



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

**Date:** July 15, 2025

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

**Applicant:** Roswell Park Cancer Institute Corporation  
Elm & Carlton Streets  
Buffalo, New York 14263  
(Erie 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:** Roswell Park Cancer Institute Corporation  
*Property Acquisition, Building Demolition and Parking Lot  
Construction Project (2025 Bond Financing/Refinancing)*  
(Other Independent Institutions Program)

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

**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 Roswell Park Cancer Institute Corporation (“Roswell Park” or “the Corporation”) for its *Property Acquisition, Building Demolition, and Parking Lot Construction Project (2025 Bond Financing/Refinancing)* (the “Proposed Project”). For purposes of the *State Environmental Quality Review Act* (“SEQRA”), the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$200,000,000, with maturities not to exceed 30 years, to be sold at one or more times through a negotiated offering and/or a private placement on behalf of Roswell Park, pursuant to DASNY’s Other Independent Institutions Program.<sup>1</sup> Roswell Park’s request for funding would also be used to finance and/or refinance other various institution-wide construction, renovation, rehabilitation, equipment purchase, design and refinancing projects for the Corporation. These other projects are described further below.

More specifically, the Proposed Project would consist of the acquisition of properties totaling approximately 2.74 acres and located on the Buffalo Niagara Medical Campus (“BNMC”), adjacent to Roswell Park’s main campus near downtown Buffalo. The Proposed Project would also include the demolition of two existing structures on the properties totaling approximately 78,300 gross square feet (“gsf”) and the construction of a surface parking lot with approximately 172 additional spaces, in place of the demolished buildings. There are approximately 205 existing parking spaces currently on the properties to be acquired. The new parking would be private, for use by Roswell Park employees.

The Proposed Project would be developed as of right; no other discretionary permits or approvals are anticipated. Aside from DASNY’s funding action, no other involved agencies with a discretionary action subject to SEQR have been identified. The property acquisition is expected to close by the end of 2025, and completion of the building abatement and demolition is expected to last about 8 months. The Proposed Project is expected to commence in June 2026 and is anticipated to be completed by August 2027.<sup>2</sup>

## Location of Proposed Project

The Proposed Project would be located adjacent to Roswell Park’s main campus at Elm & Carlton Streets in Buffalo, Erie County, New York. The properties to be acquired are located on the BNMC, which is bounded by High Street to the north, North Oak Street to the east, Ellicott Street to the west, and the Roswell Park Comprehensive Cancer Center’s Carlton House to the south. The following parcels, identified by street address and Section, Block, and Lot (“SBL”) would be acquired:

- 85 High Street (SBL 100.79-3-1.111) – consists of a 4-story, approximately 45,300-gsf medical office building on an approximately 1.24-acre parcel owned by Buffalo Medical Group Building (“BMG”);

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<sup>1</sup> DASNY *Transaction Report – Resolution to Proceed* dated May 6, 2025, and *Transaction Report Update -- Adoption of Documents* dated July 8, 2025, attached.

<sup>2</sup> The anticipated construction schedule is approximately 14 months, however the duration of actual work is anticipated to last about 8 months; the site restoration work is weather dependent and would not happen during the winter months.

- 660 North Oak Street (SBL 100.79-3-4.12) – consists of an approximately 0.54-acre parking lot owned by BMG;
- 640 North Oak Street (SBL 100.79-3-6.111) – consists of an approximately 0.08-acre walkway owned by Kevin Walk Corp/BMG;
- 73 High Street/666 North Oak Street (SBL 100.79-3-4.11) – consists of a 3-story, approximately 33,000-gsf medical office building on an approximately 0.33-acre parcel owned by 73 High Street, LLC/BNMC;
- 795 Ellicott Street (SBL 100.79-3-1.112) – consists of an approximately 0.54-acre parking lot owned by 73 High Street, LLC/BNMC; and
- 781 Ellicott Street (SBL 100.79-3-6.112) – consists of an approximately 0.01-acre walkway owned by 73 High Street, LLC/BNMC.

### **Description of the Institution**

Roswell Park's roots date back to 1898 when the Pathological Laboratory of the University of Buffalo became the first laboratory in the world to focus exclusively on cancer research. Over time, it evolved to integrate clinical care, research and education focused solely on cancer care. In 1904, it established the world's first chemotherapy research program and was also recognized and partially funded by the State of New York. This was the first example of government support for cancer research in the world. Currently, the main campus is located near downtown Buffalo and has been recognized by various national organizations for its clinical care and research programs. In addition, there are 16 ambulatory care centers that offer 35 different specialties in Erie and Niagara Counties.

Prior to 1998, Roswell Park was owned and operated by the State as a division of the Department of Health. The Corporation was created as a public benefit corporation pursuant to legislation enacted in 1997 for the purpose of operating the Hospital following the transfer of the Hospital from the State to the Corporation. Currently, the Corporation is comprised of two divisions: the Hospital, and the Roswell Park Clinical Practice Plan. As a public benefit corporation and pursuant to its enabling legislation, the Corporation adheres to the State public employees collective bargaining agreements and is required to provide employee benefits consistent with civil service law.

### **Reasons Supporting This Determination**

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

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.

**SEQR Determination.** The Proposed Project constitutes an Unlisted Action – 6 N.Y.C.R.R. Part 617.2(al) of the *SEQR* implementing regulations. On June 13, 2025, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form – Part 1* (“FEAF – Part 1”) that was prepared for the Proposed Project by representatives of Roswell Park, 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 potentially 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 new building’s environmental effects with representatives of the University and other interested parties. 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.**

**SHPA Determination.** As noted above, the Proposed Project was reviewed in conformance with the SHPA, Section 14.09 of the PRHPL, as well as with the requirements of the MOU between DASNY and OPRHP. OPRHP is an Interested Agency for the purposes of this *SEQR* review.

DASNY submitted the Proposed Project to OPRHP for review (OPRHP №. 25PR05140). In its letter of June 25, 2025 (attached), OPRHP noted that the Proposed Project area is adjacent to the Washington-Ellicott Streets Residential Historic District, which is eligible for listing in the State and National Registers of Historic Places (“S/NR”). OPRHP also noted that the 73 and 85 High Street buildings are not S/NR eligible, and it has no concerns with their removal. OPRHP recommended that any visual impacts that a new parking lot may have on the nearby, eligible district be minimized through vegetative buffers and landscaping. OPRHP concluded that the Proposed Project will have No Adverse Impact upon historic or archaeological resources.

It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the S/NR.

**SSGPIPA Determination.** 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.

**General Findings.** The purpose of the Proposed Project is the acquisition of land for the expansion of parking (and potential location of a new future parking garage) with connection to Roswell Park's existing main campus/hospital.<sup>3</sup>

The Project Site is fully developed and currently used as medical office space and paved parking areas. A Phase I Environmental Site Assessment ("ESA") was conducted in June 2025 by GZA GeoEnvironmental of New York ("GZA") of the properties to be acquired.<sup>4</sup> Based on the Phase I ESA report dated July 1, 2025, the Project Site was previously occupied by residences, a community center, a funeral home, a veterinary hospital, a medical research facility, and medical offices. The vicinity has been occupied by residences, gasoline filling stations, dry cleaners, hospitals, and medical research facilities since the late 1900s with continued commercial/medical development through time.

