

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

**Date:** July 13, 2015

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

**Applicant:** Seneca-Cayuga ARC  
1900 Danaren Drive  
Waterloo, New York 13165  
(Seneca County)

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

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

**Title of Action:** Seneca-Cayuga ARC  
*Acquisition and Renovation of 1900 Danaren Drive*

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

**Review Type:** Coordinated Review

## Description of Proposed Action and Proposed Project

The Dormitory Authority State of New York (“DASNY”) has received a request for financing from NYSARC, Inc. (“NYSARC”) for the financing of projects for its member chapters throughout New York State. The Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of fixed-rate, tax-exempt and/or taxable bonds in an not to exceed amount of approximately \$52,000,000<sup>1</sup> on behalf of NYSARC, Inc. The proceeds of the tax-exempt bond issuance would be used refund of all or a portion of DASNY’s NYSARC, Inc. Revenue Bonds Series 2004A Bonds (\$2.3 million), and Series 2005A Bonds (\$25.9 million). Additionally, the bond issue proceeds would be used as a pool to finance the projects of 15 of the 54 member chapters of NYSARC, Inc. The 15 chapters participating in the bond issue are seeking to finance 40 individual projects, of which 39 would be covered under a separate determination. This request pertains to the Seneca-Cayuga ARC’s (“SCARC’s”) *Acquisition and Renovation of 1900 Danaren Drive Project* (hereinafter, the “Proposed Project”). The Proposed Project site is located at 1900 Danaren Drive, Waterloo, Town of Seneca Falls, Seneca County, New York. It is permissible for this project to undergo a separate *State Environmental Quality Review* (“*SEQR*”) determination because: (a) the individual projects have no cumulative environmental effect on the environment; (b) none of the other projects are dependent on the projects funded under this proposal for implementation; and (c) the project sites are geographically separated throughout New York State.

More specifically, the Proposed Project would consist of the acquisition and renovation of an existing, approximately 9,400-gross-square-foot building on a developed, approximately 1.42-acre site currently owned by Danaren, LLC. SCARC currently leases the property and would utilize the 2015 NYSARC, Inc. bond proceeds issued by DASNY for the acquisition. Additionally, the bond proceeds would be used for the renovation and capital maintenance of the building once acquisition has been completed.

## Location of Proposed Project

The Project Site that would be acquired and renovated is located in the Village of Waterloo, Town of Seneca Falls, Seneca County, New York. The acquisition would consist of approximately 1.42-acre site currently owned by Danaren, LLC. SCARC currently leases the property. There would be no change in use or zoning upon acquisition of the property from the current owner.

## Description of the Institution

NYSARC, Inc. is a leading advocate and service provider for the developmentally disabled. Chartered in 1949, NYSARC is a not-for-profit corporation that, through its 54

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<sup>1</sup> DASNY’s lead agency request letter, dated March 24, 2015, noted an authorization of the issuance of a not to exceed amount of approximately \$60,000,000 of DASNY obligations on behalf of NYSARC, Inc. The total amount of the not to exceed bonds to be issued on behalf of NYSARC, Inc. has been reduced to approximately \$52,000,000 due to the reduction of participants and individual project components.

chapters, currently serves over 60,000 persons and employs approximately 30,000 staff in New York State. NYSARC's clients come from both state institutions and the communities they serve. Even though NYSARC's individual chapters operate independently of each other, overall financial and corporate management decisions are governed by NYSARC's central office.

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

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

### **Reasons Supporting This Determination**

**Overview.** DASNY conducted this environmental review in compliance with the *SEQRA*, codified at Article 8 of the New York *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*N.Y.C.R.R.*”), which collectively contain the requirements for the *State Environmental Quality Review* (“*SEQR*”) process. DASNY, as a New York State public benefit corporation funding the Proposed Project, is required to conduct a review in conformance with the *New York State Historic Preservation Act of 1980* (“*SHPA*”) and Part 428 of the implementing regulations of the *Parks, Recreation and Historic Preservation Law* (“*PRHPL*”), which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“*OPRHP*”).

