u>	<u>11,473</u>	<u>11,393</u>	<u>11,878</u>	<u>11,577</u>
Adjusted change in net assets	\$85,852	\$175,735	\$99,154	\$73,758	\$277,674
Cash provided by operating activities	\$28,815	\$20,984	\$19,169	\$59,820	\$47,675
Total annual debt service	\$19,934	\$20,335	\$22,549	\$23,433	\$23,553
Adjusted Operating Margin (DASNY 2021 Median: 3.2%)	4.2%	3.1%	4.8%	5.0%	8.3%
Adjusted Net Income Margin (DASNY 2021 Median: 18.0%)	8.8%	23.0%	9.4%	4.8%	38.6%
Debt Service to Operating Expenses (DASNY 2021 Median: 5.2%)	3.6%	3.6%	3.9%	4.0%	4.1%
Annual Debt Service Coverage (DASNY 2021 Median: 2.0:1)	3.7	3.4	3.6	3.6	4.5

FEASIBILITY - OPERATIONS ANALYSIS:

Operating results have been positive for the last five years, with an average change in net assets from operations of \$18.5 million. Cash flow from operations was also positive in each year, averaging \$35.3 million.

Total operating revenues increased from \$560.4 million in 2017 to \$606.7 million in 2021, primarily from net tuition revenue growth and growth in government grants and contracts. Net tuition revenue grew from \$297.8 million to \$317.4 million during the five-year period. Net Tuition per FTE Student has risen from \$19,155 in 2017 to \$20,132 in 2021. Government grants and contracts increased from approximately \$110.1 million in 2017 to approximately \$155.5 million in 2021.

Total operating expenses increased from \$551.7 million in 2017 to \$571.0 million in 2021. RIT’s adjusted operating margin has averaged 5.1% over the past five years and was 8.3% in 2021, compared to the 2021 DASNY median of 3.2%. Non-operating activities primarily consist of investment returns and changes in postretirement benefits. Adjusted net income margin has averaged 16.9% over the past five years and was 38.6% in 2021, compared to the 2021 DASNY median of 18.0%.

Debt service over the last five years has averaged \$22.0 million annually. Debt Service as a percentage of Operating Expenses has been

approximately 3.8% over the past five years, below the DASNY median of 5.2%. The 2021 Debt Service Coverage Ratio was 4.5:1, compared to the DASNY median of 2.0:1.

Approximately 52% of total operating revenue came from net tuition and fees in 2021 compared to a 2021 DASNY Median of 60%. Approximately 26% of total revenue comes from Government Support (including research grants) and another 11% comes from auxiliary services. The following chart presents the University’s revenue composition for fiscal year 2021.