The findings of the Phase I ESA indicated no Recognized Environmental Conditions ("RECs") were identified in connection with the subject properties, however, Business Environmental Risks ("BERs") were revealed in connection with the former uses in the vicinity. Though releases are not known to have occurred affecting the Project Site, contaminated materials are commonly associated with urban fill. Contaminated materials, if encountered during site development activities, would require management, reporting, and health and safety considerations in accordance with local and State regulations.

Furthermore, due to the age of the two existing buildings, there may be asbestos-containing building materials ("ACM"), lead paint, lead-based materials, ballasts (containing PCBs), and/or lamps (containing mercury). The New York State Department of Conservation ("NYSDEC"), as an Interested Agency for the purposes of this SEQR process, reviewed the Proposed Project. In its letter dated July 10, 2025 (attached), NYSDEC Region 9 provided information and guidelines on worker protections, proper handling, management and disposal requirements for friable asbestos, elemental mercury and/or lead that may be encountered in any buildings to be demolished.

In addition to the Proposed Project described above, Roswell Park would use bond proceeds to fund and/or reimburse itself for various campus-wide renovations, improvements, upgrades, and equipment purchase projects, including upgrades to its air handling units, elevators, parking garages, door, roof and window replacements, electrical upgrades, and information technology projects, as described in the attached list.

Roswell Park would also use bond proceeds for renovations and improvements to the Scott Bieler Amherst Center (the "Amherst Center"), a 30,000-gsf outpatient facility located at 203 Park Club Lane in Williamsville, New York, and to refinance a commercial mortgage loan on the Amherst

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<sup>3</sup> Plans for a future parking garage are not know at this time. Accordingly, the subject SEQR process does not contemplate the potential impacts of any future reuse of the Project Site beyond the surface parking lot. Any such future use or development at the Project Site may require further review under SEQR.

<sup>4</sup> A site reconnaissance was not conducted due to the properties' inaccessibility, and this is considered a significant data gap in the Phase I ESA. Site access and site reconnaissance is expected to be completed prior to the property closing.

Center. Services provided here include clinic visits, imaging, chemotherapy and infusions as well as pharmacy and laboratory services.

DASNY's overall SEQR classification for all elements of the proposed financing is Unlisted. It has been determined that the additional components of the Proposed Project would involve the following Type II actions:

- *"maintenance or repair involving no substantial changes in an existing structure or facility", which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1);*
- *"replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in Part 617.4", which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2);*
- *"conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action", which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(27);*
- *"investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt", which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29); and*
- *"purchase or sale of furnishings, equipment, or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials", which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).*

Type II "actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."<sup>5</sup> Therefore, no further SEQR determination or procedure is required for any component of the proposed project identified as Type II.

**Potential Impacts.** DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project, assessed the magnitude, duration, likelihood, scale, and context of the construction 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, attached*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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<sup>5</sup> 6 N.Y.C.R.R. § 617.5(a).

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

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

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

**For Further Information:**

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Director  
Office of Environmental Affairs

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515 Broadway  
Albany, New York 12207-2964

Telephone: (518) 257-3214

Email: [rderico@dasny.org](mailto: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: Roswell Park Cancer Institute Corporation - Property Acquisition, Building Demolition and Parking Lot Construction Project (2025 Financing)		
Project Location (describe, and attach a general location map): 85 High Street, 73 High Street/666 North Oak Street, 640 and 660 North Oak Street, 781 and 795 Ellicott Street, Buffalo, Erie County, New York		
Brief Description of Proposed Action (include purpose or need):  The Dormitory Authority of the State of New York ("DASNY") has received a funding request from Roswell Park Cancer Institute Corporation (the "Corporation") for its Property Acquisition, Building Demolition, and Parking Lot Construction Project (2025 Financing). For purposes of SEQRA, the Proposed Action would involve DASNY's authorization of the issuance of bonds on behalf of the Corporation pursuant to DASNY's Other Independent Institutions Program. The Proposed Project would consist of the acquisition of properties totaling approximately 2.74-acres, the demolition of two existing structures totaling approximately 78,300 gsf, and the construction of a surface parking lot. The properties are located on the Buffalo Niagara Medical Campus, bounded by High Street to the north, North Oak Street to the east, Ellicott Street to the west, and Carlton House to the south. The Proposed Action would also include the financing and/or refinancing of various campus-wide construction, renovation, upgrade and equipping projects.  The following tax parcels/addresses would be acquired: 100.79-3-1.111 (85 High Street); 100.79-3-1.112 (795 Ellicott Street); 100.79-3-4.11 (73 High Street/666 North Oak Street); 100.79-3-4.12 (660 North Oak Street); 100.79-3-6.111 (640 North Oak Street); and 100.79-3-6.112 (781 Ellicott Street).		
Name of Applicant/Sponsor: Roswell Park Cancer Institute Corporation		Telephone:  E-Mail:
Address: Elm & Carlton Streets		
City/PO: Buffalo	State: New York	Zip Code: 14263
Project Contact (if not same as sponsor; give name and title/role): Anthony Putrelo		Telephone: (716) 845-8171  E-Mail: Anthony.Putrelo@roswellpark.org
Address: Elm & Carlton Streets		
City/PO: Buffalo	State: New York	Zip Code: 14263
Property Owner (if not same as sponsor): Buffalo Medical Group Building and 73 High Street LLC (BNMC) - Michael Vasiloff		Telephone: (716) 630-2500  E-Mail: mvasiloff@buffalomedicalgroup.com
Address: 325 Essay Rd.		
City/PO: Williamsville	State: New York	Zip Code: 14221

## 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 type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DASNY funding, SHPO consultation	July 2025
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. 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):

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
MEDICAL CAMPUS	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	CITY OF BUFFALO
b. What police or other public protection forces serve the project site?	CITY OF BUFFALO
c. Which fire protection and emergency medical services serve the project site?	CITY OF BUFFALO
d. What parks serve the project site?	N/A

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? MEDICAL USE - PARKING LOT	
b. a. Total acreage of the site of the proposed action?	2.74 acres
b. Total acreage to be physically disturbed?	0.69 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	29.92 acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 8.38% Units: 2.74 acres	
d. Is the proposed action a subdivision, or does it include a subdivision? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated	2
• Anticipated commencement date of phase 1 (including demolition)	JUN month 2026 year
• Anticipated completion date of final phase	AUG month 2027 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	
THIS PROJECT CONSISTS OF EXTERIOR WORK AND IS WEATHER DEPENDENT. THE DURATION OF THE ACTUAL WORK IS ABOUT EIGHT MONTHS, BUT THE SITE RESTORATION WORK CAN'T HAPPEN IN THE WINTER MONTHS.	

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
<i>i.</i> Total number of structures _____ <i>ii.</i> Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____	
<i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____	
<i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>ix.</i> Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

---

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

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

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

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

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

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

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

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

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

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

---

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

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

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

\_\_\_\_\_

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

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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____          _____          _____</li> </ul>	<input 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? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<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>		
<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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</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)? _____          _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____          _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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? _____</p> <p>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"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *See below</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 0</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>		

\* There are approximately 205 existing parking spaces at the project site. Approximately 172 parking spaces would be created as a result of the Proposed Project for use by existing employees; no additional new traffic is anticipated as a result of this project.