Representatives of DASNY reviewed the *Short Environmental Assessment Form-Part I* (“*SEAF-Part I*”), dated March 12, 2015 (attached), previously completed by the Associate Executive Director of the SCARC. The *Distribution List of Involved Agencies and Interested Parties* whom have been coordinated with is also included at the end of this determination. The *SEAF-Part I* analyzes potential environmental impacts associated with the proposed *Acquisition and Renovation of 1900 Danaren Drive* project.

The Proposed Project constitutes an Unlisted action pursuant to 6 *N.Y.C.R.R.* 617.2(ak) of the *SEQR* implementing regulations pertaining to Article 8 of the *ECL*. On March 24, 2015, DASNY circulated a lead agency request letter, including the *SEAF-Part I* to the involved

agencies and interested parties. There being no objections, DASNY assumed *SEQR* lead agency status.

DASNY, as lead agency, conducted a coordinated *SEQR* of the Proposed Project. DASNY representatives discussed the Proposed Project's environmental effects with representatives and consultants of Seneca-Cayuga ARC and NYSARC, Inc. **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project will not have a significant adverse effect on the environment.**

*General Findings.* Seneca Cayuga ARC is the largest provider of services for persons with intellectual and other developmental disabilities in the Finger Lakes region of New York State. Composed of 600 dedicated staff members, SCARC assists and supports approximately 1,200 clients and their families throughout Seneca and Cayuga Counties. Additionally, SCARC participates in The Collaborative of the Finger Lakes, a cooperative of 12 NYSARC, Inc. affiliated agencies that serve individuals with developmental disabilities within this region of New York.

Seneca-Cayuga ARC's Seneca Cayuga Industries' knit/textile division operates out of the facility to be purchased. The textile division of SCARC is its most successful vocational program, makes cold weather knit hats for members of the United States ("U.S.") military. It provides employment to people with and without disabilities. ARC's textile division has been recognized in the past for its significant achievements, including the satisfactory completion of its 5,000,000 black knit watch cap for the U.S. Navy and also producing 2,000,000 fleece caps for the U.S. Army.

For more than 18 years, ARC has contracted with the Defense Logistics Agency for the production of cold weather headgear for military personnel. The agency manufactures both black knit and green fleece caps, which must meet strict specifications prior to being accepted for distribution to newly-enlisted army and naval personnel. Seneca Cayuga ARC is the exclusive supplier of these caps to the U.S. Army, Navy, Air Force and the Coast Guard. Seneca Cayuga ARC is also the exclusive supplier of winter head wear for the Los Angeles Police Department.

The vocational services provided by SCARC include self-advocacy and volunteer work services. The facility would also provide job coaching and training, and serve as a resource for employers looking for volunteer or paid employees. Seneca-Cayuga Industries is the Vocational Services Division of Seneca-Cayuga ARC. Vocational services allow individuals to work at their optimum skill level, earn a paycheck and enjoy a productive contribution to their community. These services include situational work assessment, on-the-job training, sheltered employment, supported employment, job coaching and vocational counseling. With several work locations and many opportunities for community employment, Seneca-Cayuga Industries is able to find many of its consumers the appropriate job.

SCARC's mission is to provide opportunities and choices for treatment, employment, education, recreation and living arrangements to assist each individual with intellectual and other developmental disabilities in realizing a productive and fulfilling life in the community.

***Land Use and Zoning.*** The proposed use is permissible within the established zoning districts. There would be no land use, subdivision, or zoning impacts on the Proposed Project site associated with the acquisition and renovation activities. Since the Proposed Project is an established use in an existing building and would not include any expansion of the facility or increase in staff or employees, the Proposed Project would create little change in the general land use or zoning within the surrounding area of the community, as the existing uses would remain. Based on the foregoing, the Proposed Project would not have an adverse impact on the zoning in this portion of the Village of Waterloo or the Town of Seneca Falls.