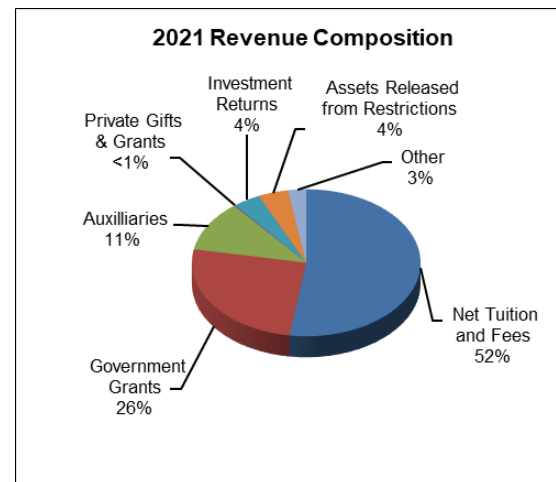


Table 4 – Selected Financial Position Statistics

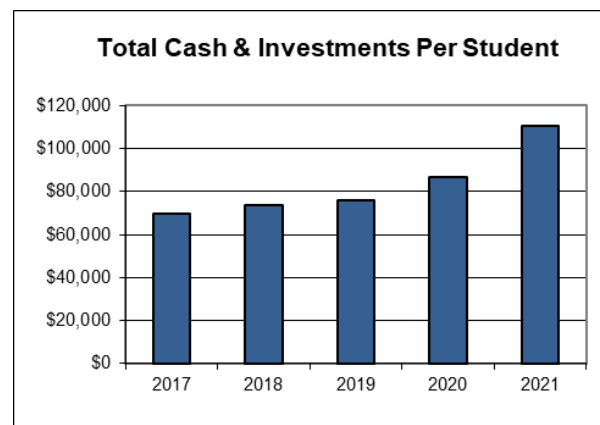
(dollars in thousands)	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Total Assets	\$1,825,830	\$1,961,508	\$2,019,924	\$2,166,215	\$2,557,108
Total Liabilities	597,173	529,019	522,525	646,277	650,213
Net Assets					
Unrestricted	794,175	918,611	966,466	986,176	1,210,387
Temporarily Restricted	268,520	316,774	530,933	533,762	696,508
Permanently Restricted	<u>165,962</u>	<u>197,104</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Net Assets	\$1,228,657	\$1,432,489	\$1,497,399	\$1,519,938	\$1,906,895
Long-Term Debt	\$272,517	\$275,115	\$262,363	\$369,718	\$356,576
Total Cash & Investments to Operating Expenses (DASNY 2021 Median: 2.2:1)	2.0	2.0	2.1	2.3	3.1
Total Cash & Investments to Total Debt (DASNY 2021 Median: 2.8:1)	4.0	4.2	4.6	3.7	4.9
Total Cash & Investments per Student (DASNY 2021 Median: \$76,180)	\$69,512	\$73,821	\$75,986	\$86,736	\$110,651

FEASIBILITY - BALANCE SHEET ANALYSIS:

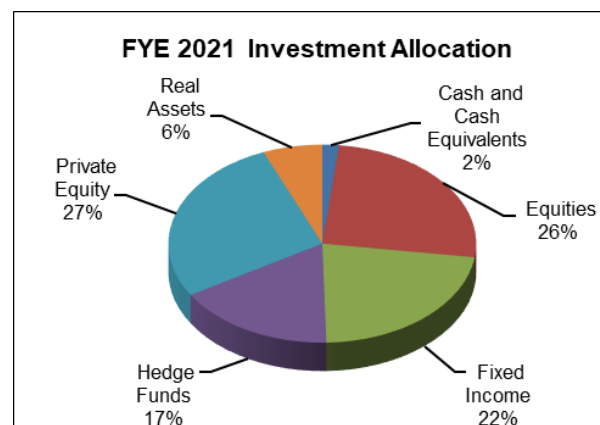
RIT's total assets have increased from approximately \$1.8 billion in 2017 to approximately \$2.6 billion in 2021, primarily due to increases in investments. Total liabilities increased from approximately \$597 million to approximately \$650 million over this time-period. Total net assets have increased from approximately \$1.2 billion in 2017 to approximately \$1.9 billion in 2021. Unrestricted net assets increased from approximately \$794 million to approximately \$1.2 billion over this time-period.

Long-term debt has increased from approximately \$273 million in 2017 to approximately \$357 million in 2021. Expendable Resources to long-term debt has increased from 2.5:1 in 2017 to 4.4:1 in 2021, compared to the 2021 DASNY median of 1.4:1.

Cash and Investments increased to approximately \$1.8 billion in 2021 from \$1.1 billion in 2017. Total Cash and Investments to Operating Expenses has averaged 2.3:1 over the past five years and was 3.1:1 in 2021, compared to the 2021 DASNY median of 2.2:1. Total Cash and Investments to Total Debt has averaged 4.3:1 over the past five years and was 4.9:1 in 2021, compared to the 2021 DASNY median of 2.8:1. Total Cash and Investments per Student in 2021 was \$110,651, up from \$69,512 in 2017. This measure over the last five years is illustrated in the following graph:



ENDOWMENT AND INVESTMENTS: The University's investments increased to \$1.6 billion in 2021, from \$1.0 billion in 2017. The following chart illustrates the composition of RIT's investment portfolio as of June 30, 2021.



SUMMARY: Staff is requesting the Board to adopt a resolution to proceed for one or more series of bonds with maturities not to exceed 31 years in an aggregate par amount not to exceed \$120,000,000.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the University in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the University, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the University pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the University as security for the Bonds.