<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>BUILDING WRECKING EQUIPMENT, BACKHOES, BULLDOZERS, JACK HAMMERS, ETC. WILL BE USED DURING THE REMOVAL OF THE BUILDINGS. THIS WORK WILL TAKE PLACE DURING NORMAL BUSINESS HOURS 7AM - 5PM , M/F AND SATURDAYS IF NECESSARY.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>DURING CONSTRUCTION, DIESEL FUMES FROM HEAVY EQUIPMENT WILL OCCUR. DURING NORMAL BUSINESS HOURS 7AM - 5PM M/F AND MAY OCCUR WITHIN 70 FEET OF AN OCCUPIED BUILDING.</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 1500 tons per MONTH FOR 4 MO. (unit of time) 6000 TOTAL</li> <li>• Operation : _____ 0 tons per _____ 0 (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: ATTEMPT TO RECYCLE BRICK/CONCRETE/STEEL WHERE FEASIBLE _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: CONSTRUCTION AND DEMOLITION (C&amp;D) WASTE FACILITY _____</li> <li>• Operation: _____</li> </ul>	



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: \_\_\_\_\_  
IT IS UNKNOWN AT THE MOMENT BUT DUE TO THE AGE OF THE ORIGINAL CONSTRUCTION OF THE TWO FACILITIES, IT IS ASSUMED MATERIALS WILL CONTAIN ASBESTOS (INSULATION, FITTINGS, ETC.), BALLASTS (PCBs), LAMPS (MERCURY), LEAD-BASED PAINT, ETC.

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
DEMOLITION OF THE BUILDINGS. AMOUNT UNKNOWN AT THIS POINT. THEREFORE iii BELOW TBD.

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

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
LAMPS WOULD BE RECYCLED.

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

If Yes: provide name and location of facility: \_\_\_\_\_  
IF HAZARDOUS MATERIALS ARE FOUND THEY WOULD BE DISPOSED AT A CERTIFIED HAZARDOUS WASTE FACILITY.

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): MEDICAL & EDUCATIONAL

ii. If mix of uses, generally describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.74	2.74	2.74
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?          If Yes,  <i>i. Identify Facilities:</i>          CONVENTUS, KALEIDA HOSPITALS - WOMEN &amp; CHILDRENS AND BUFFALO GENERAL, AND ROSWELL PARK CANCER INSTITUTE          _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____</p> <p><i>iii. Provide date and summarize results of last inspection:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>          _____          _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____          SEE ATTACHED</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): 915143, C915281, C915294, C915303, C915260, C91...  <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>          SEE ATTACHED</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? <span style="float: right;">_____ 75 - 90 feet</span>													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">SANDY</td> <td style="width: 20%; text-align: right;">34 %</td> </tr> <tr> <td>SILT</td> <td style="text-align: right;">33 %</td> </tr> <tr> <td>CLAY</td> <td style="text-align: right;">33 %</td> </tr> </table>		SANDY	34 %	SILT	33 %	CLAY	33 %						
SANDY	34 %												
SILT	33 %												
CLAY	33 %												
d. What is the average depth to the water table on the project site? Average: _____ feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:													
i. Name of aquifer: <u>Principal Aquifer</u>													

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site      <input checked="" type="checkbox"/> Historic Building or District</li> <li>ii. Name: Eligible property: August Feine House, Eligible property: KEVIN GUEST HOUSE, Eligible property: St. Jude Center, Eligibl...</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: TIFFT NATURE PRESERVE, BUFFALO HARBOR STATE PARK, THEODORE ROSEVELT INAUGURAL SITE, ETC.</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): THERE ARE NUMEROUS HIGHWAY OVERLOOKS, STATE OR LOCAL PARKS WITHIN 5 MILS WITH THE CLOSEST WITHIN 1 MILE.</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

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

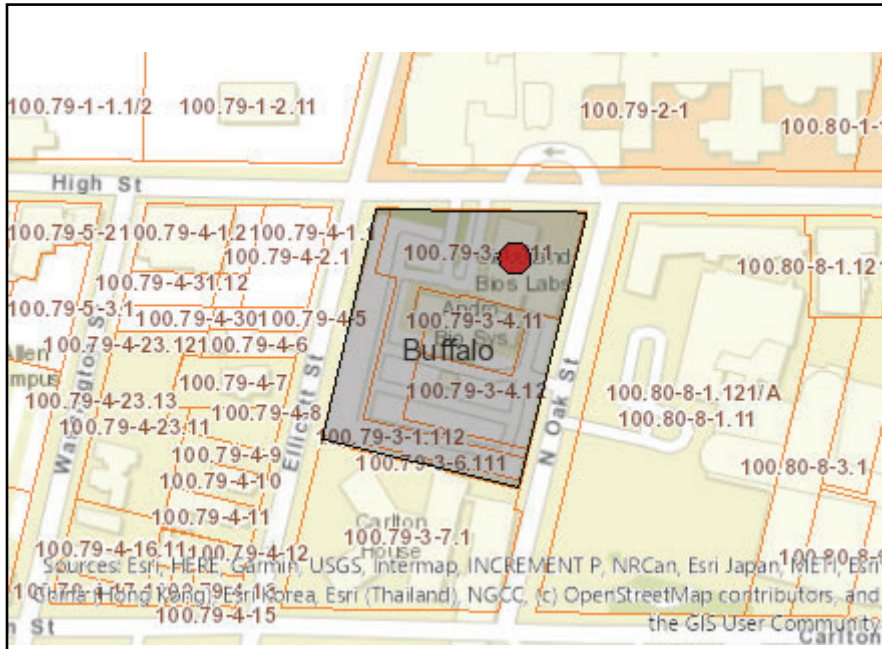
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

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

Applicant/Sponsor Name ANTHONY PUTRELO Date 6/3/2025

Signature  Title VICE PRESIDENT, FACILITIES MANAGEMENT



**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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915143, C915281, C915294, C915303, C915260, C915143, C915341, C915355, C915362, C915363, C915375, C915393
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes

E.2.l. [Aquifer Names]	Principal Aquifer
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:August Feine House, Eligible property:KEVIN GUEST HOUSE, Eligible property:St. Jude Center, Eligible property:937 Washington Street, Eligible property:929 Washington Street, Eligible property:788 Ellicott Street / Kevin Guest House, Eligible property:33 High Street
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

## **FEAF Part E.1.h**

***Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?***

***Yes, see below current status of sites:***

- Site 915143 at 980 Ellicott Street: State Superfund Program Class Code 4 (Closed, with Environmental Easement), remediation completed 09/03/2019;
- Site C915281 at 628 Ellicott Street: Brownfield Cleanup Program (BCP) Class Code C (Completed), remediation completed 12/26/2019;
- Site C915294 at 903 Ellicott Street: BCP Class Code A (Active), remediation in progress;
- Site C915303 at 19 North Street: BCP Class Code C (Completed), remediation completed 12/28/2017;
- Site C915260 at 979 Main Street: BCP Class Code C (Completed), remediation completed 12/23/2014;
- Site C915143 at 980 Ellicott Street: BCP Class Code N (No Further Action at this Time);
- Site C915341 at 1155 Main Street: BCP Class Code C (Completed), remediation completed 12/16/2019;
- Site C915355 at 8 St. Louis Place: BCP Class Code C (Completed), remediation completed 12/09/2021;
- Site C915362 at 1100 Michigan Ave: BCP Class Code C (Completed), remediation completed 12/27/2022;
- Site C915363 at 951 Ellicott Street: BCP Class Code C (Completed), remediation completed 12/27/2022;
- Site C915375 at 1145 Michigan Avenue: BCP Class Code C (Completed), remediation completed 12/29/2022;
- Site C915393 at 954 Main Street: BCP Class Code A (Active), remediation in progress.