***New York State Public Policy.*** The Proposed Project was reviewed by DASNY's Smart Growth Advisory Committee to determine whether the project would be consistent with New York's *State Smart Growth Public Infrastructure Policy Act* ("SSGPIPA"), Article 6 of the State *ECL*. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement Assessment Form ("SGISAF") for the Proposed Project was prepared pursuant to the State of New York's SSGPIPA procedures and the SGISAF are attached to this determination. DASNY's Smart Growth Advisory Committee reviewed the SGISAF and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the SSGPIPA is detailed below.

***To advance projects for the use, maintenance or improvement of existing infrastructure.*** The various elements of the Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure currently serving the campus. Therefore, the Proposed Project would be generally supportive of this criterion.

***To advance projects located in municipal centers.*** The Proposed Project consists of the acquisition of an existing building currently occupied by the purchaser, SCARC. The site lies in a developed commercial area of the Village of Waterloo. The Proposed Project would be supportive of this criterion.

***To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan.*** The Proposed Project is consistent with the Town and Village of Seneca Falls' 2006 Comprehensive Plan. The Town and Village's 2006 Comprehensive Plan calls for the area to remain stable. The Project site is located in the Town of Seneca Falls C-2 Highway Commercial Zoning District. The commercial development maybe designated for concentrated infill of additional buildings. The Proposed Project is consistent with the plan.

***To protect, preserve, and enhance the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and***

*significant historic and archeological resources.* The project sites do not contain historic buildings listed or potentially-eligible for listing in the National and/or State Registers of Historic Places. The Proposed Project would consist of the acquisition and renovation of an existing building. No ground disturbance is anticipated. Therefore, the Proposed Project is unlikely to disturb intact archeological resources and no further review for such resources is warranted. OPRHP, which acts as the State Historic Preservation Office (“SHPO”) in New York State, was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project. OPRHP (Project Review №. 15PR01430), in its letter of April 30, 2015 (attached), determined “...that your project would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and national Registers of Historic Places.” It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

The Proposed Project has no impact on agricultural land, forests, and would minimally impact open space due to the expansion of the facility.

There are no surface water bodies or streams located on the project site. The project site has been previously developed which resulted in the majority of the site being disturbed. Undeveloped green space consists of regularly maintained lawn and athletic field areas. Therefore, no adverse impacts on floodplains are anticipated.

The Proposed Project would not affect visual resources in this portion of the Town. The Project Site is not within the viewshed of any State and/or National Registered structure. The proposed project site itself is largely composed of buildings which themselves are not visually significant, nor are they architecturally significant from a historic resources standpoint. Therefore, the Proposed Project is generally supportive of this criterion.

*To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development, and the integration of all income and age groups.* The Proposed Project would consist of the acquisition and renovation of an existing building currently occupied by the purchaser, SCARC.

*To provide mobility through transportation choices including improved public transportation and reduced automobile dependency.* The Proposed Project would acquire and renovate an existing facility, which provides a workplace for SCARC clients with disabilities and their families in the area. The use of public transportation, while not discouraged, is sometimes not an option for SCARC client workers and staff. The SCARC clients, workers and staff are usually transported to the site by personal vehicles or by contracted transportation service. Therefore, the Proposed Project is generally supportive of this criterion.

*To coordinate between state and local government and intermunicipal and regional planning.* DASNY, acting as lead agency, is conducting a coordinated review of the Proposed

Project in accordance with New York’s *SEQRA*. Other involved agencies and interested parties include, but are not limited to: the New York State Department of Transportation (“NYSDOT”), the New York State Department of Environmental Conservation (“NYSDEC”), the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”), Seneca County, and the Town of Seneca Falls. The *SEQR* lead agency establishment regulations set a 30-day time period for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be supportive of this criterion.

***To participate in community-based planning and collaboration.*** The Proposed Project would acquire and renovate an existing facility. Community based planning and collaboration would not be required. However, all necessary permits for the renovation work would be secured from the local Building Departments as required.

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

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

As previously noted, DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with *SEQRA*. Other involved agencies and interested parties include, but are not limited to, the New York State Legislature, NYSDOT, the NYSDOC, NYSED, OPRHP, and the Town of Hamburg. Hence, the Proposed Project would be generally supportive of this criterion.