**Rochester Institute of Technology
Sources and Uses of Funds**

Sources of Funds:

Bond Proceeds		
Par Proceeds	\$	113,645,000
Premium		7,417,141
<i>Total Sources</i>	\$	121,062,141

Uses of Funds:

% of Par

Project Fund Deposits	\$	120,000,000	
Costs of Issuance and Underwriter's Discount		1,062,141	0.93%
<i>Total Uses</i>	\$	121,062,141	

All Figures in 000's	Balance Sheets				
	2017	2018	2019	2020	2021
Assets					
Cash and Cash Equivalents	\$ 60,861	47,556	86,504	93,001	113,842
Accounts Receivable	29,176	33,431	18,724	18,491	20,035
Contributions Receivable	14,631	52,849	86,689	62,390	57,247
Grants, Loans and Other Receivables	38,067	32,621	26,229	20,024	14,589
Short-Term Investments	0	0	0	0	0
Investments	1,019,772	1,117,125	1,120,007	1,271,002	1,630,787
Property, Plant and Equipment, Net	642,847	654,508	658,335	673,242	681,610
Deposits Held Under Debt Agreements	14,295	14,488	14,610	17,994	17,734
Prepaid Expenses and Other Assets	6,181	8,930	8,826	10,071	21,264
Right to Use Leased Property	0	0	0	0	0
Total Assets	\$ 1,825,830	1,961,508	2,019,924	2,166,215	2,557,108
Liabilities					
Accounts Payable and Accrued Expenses	\$ 46,536	51,069	48,100	47,625	60,672
Deposits and Deferred Revenues	52,996	61,746	59,039	68,922	78,626
Federal Grants and Student Loans	22,508	22,820	22,724	20,054	15,535
Pension and Postretirement Benefits	202,616	118,269	130,299	139,958	138,804
Short-term Debt Obligations	0	0	0	0	0
Long-Term Debt	272,517	275,115	262,363	369,718	356,576
Lease Obligations	0	0	0	0	0
Due to Related Organizations	0	0	0	0	0
Asset Retirement Obligation	0	0	0	0	0
Other Liabilities	0	0	0	0	0
Total Liabilities	\$ 597,173	529,019	522,525	646,277	650,213
Net Assets					
Unrestricted	\$ 794,175	918,611	966,466	986,176	1,210,387
Temporarily Restricted	268,520	316,774	530,933	533,762	696,508
Permanently Restricted	165,962	197,104	0	0	0
Total Net Assets	\$ 1,228,657	1,432,489	1,497,399	1,519,938	1,906,895
Total Liabilities and Net Assets	\$ 1,825,830	1,961,508	2,019,924	2,166,215	2,557,108

All Figures in 000's	Statement of Activities				
	2017	2018	2019	2020	2021
Operating Revenue					
Tuition and Fees	\$ 486,003	506,496	533,295	558,382	593,758
Less Financial Aid	-188,224	-204,669	-219,925	-233,063	-276,339
Net Tuition and Fees	\$ 297,779	301,827	313,370	325,319	317,419
Sales and Service of Auxiliaries	\$ 84,665	87,163	87,183	66,541	67,921
Government Grants and Contracts	110,104	112,041	124,543	139,893	155,453
Private Gifts and Grants	7,283	5,339	3,320	3,600	1,326
Investment Return	16,780	22,574	25,256	27,672	23,167
Other Revenues	21,443	22,994	22,938	20,365	15,662
Sales and Services -Educational	0	0	0	0	0
Hospital and Faculty Patient Care	0	0	0	0	0
Assets Released from Restriction	22,326	24,554	25,561	25,973	25,766
Total Operating Revenue	\$ 560,380	576,492	602,171	609,363	606,714
Operating Expense					
Instruction and Research	\$ 301,583	306,990	395,314	407,635	389,571
Academic Support	57,398	61,357	0	0	0
Student Services	45,821	49,201	0	0	0
Institutional Support	46,653	47,725	49,276	42,745	39,792
Facilities Expense	0	0	0	0	0
Auxiliary Expense	85,886	86,864	138,201	138,217	141,623
Sponsored Programs	0	0	0	0	0
Other Operating Expense	14,317	16,528	0	0	0
Hospital and Faculty Patient Care	0	0	0	0	0
Total Operating Expense	\$ 551,658	568,665	582,791	588,597	570,986
Chg in Unrestricted Net Assets from Operating Activities	\$ 8,722	7,797	19,380	20,766	35,728
Non-Operating Activities					
Net Excess Investment Return/(Loss)	\$ 43,932	25,198	7,481	-5,771	174,580
Capital Gifts and Contributions	1,401	2,539	19,520	11,030	4,808
Assets Released from Restriction	2,275	1,454	4,837	597	8,914
Other Non-Operating Items, Net	668	2,151	9,424	2,195	-1,122
Pension & Postretirement Obligations	-21,383	85,297	-12,787	-9,107	1,303
Change in Value of Derivatives	0	0	0	0	0
Extraordinary Gain/(Loss)	0	0	0	0	0
Total Non-Operating Activities	\$ 26,893	116,639	28,475	-1,056	188,483
Change in Unrestricted Net Assets	\$ 35,615	124,436	47,855	19,710	224,211