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

Project :

Date :

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

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

**Tips for completing Part 2:**

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

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

<b>2. Impact on Geological Features</b> 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) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. 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"/>

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> 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 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"/>

<b>5. Impact on Flooding</b> 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 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 type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>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.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

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

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

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

*If “Yes”, answer questions a - f. If “No”, go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

*If “Yes”, answer questions a - e. If “No”, go to Section 15.*

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

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

*If “Yes”, answer questions a - f. If “No”, go to Section 16.*

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



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

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ 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 type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

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

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

Project :

Date :

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☐ Unlisted

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

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

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

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

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner Pro Tempore

June 25, 2025

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

Re: DASNY  
Roswell Park Cancer Institute Corporation - Property Acquisition, Building Demolition and  
Parking Lot Construction Project (2025 Financing)  
73 High St, Buffalo, NY 14203  
25PR05140  
Project #381870

Dear Sara Stein:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation 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.

The proposed project area is adjacent to the Washington-Ellicott Streets Residential Historic District, which is eligible for listing in the State and National Registers of Historic Places. It is our understanding that the project proposes to demolish the Buffalo Medical Group Buildings located at 73 and 85 High Street, in order to construct a parking lot. We note that 73 and 85 High Street are not eligible for listing and have no concerns with their removal. Our office would recommend that any visual impacts that a new parking lot may have on the nearby, eligible district be minimized through vegetative buffers and landscaping. Based upon our review, it is the OPRHP's opinion that this project will have No Adverse Impact on historic or archaeological resources.

If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde  
Historic Site Restoration Coordinator  
518-275-5745 | [Derek.Rohde@parks.ny.gov](mailto:Derek.Rohde@parks.ny.gov)



July 10, 2025

**SENT VIA EMAIL**

Sara Stein  
Dormitory Authority of the State of New York  
Office of Environmental Affairs  
28 Liberty Street, 55<sup>th</sup> Floor  
New York, New York 10005

Dear Sara Stein:

**SEQR Lead Agency Designation**

Roswell Park Cancer Institute Corporation –  
Property Acquisition, Building Demolition and  
Parking Lot Construction Project  
City of Buffalo, Erie County  
GID-004230

This is to acknowledge receipt of your notice, dated June 13, 2025, which requested State Environmental Quality Review Act (SEQR) Lead Agency status for the above-noted project. The New York State Department of Environmental Conservation (NYSDEC) concurs that the Dormitory Authority of the State of New York should act as SEQR Lead Agency. However please be aware of the following:

1. The project site was noted to be located in an archaeologically sensitive area based on information obtained through the Cultural Resource Information System (CRIS) on the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) website at <https://cris.parks.ny.gov/>. As part of the SEQR process, this concern should be evaluated, unless it can be verified by appropriate documentation that the site has been significantly disturbed in a way that would destroy potential artifacts. Please recognize that normal agricultural activities, such as plowing, would not constitute such land disturbance. If there are any questions regarding this, contact OPRHP (telephone: 518/237-8643).
2. Please be aware that if asbestos exists in any buildings to be demolished, the protection of workers is regulated by the New York State Department of Labor (716/847-7126) and Occupational Safety and Health Administration (716/684-3891). In addition, the disposal of friable (readily crumbled and brittle) asbestos is regulated by NYSDEC under 6 NYCRR Part 360 2.17(p). For more information on the disposal of friable asbestos, please contact the Region 9 Division of Materials Management at 716/851-7220.

3. The presence of elemental mercury and/or lead in any buildings being demolished is also a concern of the NYSDEC. Mercury is found in many different common items such as fluorescent lights and electrical switches, while lead is mainly found in older paints (pre-1980). For guidance on the proper handling and disposal of mercury and/or lead, please contact our Region 9 Division of Environmental Remediation at 716/851-7220 or visit the NYSDEC's Mercury webpage at <http://www.dec.ny.gov/chemical/285.html>.

If you have any questions, please feel free to contact Logan Stratton at [logan.stratton@dec.ny.gov](mailto:logan.stratton@dec.ny.gov) or 716/379-6422.

Sincerely,

A handwritten signature in dark ink that reads "Michelle R. Woznick". The signature is written in a cursive, flowing style.

Michelle R. Woznick  
Deputy Permit Administrator  
Division of Environmental Permits

LMS/kaw

ecc: Anthony Putrelo, Roswell Park Cancer Institute Corporation



## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** July 15, 2025  
**Project Applicant:** Roswell Park Cancer Institute Corporation  
**Project Name:** *Property Acquisition, Building Demolition and Parking Lot Construction Project (2025 Financing/Refinancing Project)*  
**Program:** Other Independent Institutions Program  
**Project Location:** Elm & Carlton Streets, Buffalo, Erie County, New York  
**Project Number:** 381870  
**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").<sup>1</sup> Not all questions/answers may be relevant or applicable to all projects.

### Description of Proposed Action and Proposed Project:

The Proposed Action would involve DASNY's authorization of the issuance of DASNY obligations on behalf of the Corporation, pursuant to DASNY's Other Independent Institutions Program. A portion of the bond proceeds would be used to finance the Proposed Project.

The Proposed Project would consist of the acquisition of properties totaling approximately 2.74 acres and located on the Buffalo Niagara Medical Campus ("BNMC"), adjacent to Roswell Park's main campus near downtown Buffalo. The Proposed Project would also include the demolition of two existing structures on the properties totaling approximately 78,300 gross square feet ("gsf") and the construction of a surface parking lot with approximately 172 additional spaces, in place of the demolished buildings. There are approximately 205 existing parking spaces currently on the properties to be acquired. The new parking would be private, for use by Roswell Park employees.

The bond proceeds would also be used to finance and/or refinance other various institution-wide construction, renovation, rehabilitation, equipment purchase, design and refinancing projects for the Corporation.

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

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

The Proposed Project is located in an urban area with existing access to public transportation and municipal infrastructure (i.e., water supply and sewer service). The Proposed Project would utilize existing infrastructure serving the area.

2. Is the project located wholly or partially in a **municipal center**,<sup>2</sup> 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**

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

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



- ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or “city center”)
- ☐ Main streets (i.e., primary retail street of a village, town, or small city)
- ☐ Downtown areas (i.e., city's core, center or central business district)
- ☐ Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
- ☐ Downtown areas of Local Waterfront Revitalization Programs (“LWRPs”) (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
- ☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
- ☐ Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
- ☐ Hardship areas

The Project Site is located on the BNMC, adjacent to Roswell Parks’ main campus. The Project Site is fully developed and currently used as medical office space and paved parking areas.

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

No significant adverse impacts would occur to any of the state’s resources as a result of the Proposed Project.

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

The Proposed Project would demolish existing buildings and construct a surface parking lot to provide additional parking for Roswell Park.

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

While the Proposed Project would include the construction of additional surface parking for Roswell Park employees, the Project Site is also served by local transportation including the Niagara Frontier Transportation Authority Bus routes 14 and 16.

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

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

DASNY, acting as lead agency, conducting a coordinated SEQR review of the Proposed Project.

10. Does the project involve community-based planning and collaboration?

Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The SEQR review was coordinated between State and local agencies and interested parties. The Proposed Project would be undertaken as of right.