***Community Character.*** Community character is considered to be a cumulative assessment of the various elements that define a community's distinct personality. These elements include land use, design and visual resources, socioeconomics, traffic, air quality, and noise. These factors are collectively considered to determine how a proposed action may affect the character or “personality” of a neighborhood or community.

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

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

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

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

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

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

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

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

The Proposed Project would not result in any significant impact on domestic water or sanitary sewer service in the area. The municipality would provide water and sewer services to the site. The town water distribution system would have adequate supplies of water to furnish the anticipated amount to the Project Site. The facility would comply with all applicable regulations restricting the substances and rate of flow that can be discharged into public sewers. The Proposed Project would not result in any significant impact on domestic water or sanitary sewer service in the area.

***Storm Water Runoff.*** The Proposed Project would involve the construction of an extension of the existing site circulation, which would allow for better on-site traffic circulation. The driveway and sidewalk extensions would consist of an area of approximately 6,000 gsf, and any runoff would be directed to the existing stormwater drainage system currently on site. The existing at-grade parking lots would be resurfaced as part of the Proposed Project, but would not create any increase in storm water runoff than currently exists.

This is expected to result in a net increase in impervious surface cover of less than 0.25 acre. The increased impervious surface cover associated with new driveway expansion would generate additional runoff, but the existing storm water system has adequate capacity to handle this increase, and meet with the guidelines and specifications currently employed by the town. Through the use of appropriate storm water treatment methods, the Proposed Project would not have a significant adverse impact on storm water drainage systems.

The building is not located in either a floodway or a floodplain boundary. The Project Site is not located in a special flood hazard area (Zone A or V) as identified by the Federal Insurance Administration pursuant to the *Flood Disaster Protection Act of 1973*.

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

***Air Quality.*** The Proposed Project would not engender any adverse mobile source or on-site stationary source air quality impacts. The existing buildings heat and ventilation systems may be upgraded to meet the demand of the renovated and/or reconfigured spaces.

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

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

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

**Traffic and Parking.** The Proposed Project would not require any new employees and, therefore, there would be no adverse impact to the available on-street parking within the adjacent community. The facility to be acquired is located within an existing business park development and contains its own 34 space surface parking lot.

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

**Historic Resources and Archeological Resources.** As previously stated, DASNY, as a New York State public benefit corporation funding the Proposed Project, is required to conduct a review in conformance with *SHPA* and Part 428 of the implementing regulations of *PRHPL*, which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and OPRHP. Consultation was initiated with OPRHP regarding the Proposed Project (OPRHP Project No. 15PR01430) on March 24, 2015. OPRHP, in its letter of April 30, 2015 (attached), determined "...that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and national Registers of Historic Places." It is the

opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

**For Further Information:**

Contact Person: Jack D. Homkow  
Director  
Office of Environmental Affairs

Address: Dormitory Authority State of New York  
One Penn Plaza, 52<sup>nd</sup> Floor  
New York, New York 10119-0098

Telephone: (212) 273-5033  
Fax: (212) 273-5128

**Copies of this Notice Sent to:**

Mr. Don Earle  
Supervisor, Town of Seneca Falls  
Chairman, Seneca County Board of Supervisors  
81 West Bayard Street  
Seneca Falls, New York 13148

Mr. Bill Bordeau  
Director  
Seneca County Department of Planning and  
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Seneca County Office Building  
1 DiPronio Drive  
Waterloo, New York 13165

Mr. John J. Sherman  
Chief Financial Officer  
NYSARC, Inc.  
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Ms. Maria Hastings  
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Seneca-Cayuga ARC  
1083 Waterloo-Geneva Road  
Waterloo, New York 13165

Ms. Nicaletta Greer  
Town Clerk  
Town of Seneca Falls  
81 West Bayard Street  
Seneca Falls, New York 13148