Financial and Operating Ratios

	Year					2021 DASNY Median
	2017	2018	2019	2020	2021	
<u>Liquidity Ratios</u>						
Total Cash & Investments to Operating Expenses (x)	2.0	2.0	2.1	2.3	3.1	2.2
Total Cash & Investments to Total Debt (x)	4.0	4.2	4.6	3.7	4.9	2.8
Expendable Resources to LT Debt (x)	2.5	3.1	4.1	3.2	4.4	1.4
Total Cash & Investments per Student (\$)	\$69,512	\$73,821	\$75,986	\$86,736	\$110,651	\$76,180
Cash Income (%)	5.0%	3.6%	3.1%	9.7%	7.7%	3.7%
Operating Cash Flow to Debt Service (x)	1.45	1.03	0.85	2.55	2.02	0.35
<u>Capital Ratios</u>						
Capital Spending (x)	0.0	0.0	1.1	1.2	1.0	0.6
Age of Facility (Yrs)	13.67	14.09	14.81	14.87	15.39	13.43
Debt Service to Operating Expenses (%)	3.6%	3.6%	3.9%	4.0%	4.1%	5.2%
Annual Debt Service Coverage (x)	3.7	3.4	3.6	3.6	4.5	2.0
Total Debt to Total Capitalization (x)	0.2	0.2	0.1	0.2	0.2	0.2
LT Debt per Student (\$)	\$17,530	\$17,438	\$16,524	\$23,510	\$22,615	\$39,631
<u>Productivity and Demand Ratios</u>						
Primary Matriculation (Yield) (%)	26.4%	26.1%	25.0%	21.8%	21.3%	22.4%
Primary Selectivity (Acceptance) (%)	61.0%	63.2%	64.8%	67.7%	70.6%	63.4%
Student/Faculty (x)	13.3	13.5	13.5	13.2	13.9	10.8
Tuition Discount (%)	38.7%	40.4%	41.2%	41.7%	46.5%	36.0%
Educational Core Services (%)	52.4%	52.3%	64.6%	65.8%	62.6%	42.0%
<u>Profitability and Operating Ratios</u>						
Operating Margin (%)	4.2%	3.1%	4.8%	5.0%	8.3%	3.2%
Net Income Margin (%)	8.8%	23.0%	9.4%	4.8%	38.6%	18.0%
Net Tuition per Student (\$)	\$19,155	\$19,131	\$19,736	\$20,687	\$20,132	\$26,071
Return on Net Assets (%)	6.2%	15.3%	4.4%	1.5%	22.6%	18.4%
Return on Average Investment Value (%)	11.5%	8.1%	5.0%	2.9%	25.9%	23.1%
Net Tuition Dependency (%)	51.7%	51.4%	51.2%	52.5%	51.0%	59.5%
Tuition and Auxiliaries (%)	66.4%	66.3%	65.4%	63.3%	61.9%	72.4%
Federal Financial Ratio (x)	3.00	3.00	3.00	2.92	3.00	2.61

RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW
YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO
PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE
THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE
FINANCING OF FACILITIES FOR ROCHESTER INSTITUTE OF TECHNOLOGY

Resolved that the staff and bond counsel be authorized to proceed to take the necessary action and prepare the appropriate documents to provide for the financing of facilities for Rochester Institute of Technology provided, however, that the adoption of this Resolution imposes no duty on the part of DASNY to issue obligations for or on behalf of the Rochester Institute of Technology.

This Resolution shall take effect immediately.