11. Is the project consistent with local building and land use codes?

Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The Proposed Project would be consistent with all local building and land use codes. Building abatement and demolition as well as site development would conform with all applicable Federal, State and local laws and regulations.

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 is located on a medical campus and would involve the demolition of existing buildings and the construction of a surface parking lot to provide additional parking for Roswell Park employees.

13. During the development of the project, was there broad-based public involvement?<sup>4</sup>

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*.

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

Roswell Park is a public benefit corporation with a long-standing history of working with and investing in the local community.

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 Site is not located in a floodplain or floodway. Future physical climate risk would not be impacted by this project.

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

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

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

## 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.



7/15/2025

**Signature/Date**

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

**Print Name and Title**

**PROGRAM:**

Other Independent Institutions

**PURPOSE:**

New Money

Refinancing

**NOT TO EXCEED AMOUNT:**

\$200,000,000

**NOT TO EXCEED TERM:**

30 Years

**INTEREST RATE TYPE:**

Fixed and/or Variable

**BOND TAX STATUS:**

Tax-Exempt and/or Taxable

**SALE TYPE:**

Negotiated Offering and/or

Private Placement

**RATINGS:**

Investment Grade

**SECURITY:**

One or more Obligations issued under the MTI secured by a security interest in certain revenues of the members of the Obligated Group, initially consisting of the gross receipts of the Hospital division of the Corporation. A policy of municipal bond insurance may be obtained if available and economical.

## Transaction Report Update – Adoption of Documents

### Roswell Park Cancer Institute Obligated Group - Buffalo, New York

July 8, 2025

#### Recent Information

The Resolution to Proceed for this financing was adopted by the Board at the May 14, 2025 Board meeting in an amount not to exceed \$200,000,000. Since that time:

- PACB approval was received on May 28, 2025.
- TEFRA approval was received on July 1, 2025.
- SEQRA is anticipated to be completed by July 14, 2025.
- The refunding of the portion of DASNY's outstanding Department of Health of the State of New York Revenue Refunding Bonds, Series 2016A attributable to Roswell Park Cancer Institute Corporation (the "Corporation") will not be pursued. The current plan of finance calls for the defeasance of these outstanding bonds to be funded with existing reserve funds on hand.
- A \$12 million new surface parking lot project has been identified for inclusion in the financing. This project entails the purchase of land, the demolition of existing structures and asphalt paving.

For additional information regarding this financing, please reference the attached "Transaction Report – Resolution to Proceed" dated May 6, 2025.

#### Recommendation

The Board is being asked to adopt the necessary documents for the Roswell Park Obligated Group issuance in an amount not to exceed \$200,000,000. Hawkins Delafield & Wood LLP and Ahmad Zaffarese LLC, co-bond counsel, will provide the Board with an overview of certain bond document provisions at the July 16, 2025 Board meeting.



## Transaction Report – Resolution to Proceed

### Roswell Park Cancer Institute Obligated Group - Buffalo, New York

May 6, 2025

**PROGRAM:**

Other Independent Institutions

**PURPOSE:**

New Money

Refunding

Refinancing

**NOT TO EXCEED AMOUNT:**

\$200,000,000

**NOT TO EXCEED TERM:**

30 Years

**INTEREST RATE TYPE:**

Fixed and/or Variable

**BOND TAX STATUS:**

Tax-Exempt and/or Taxable

**SALE TYPE:**

Negotiated Offering and/or

Private Placement

**RATINGS:**

Investment Grade

**SECURITY:**

One or more Obligations issued under the MTI which will be secured by a security interest in certain revenues of the members of the Obligated Group. A policy of municipal bond insurance may be obtained if available and economical.

**Proposed New Issue Overview**

The Board is being asked to adopt a Resolution to Proceed for the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$200,000,000 with maturities not to exceed 30 years to be sold at one or more times through a negotiated offering and/or a private placement on behalf of Roswell Park Cancer Institute Corporation (the "Corporation").

**Financing Team:**

- Senior Manager – Morgan Stanley
- Co-Bond Counsel – Hawkins Delafield & Wood LLP and Ahmad Zaffarese LLC.
- Underwriter's Counsel – Polsinelli P.C.

**Purpose:**

- Financing and/or reimbursing costs associated with various projects including renovations, upgrades, and equipment purchases (\$146 million).
- Refunding of the portion of DASNY's outstanding Department of Health of the State of New York Revenue Refunding Bonds, Series 2016A attributable to the Corporation (\$14 million).
- Refinancing of a commercial mortgage loan on the Scott Bieler Amherst Center, an outpatient facility located in Williamsville, New York (\$20 million).

**Security:**

- One or more Obligations issued under the Master Trust Indenture ("MTI"), which will be secured by a security interest in certain revenues of the members of the Obligated Group. Initially, the Corporation will be the sole member of the Obligated Group.
- A policy of municipal bond insurance may be obtained if available and economical.

**Description of the Bonds:**

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the Corporation.
- The Bonds are payable from payments made pursuant to the Loan Agreement and the Obligation(s), and the applicable funds and accounts established under the Resolution.

**Financing History:**

The Corporation's capital projects have historically been financed through DASNY's Department of Health of the State of New York Revenue Bond Program. In this program, DASNY issues bonds and loans the proceeds to the New York State Department of Health to finance capital projects for New York State Department of Health facilities (the "Facilities"), which include Roswell Park Cancer Institute (the "Hospital"), a division of the Corporation. Patient care revenues from certain Facilities, including the Hospital, are required to be paid into the Health Income Fund. The Health Income Fund is a segregated fund established under the Public Health

Law and maintained by the State Comptroller to pay debt service. The State Comptroller is required by law to maintain the Health Income Fund at a level sufficient to meet debt service obligations over the next succeeding six-month period.

The 2026 proposed Budget amends the Public Health Law to eliminate the requirement to deposit patient care revenues of the Hospital into the Health Income Fund. These amendments will become effective simultaneous with the refunding of the Series 2016A Bonds and will free up revenues of the Corporation to secure the Obligation(s) issued under the MTI which will in turn secure the Bonds.

#### Financing Details:

**New Money:** The Corporation proposes to use bond proceeds to fund and reimburse itself for various renovations, upgrades and equipment purchases. Projects include upgrades to its air handling units, elevators, parking garages, door, roof and window replacements, electrical upgrades and information technology projects. In addition, the projects identified include the purchase and/or reimbursement of various medical equipment, office equipment and furniture.

Of the \$146 million in various project costs identified, approximately \$50 million would require the issuance of taxable bonds to reimburse the Corporation for prior capital expenditures that would not be eligible to be financed on a tax-exempt basis. The plan of finance contemplates an approximately \$50 million taxable portion with a 5-year bullet and an approximately \$96 million tax-exempt portion with amortization to begin in 2031. This \$96 million portion includes \$75 million of reimbursement.

**Refunding:** Proceeds from the proposed issuance are expected to refund the portion of DASNY's Department of Health of the State of New York Revenue Refunding Bonds, Series 2016A (the "Series 2016A Bonds") attributable to the Corporation. As this is an advance refunding of the Series 2016A Bonds, the refunding would be executed on a taxable basis. Based on current market conditions, dissavings are anticipated in every year. However, although dissavings are currently anticipated, the refunding is necessary to eliminate the Corporation's obligation to pay all its patient care revenues into the Health Income Fund as described above under Financing History.