Mr. Robert Hayssen  
Chair  
Seneca County Committee No. 5 – Planning,  
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Seneca County Office Building  
1 DiPronio Drive  
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Mr. Carl F. Ford, P.E.  
Region 3 Regional Director  
New York State Department of Transportation  
State Office Building  
333 East Washington Street  
Syracuse, New York 13202

Mr. Paul D'Amato  
Region 8 Regional Director  
New York State Department of  
Environmental Conservation  
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Ms. Ruth L. Pierpont  
Director  
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**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 - Project and Sponsor Information</b>			
Seneca-Cayuga ARC			
Name of Action or Project: Acquisition of 1900 Daranen Drive			
Project Location (describe, and attach a location map): 1900 Daranen Drive, Waterloo, Seneca County, New York 13165			
Brief Description of Proposed Action: The proposed action consists of the acquisition of an existing building and developed site currently occupied by Seneca-Cayuga ARC. Seneca-Cayuga ARC currently leases the property and will utilize the 2015 NYSARC, Inc. bond proceeds issued by DASNY for the acquisition. The existing zoning and use of the building will not change once the property is acquired.			
Name of Applicant or Sponsor: Ms. Maria Hastings, Associate Executive Director		Telephone: (315) 856-8158	
		E-Mail: mhastings@sencayarc.org	
Address: 1083 Waterloo-Geneva Road			
City/PO: Waterloo		State: New York	Zip Code: 13165
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<b>NO</b> <input checked="" type="checkbox"/>
			<b>YES</b> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Funding through a DASNY Bond Issuance on behalf of Seneca-Cayuga ARC's overseeing organization, NYSARC, Inc.			<b>NO</b> <input type="checkbox"/>
			<b>YES</b> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.42 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Ms. Maria Hastings, Associate Executive Director.		Date: March 12, 2015
Signature: <u>Maria Hastings</u>		

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

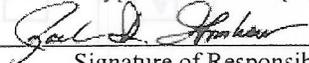
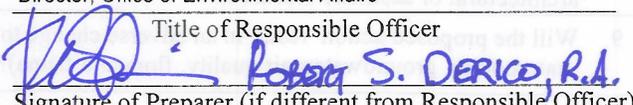
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