#### Savings Analysis

Date	Existing Debt Service	New Debt Service	Gross Savings	PV Savings
2026	301,014	366,320	(65,307)	(63,648)
2027	2,327,778	2,605,470	(277,693)	(259,779)
2028	2,327,028	2,599,536	(272,508)	(240,498)
2029	2,326,653	2,602,991	(276,339)	(230,175)
2030	1,234,403	1,378,664	(144,262)	(112,250)
2031	1,236,403	1,383,064	(146,661)	(107,687)
2032	1,231,028	1,378,055	(147,028)	(101,881)
2033	1,229,228	1,373,556	(144,328)	(94,562)
2034	1,231,603	1,378,649	(147,047)	(91,209)
2035	1,232,358	1,377,786	(145,429)	(85,380)
2036	1,231,328	1,377,437	(146,108)	(81,230)
2037	1,233,984	1,381,801	(147,816)	(77,852)
Total	17,142,804	19,203,329	(2,060,525)	(1,546,152)

#### PRESENT VALUE ANALYSIS SUMMARY

PRESENT VALUE SAVINGS (1,546,152)

**Refinancing:** In addition, the Corporation proposes to use bond proceeds to refinance a commercial mortgage loan on the Scott Bieler Amherst Center, a 30,000 square foot outpatient facility located in Williamsville, New York. Services provided here include clinic visits, imaging, chemotherapy and infusions as well as pharmacy and laboratory services. The commercial mortgage loan on the Scott Bieler Amherst Center with Northwest Bank has an interest rate swap agreement. This was entered into to obtain a synthetic fixed rate of interest. The Corporation has engaged PFM as its swap advisor and plans to terminate this existing swap as part of the proposed refinancing.

**Sources and Uses:** The proposed financing will require approximately \$146 million to pay project costs, approximately \$14 million to fund the refunding escrow, approximately \$20 million to refinance the commercial mortgage loan, and approximately \$545,000 to fund the swap termination payment. Total costs of issuance, including underwriter's discount, are estimated at approximately \$2.5 million. In order to provide for market fluctuations, a bond issue of an amount not to exceed \$200,000,000 is being requested. Please see below for the estimated Sources and Uses.

<i>Sources of Funds:</i>	<i>Tax-Exempt</i>	<i>Taxable</i>	<i>Total</i>
Bond Proceeds			
Par Amount	\$ 118,545,000	\$ 64,500,000	\$ 183,045,000
<i>Total Sources</i>	\$ 118,545,000	\$ 64,500,000	\$ 183,045,000
<i>Uses of Funds:</i>			
Project Fund Deposits			
New Money	\$ 96,000,000	\$ 50,000,000	\$ 146,000,000
Refunding Deposit		14,000,000	14,000,000
Refinancing Deposit	20,000,000		20,000,000
Swap Termination Payment	545,000		545,000
Costs of Issuance and Underwriter's Discount	2,000,000	500,000	2,500,000
<i>Total Uses</i>	\$ 118,545,000	\$ 64,500,000	\$ 183,045,000

## Approvals

PACB Approval – May 28, 2025\*

TEFRA Hearing – To be determined

SEQR Filing – To be determined

\*Anticipated date

## Borrower Overview

The Hospital's roots date back to 1898 when the Pathological Laboratory of the University of Buffalo became the first laboratory in the world to focus exclusively on cancer research. Over time, it evolved to integrate clinical care, research and education focused solely on cancer care. In 1904, it established the world's first chemotherapy research program and was also recognized and partially funded by the State of New York. This was the first example of government support for cancer research in the world. Currently, the main campus is located near downtown Buffalo and has been recognized by various national organizations for its clinical care and research programs. In addition to the Hospital, there are 16 ambulatory care centers which offer 35 different specialties in Erie and Niagara Counties.

Prior to 1998, the Hospital was owned and operated by the State as a division of the Department of Health. The Corporation was created as a public benefit corporation pursuant to legislation enacted in 1997 for the purpose of operating the Hospital following the transfer of the Hospital from the State to the Corporation. Currently, the Corporation is comprised of two divisions: the Hospital, and the Roswell Park Clinical Practice Plan. As a public benefit corporation and pursuant to its enabling legislation, the Corporation adheres to the State public employees collective bargaining agreements and is required to provide employee benefits consistent with civil service law.

**Governance:** The Corporation's Board of Directors has 15 members that are appointed by the Governor of the State of New York, the majority leaders of the Senate and Assembly, the minority leaders of the Senate and Assembly and two ex officio members that include the Commissioner of Health of the State of New York and the CEO of the Corporation.

**Utilization:**

<u>Selected Utilization Statistics</u>						<u>2022</u>	<u>2022</u>
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Statewide</u>	<u>DASNY</u>
						<u>Median</u>	<u>Median</u>
Licensed Beds (excluding bassinets)	142	142	142	142	157		
Total Discharges (excluding Nursery)	5,442	4,903	5,192	5,244	5,584		
Total Patient Days (excluding Nursery)	43,319	41,411	44,312	43,785	44,630		
Total Outpatient Visits	349,156	360,724	383,772	388,933	389,426		
Full-time equivalent (FTE) employees	2,723	2,770	2,912	3,042	3,162		
Occupancy	83.35%	79.90%	85.49%	84.48%	77.67%	46.49%	71.81%
Average Length of Stay	7.96	8.45	8.53	8.35	7.99	5.19	5.79

- The table above presents the past five years of historical utilization results where patients come from virtually every state in the United States. As shown above, total outpatient visits have increased in each of the five years shown. In 2024, 5,584 discharges were recorded, which were also a five-year high. Based on recent information, Oncology market share in Western New York is 51%, up from 32% in 2014.
- The Average Length of Stay has historically been higher than both the Statewide and DASNY Medians. The case mix index is currently greater than in 2020, a reflection of a larger proportion of complex and more resource-intensive patients. The occupancy rate, which measures inpatient days to total certified bed days, has also historically been higher than both the Statewide and DASNY Medians.
- The Hospital is certified by the National Cancer Institute as one of 57 comprehensive cancer centers in the United States and is the only one in Upstate New York. It has residency programs with both the University at Buffalo and the University of Rochester. It also provides advanced training in oncology nursing.
- The Hospital has focused on community outreach and engagement by providing such services as cancer awareness educational programs, financial wellness programming and cancer screenings. It currently provides mobile lung cancer screenings and is planning on providing mobile breast and prostate cancer screenings in the Summer of 2025.
- For the nine-month period ending December 31, 2024, clinical volumes including discharges, patient days, and outpatient visits have increased compared to the same nine-month period ending in 2023.

<u>Payor Mix (% of revenue)</u>					
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Medicare	35.8%	32.2%	31.1%	32.5%	29.3%
Medicaid	6.7%	8.3%	7.5%	8.8%	8.0%
Commercial	51.5%	53.0%	57.0%	55.3%	59.3%
Self Pay	0.0%	0.0%	0.3%	0.1%	0.2%
Other	<u>6.0%</u>	<u>6.5%</u>	<u>4.1%</u>	<u>3.3%</u>	<u>3.2%</u>
Total	100.0%	100.0%	100.0%	100.0%	100.0%

- The historical payor mix is presented above with Commercial constituting the largest portion of gross revenue followed by Medicare and Medicaid.





Operations:

Selected Operating Statistics						2022	2022
	2020	2021	2022	2023	2024	Statewide Median	DASNY Median
Total Operating Revenue	\$ 855,750,000	\$ 849,980,000	\$ 938,532,000	\$ 1,020,398,000	\$ 1,079,649,000		
Total Operating Expenses	853,025,000	899,066,000	930,144,000	1,008,421,000	1,142,715,000		
Operating Income	\$ 2,725,000	\$ (49,086,000)	\$ 8,388,000	\$ 11,977,000	\$ (63,066,000)		
Total Non Operating Activities	33,861,000	12,640,000	1,286,000	14,189,000	18,568,000		
Operating Excess	\$ 36,586,000	\$ (36,446,000)	\$ 9,674,000	\$ 26,166,000	\$ (44,498,000)		
Total Other Changes in Unrestricted	23,548,000	36,116,000	26,227,000	37,298,000	29,858,000		
Change in Unrestricted Net Assets	\$ 60,134,000	\$ (330,000)	\$ 35,901,000	\$ 63,464,000	\$ (14,640,000)		
Operating Margin	0.32%	-5.77%	0.89%	1.17%	-5.84%	-2.64%	-0.74%
Excess Margin	2.10%	-4.02%	0.36%	2.33%	-3.85%	-2.08%	-0.74%
Net Profit Margin	6.90%	-0.04%	3.85%	6.15%	-1.33%	-2.30%	-2.64%
EBIDA Debt Service Coverage Ratio	3.33	0.09	2.94	3.34	0.66	0.99	1.17

- The above table represents the results from operations for the years 2020-2024. During this time period, total operating revenue has increased by nearly 26.2% to approximately \$1.08 billion. However, in 2024, total operating expenses outpaced total operating revenues resulting in an operating loss. This was mainly driven by an increase in the cost of supplies and purchased services as well as an increase in salaries and wages.
- The increase in in the cost of supplies and purchased services was primarily driven by the increase in the expense associated with pharmaceuticals (\$43 million).
- The increase in salaries and wages was driven by the growth in the number of FTEs as well as step and cost of living increases associated with labor contracts (\$35 million). In addition, an increase in annual pension costs and costs associated with health insurance and other benefits for retirees occurred (\$53 million).
- The loss reported in 2021 was due to the pandemic and the adverse effect on patient volume.
- Fluctuations have occurred in recent years regarding Total Non-Operating Activities. These fluctuations have been driven by investment gains or losses.
- During the recent period shown, the focus has been on cost containment measures, improving managed care rates, revenue cycle initiatives, increasing outpatient volumes and improving operational efficiencies. Going forward, the Corporation is focused on optimizing its clinical margins as well as looking at initiatives related to its facilities and other areas including marketing, supply chain management, information technology, human resources and finance to maximize its return on investment.
- In 2024, total support from NYS was recorded at approximately \$106.8 million. The total amount appropriated to support capital and related expenditures approximated \$51.3 million with the balance of NYS support (\$55.5 million) recorded in operating revenues. Support from NYS is anticipated to continue with regard to both capital and related expenditures as well as support for operations. Future support from NYS is not intended to be for the Corporation's debt service payments.
- During the five-year period shown, the EBIDA debt service coverage ratio has varied but has averaged 2.07. This average is above both the 2022 Statewide and DASNY Medians of 0.99 and 1.17, respectively, despite the lower EBIDA debt service coverage ratios recorded in both 2021 and 2024.
- For the nine-month period ending December 31, 2024, the Corporation recorded a \$30.7 million operating loss on \$879.3 million in operating revenue resulting in a -3.5% operating margin as losses continue to be driven by increases in the cost of supplies, purchased services and salaries and wages including pension costs and costs associated with health insurance and other benefits for retirees.



## Balance Sheet:

Selected Balance Sheet Statistics						2022	2022
	2020	2021	2022	2023	2024	Statewide	DASNY
						Median	Median
<b>Assets:</b>							
Current Assets	\$ 402,265,000	\$ 460,581,000	\$ 493,610,000	\$ 517,288,000	\$ 562,634,000		
Limited Use Assets	345,802,000	380,806,000	361,245,000	319,090,000	235,252,000		
Long-Term Assets	456,718,000	562,431,000	575,278,000	619,413,000	616,194,000		
Total Assets	\$ 1,204,785,000	\$ 1,403,818,000	\$ 1,430,133,000	\$ 1,455,791,000	\$ 1,414,080,000		
<b>Liabilities:</b>							
Current Liabilities	\$ 179,367,000	\$ 211,530,000	\$ 211,017,000	\$ 191,572,000	\$ 206,674,000		
Long-Term Debt	94,331,000	104,306,000	58,100,000	40,848,000	45,239,000		
Other Long-Term Liabilities	705,979,000	863,204,000	899,244,000	898,195,000	851,631,000		
Total Liabilities	\$ 979,677,000	\$ 1,179,040,000	\$ 1,168,361,000	\$ 1,130,615,000	\$ 1,103,544,000		
<b>Net Assets:</b>							
Unrestricted	\$ 169,796,000	\$ 160,393,000	\$ 201,616,000	\$ 266,814,000	\$ 240,640,000		
Temporarily Restricted	55,312,000	64,385,000	60,156,000	58,362,000	69,896,000		
Permanently Restricted	-	-	-	-	-		
Total Net Assets	\$ 225,108,000	\$ 224,778,000	\$ 261,772,000	\$ 325,176,000	\$ 310,536,000		
Current Ratio	2.24	2.18	2.34	2.70	2.72	1.29	1.23
Cushion Ratio	31.89	34.13	35.22	21.88	18.80	8.27	7.96
Days Operating Cash Available	225.00	239.49	225.34	191.35	148.71	57.56	95.72
Cash to Debt	464.33%	476.15%	754.00%	797.42%	650.86%	91.56%	50.15%
Debt to Capitalization	39.40%	43.04%	26.83%	19.41%	22.33%	27.68%	64.83%

- The above table represents the historical balance sheet analysis for the Corporation for the period 2020 through 2024. During this time period, current assets have increased by nearly 40% and were recorded at slightly over \$560 million in 2024.
- During the five-year period shown, the Corporation's current ratio has averaged nearly 2.44 and has consistently been above the 2022 Statewide and DASNY Medians of 1.29 and 1.23, respectively. Also, during this period, the cushion ratio has averaged 28.38 and has always been above the 2022 Statewide and DASNY Medians of 8.27 and 7.96, respectively. This ratio measures the ability to pay debt service from cash and board designated funds. Over the five-year period shown, the Corporation's days cash on hand ratio has averaged 205.98, a level that exceeds both the 2022 Statewide and DASNY Medians.
- In terms of capital structure, the Corporation's cash to debt ratio has always been higher than the 2022 Statewide and DASNY Medians and in recent years, the debt to capitalization ratio has been lower than the 2022 Statewide and DASNY Medians. Both are positive trends.

## Recommendation

- The Board is being asked to adopt a Resolution to Proceed for for one or more series of bonds with terms not to exceed 30 years in an amount not to exceed \$200,000,000 on behalf of the Corporation.