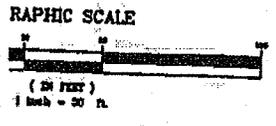
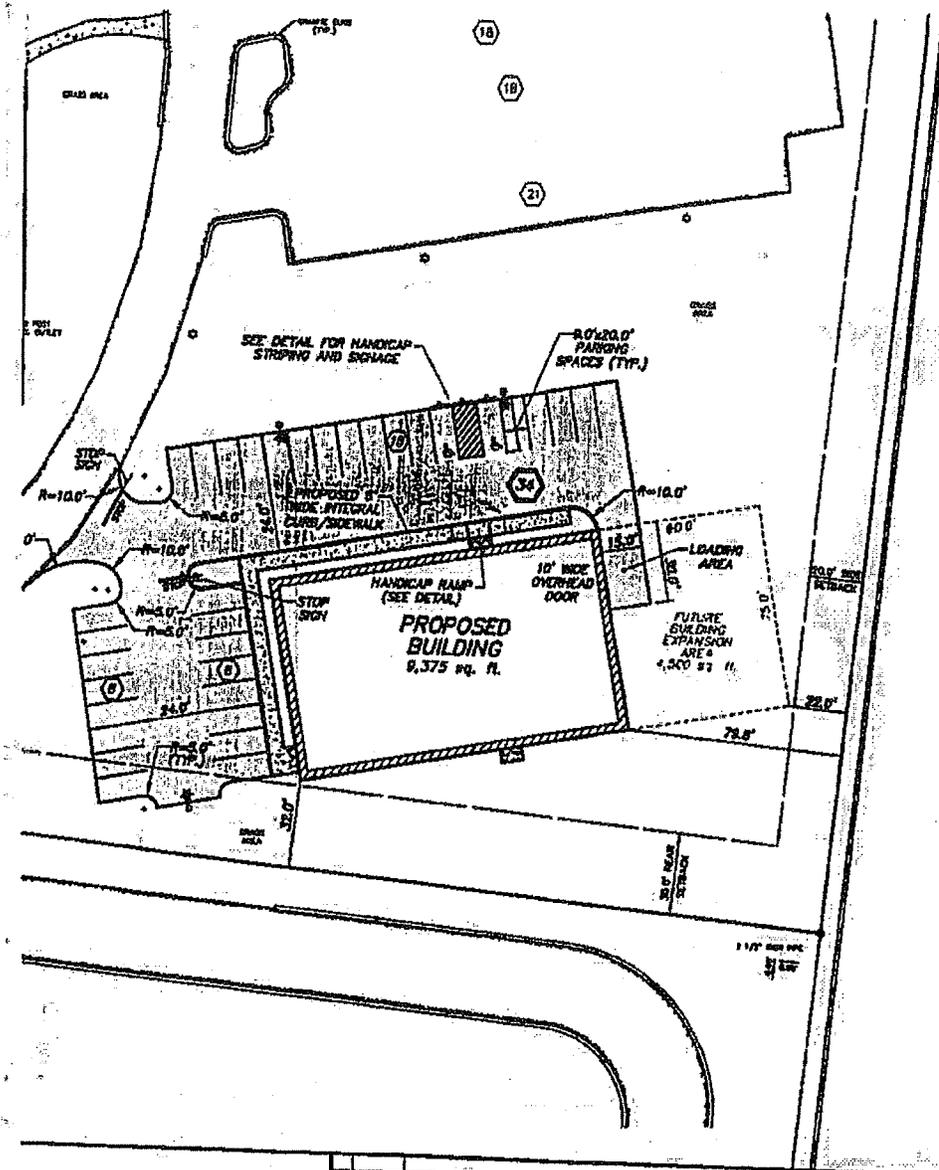
No, or small impact may occur	Moderate to large impact may occur
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Dormitory Authority State of New York (DASNY)	July 13, 2015
Name of Lead Agency	Date
Mr. Jack D. Homkow	Director, Office of Environmental Affairs
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