*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 Institution 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 Institution, (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 Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.*

**Roswell Park Projects -- 2025 Bond Financing**

Capital Area	Capital Sub-Area	Short Description	Total FY24-FY27	Project Class	SEQR
Capital Improvement		Park Club Lane - Building	25,071,731	Scott Bieler Amherst Center	Type II
Capital Improvement		Amherst Relocation and Radiology Expansion	6,671,656	Scott Bieler Amherst Center	Type II
Capital Improvement		CCC Window Replacement	1,898,336	Window replacements	Type II
Capital Improvement		907 Michigan	1,623,878	907 Michigan	Type II
Capital Improvement		BSB Roof Replacement	1,245,955	Roof replacements	Type II
Capital Improvement		BSB/ASB Pathology AHU Chilled Water	909,226	Air Handling Units	Type II
Capital Improvement		7 North Roof Replacement	1,671,315	Roof replacements	Type II
Capital Improvement		RSC Roof Replacement	1,061,658	Roof replacements	Type II
Capital Improvement		Electrical Maintenance/Generator Maintenance	926,268	energy/Electrical Projects	Type II
Capital Improvement		GYN Clinic Renovations	698,028	Room renovations	Type II
Capital Improvement		Renovate 7N Pharmacy	627,194	Room renovations	Type II
Capital Improvement		Upgrade Elevator 12/13/14	818,085	Elevator Projects	Type II
Capital Improvement		NMH RcX - Phase II - Sys Changes	2,967,288	Retro-Commissioning Projects	Type II
Capital Improvement		Renovate 6W	845,000	Room renovations	Type II
Capital Improvement		Parking Garage Deferred Maintenance	415,984	Garage Projects	Type II
Capital Improvement		Roof InspectionMaint and Repair	77,505	Roof replacements	Type II
Capital Improvement		Roof InspectionMaint and Repair	134,757	Roof replacements	Type II
Capital Improvement		CV Roof Replacement	37,262	Roof replacements	Type II
Capital Improvement		Parking Garage Deferred Maintenance	50,869	Garage Projects	Type II
Capital Improvement		Middle Level Resurfacing	859,848	Garage Projects	Type II
Capital Improvement		Feasibility Study for Garage Replacment	350,000	Garage Projects	Type II
Capital Improvement		ASB Roof Replacement	1,100,000	Roof replacements	Type II
Capital Improvement		Hospital Industrial Valley Concrete	382,444	Garage Projects	Type II
Capital Improvement		Convert AHU 1, 2, 5 to Glycol	548,695	Air Handling Units	Type II
Capital Improvement		Replace smoke/fire dampers on C1AHU-1, BGAHU-1 and	125,000	Air Handling Units	Type II
Capital Improvement		Replace remaining AHU Outside Air Dampers	125,000	Air Handling Units	Type II
Capital Improvement		GCDC Air Balance Analysis and Accounting	50,000	Air Handling Units	Type II
Capital Improvement		NMH AHU Drain Pans	17,230	Air Handling Units	Type II
Clinical Equipment		Linac 3 Replacement	3,987,169	Linac Replacements	Type II
Clinical Equipment		Replacement anesthesia machines	958,114	Anesthesia machines	Type II
Clinical Equipment		Research Capital equipment	759,648	Research projects	Type II
Clinical Equipment		Replace CT Scanner	746,482	Diagnostic Radiology Misc Scanner Equipment	Type II
Clinical Equipment		Medtronic O-Arm imaging system	603,157	Imaging Systems	Type II
Clinical Equipment		Research capital Renovations	372,596	Research projects	Type II
Clinical Equipment		Surface Guided Radiation Therapy	540,222	Linac Replacements	Type II
Clinical Equipment		Intuitive da Vinci Xi surgical robot	1,096,734	Robotics	Type II
Clinical Operations	Diagnostic Radiology	Replace MRI Scanner	3,100,000	Diagnostic Radiology Misc Scanner Equipment	Type II
Clinical Operations	Radiation Medicine	Gamma Knife Source Replacement	3,200,000	Gamma Knife Replacement	Type II
Clinical Operations	Diagnostic Radiology	Upgrade PET Scanner	2,800,000	Diagnostic Radiology Misc Scanner Equipment	Type II
Clinical Operations	Diagnostic Radiology	Replace CT Scanner - Internal	1,000,000	Diagnostic Radiology Misc Scanner Equipment	Type II
Clinical Operations	Diagnostic Radiology	MRI AIR coils-ARC	199,780	Diagnostic Radiology Misc Scanner Equipment	Type II
Facilities	Clinical Spaces and Projects	NMH Roof - Construction(s)	1,600,000	Roof replacements	Type II
Facilities	Routine Maintenance	Parking Garage Deferred Maintenance - FY24	232,500	Garage Projects	Type II
Facilities	Facilities Maintenance	Roof Level Traffic Coating	750,000	Garage Projects	Type II
Facilities	Facilities Maintenance	Upgrade Parking Garage Elevators	400,000	Garage Projects	Type II
Facilities	Routine Maintenance	Roof Inspection/Maint and Repair - FY24	65,100	Roof replacements	Type II
Facilities	Admin and Science Buildings	7N Roof Replacement	800,000	Roof replacements	Type II
Information Technology	Infrastructure	NYS Cyber Regs (IT and Info Sec)	3,401,200	Misc IT Infrastructure Projects	Type II
Information Technology	Infrastructure	Data Center Network Infrastructure	400,000	Computer Networking Equipment	Type II
Information Technology	Infrastructure	Wireless Expansion/Augmentation	500,000	Computer Networking Equipment	Type II
Information Technology	Infrastructure	Exagrid lifecycle	1,600,000	Misc IT Infrastructure Projects	Type II
Patient Care Services	Patient Care Services	Alaris Infusion Pump Replacement	2,966,911	Infusion Pump	Type II
Software Project		Rev Cycle Replacement	16,481,041	Rev Cycle Replacement	Type II
Software Project		New Recruits / IT Equipment / Windows 11	4,002,510	IT Service Desk Equipment	Type II
Software Project		PACS MetroCluster Replacement	998,222	PACS replacement	Type II
Software Project		Replace Secondary FC Switch	892,376	Computer Networking Equipment	Type II
Software Project		Gen 11 Synergy	717,738	Misc IT Infrastructure Projects	Type II
Software Project		Non-Clinical Switch Upgrades	1,086,401	Computer Networking Equipment	Type II
Software Project		Citrix Capacity Increases	857,594	Misc IT Infrastructure Projects	Type II
Software Project		8200 Replacement	973,811	Misc IT Infrastructure Projects	Type II
Software Project		Hospital Switch Upgrades	951,720	Computer Networking Equipment	Type II
Software Project		Virtual Desktop	403,007	Computer Networking Equipment	Type II
Software Project		Network Wireless remediationupgrade	344,818	Computer Networking Equipment	Type II
Software Project		Network Admission Control (ISE Posturing) - Security	164,014	Computer Networking Equipment	Type II
Software Project		Network Cabling	585,235	Computer Networking Equipment	Type II
Software Project		Data Center Network Infrastructure	656,975	Computer Networking Equipment	Type II
Software Project		Network Services	559,872	Computer Networking Equipment	Type II
Software Project		VDI Non Clinical	673,386	Computer Networking Equipment	Type II
Software Project		Network Cabling	65,641	Computer Networking Equipment	Type II
Software Project		Network Services	11,520	Computer Networking Equipment	Type II
Software Project		Secondary Primera Expansion	850,255	Misc IT Infrastructure Projects	Type II
Software Project		PACS replacement	870,000	PACS replacement	Type II