# Site Plan

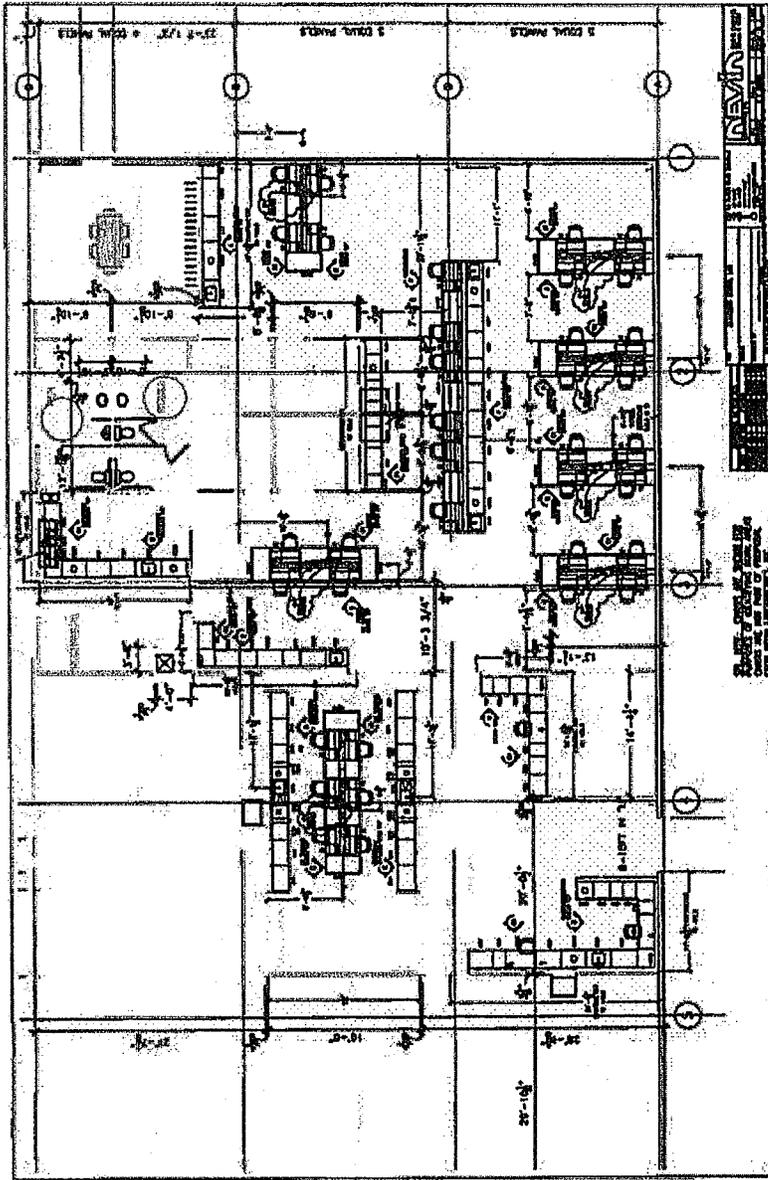


NO.	DATE	REVISION	BY	CHKD.	APP'D.	IN CHARGE

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# Floor Plan





## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

April 30, 2015

Mr. Robert Derico  
Sr Env Manager  
DASNY  
515 Broadway  
Albany, NY 12207

Re: DASNY  
Acquisition and Renovation of 1900 Danaren Dr  
1900 Danaren Dr, Waterloo, NY  
15PR01430

Dear Mr. Derico:

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

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

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

Sincerely,

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

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**Division for Historic Preservation**

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

## Dormitory Authority State of New York

### SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** July 13, 2015  
**Project Name:** NYSARC, Inc. - Seneca-Cayuga ARC's *Acquisition and Renovation of 1900 Danaren Drive*  
**Project Number:** N/A  
**Completed by:** Robert S. Derico, R. A.  
Senior Environmental Manager  
Office of Environmental Affairs

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

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

The Dormitory Authority State of New York ("DASNY") has received a request for financing from NYSARC, Inc. ("NYSARC") for the financing of projects for its member chapters throughout New York State. The Proposed Action would consist of DASNY's authorization of the issuance of one or more series of fixed-rate, tax-exempt and/or taxable bonds in an not to exceed amount of approximately \$52,000,000 on behalf of the of NYSARC, Inc. The proceeds of the tax-exempt bond issuance would be used refund of all or a portion of DASNY's NYSARC, Inc. Revenue Bonds Series 2004A Bonds (\$2.3 million), and Series 2005A Bonds (\$25.9 million). Additionally, the bond issue proceeds would be used as a pool to finance the projects of 15 of the 54 member chapters of NYSARC, Inc. The 15 chapters participating in the bond issue are seeking to finance 40 individual projects. This SGISAF pertains to the Seneca-Cayuga ARC's ("SCARC's") *Acquisition and Renovation of 1900 Danaren Drive Project* (hereinafter, the "Proposed Project"). The proposed project site is located at 1900 Danaren Drive, Village of Waterloo, Town of Seneca Falls, Seneca County, New York.

More specifically, the Proposed Project would consist of the acquisition and renovation of an existing, approximately 9,400-gross-square-foot building on a developed, approximately 1.42-acre site currently owned by Danaren, LLC. SCARC currently leases the property and would utilize the 2015 NYSARC, Inc. bond proceeds issued by DASNY for the acquisition. Additionally, the bond proceeds would be used for the renovation and capital maintenance of the building once acquisition has been completed. The existing zoning and use of the building would not change once the property is acquired.

**Smart Growth Impact Assessment:** Have any other entities issued a Smart Growth Impact Statement (“SGIS”) with regard to this project? (If so, attach same).

Yes  No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:

Yes  No  Not Relevant

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

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

- A city or a village
- Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
  - Central business districts (such as the commercial and often geographic heart of a city, “downtown”, “city center”)
  - Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the [central business district](#), and is most often used in reference to retailing and socializing)
  - Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
  - Brownfield Opportunity Areas ([http://nyswaterfronts.com/BOA\\_projects.asp](http://nyswaterfronts.com/BOA_projects.asp))
  - Downtown areas of Local Waterfront Revitalization Plan areas ([http://nyswaterfronts.com/maps\\_regions.asp](http://nyswaterfronts.com/maps_regions.asp))
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

The Proposed Project consists of the acquisition of an existing building currently occupied by the purchaser, SCARC. The site lies in a developed commercial area of the Town of Seneca Falls. The Proposed Project would be supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use,

transportation, infrastructure and economic connections to an existing municipal center?  
Check one and describe:

Yes  No  Not Relevant

The Proposed Project is located within a developed commercial area, within the Town of Seneca Falls, on the border of the Village of Waterloo.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe:

Yes  No  Not Relevant

The Proposed Project is consistent with the Town and Village of Seneca Falls' 2006 Comprehensive Plan, which outlines the need to *"Explore hospitality training with the local BOCES. This aspect of the program might open doors to education and training funding. This is a great example of where the community should take advantage of the training and labor expertise lying within the Seneca-Cayuga ARC organization."* The Proposed Project would be consistent with the Town and Village of Seneca Falls' 2006 Comprehensive Plan.

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

As noted above, the Town and Village's 2006 Comprehensive Plan calls for the area to remain stable. The Project site is located in the Town of Seneca Falls C-2 Highway Commercial Zoning District. The commercial development maybe designated for concentrated infill of additional buildings. The Proposed Project would be consistent with the plan.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes  No  Not Relevant

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

Historic Preservation Office (“SHPO”) in New York State, was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project. OPRHP (Project Review No. 15PR01430), in its letter of April 30, 2015 (attached), determined “...that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and national Registers of Historic Places.” It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

The Proposed Project has no impact on agricultural land, forests, and would minimally impact open space due to the expansion of the facility.

There are no surface water bodies or streams located on the project site. The project site has been previously developed which resulted in the majority of the site being disturbed. Undeveloped green space consists of regularly maintained lawn and athletic field areas. Therefore, no adverse impacts on floodplains are anticipated.

The Proposed Project would not affect visual resources in this portion of the Town. The Project Site is not within the viewshed of any State and/or National Registered structure. The proposed project site itself is largely composed of buildings which themselves are not visually significant, nor are they architecturally significant from a historic resources standpoint. Therefore, the Proposed Project is generally supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would consist of the acquisition and renovation of an existing building currently occupied by the purchaser, SCARC.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would acquire and renovate an existing facility, which provides a workplace for SCARC clients with disabilities and their families in the area. The use of public transportation, while not discouraged, is sometimes not an option for SCARC client workers and staff. The SCARC clients, workers and staff are usually transported to the site by personal vehicles or by contracted transportation service. Therefore, the Proposed Project is generally supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* (“*SEQR*”) coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System (“*SPDES*”) permit issuance/revision notices, etc.). Check one and describe:

Yes    No    Not Relevant

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

10. Does the project involve community-based planning and collaboration? Check one and describe:

Yes    No    Not Relevant

The Proposed Project would acquire and renovate an existing facility. Community-based planning and collaboration would not be required. However, all necessary permits for the renovation work would be secured from the local Building Departments as required.

11. Is the project consistent with local building and land use codes? Check one and describe:

Yes    No    Not Relevant

The Proposed Project would conform to the New York State *Uniform Fire Prevention and Building Code* and the Town of Seneca Falls codes. The Town of Seneca Falls would be the permitting agency. The Proposed Project would be consistent with neighboring land uses within this area of the town and would not result in changes in land use outside the parcel. Therefore, the Proposed Project would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations?

Yes    No    Not Relevant

The facility to be acquired is an existing, established building located within the town. The current tenant would be acquiring the facility it currently occupies and maintaining both the existing occupancy and use. Hence, the Proposed Project would maintain the

existing community's stability. Where possible, sustainable opportunities would be designed into the renovation work and be consistent with Leadership in Energy and Environmental Design® ("LEED") requirements. Therefore, the Proposed Project would be supportive of this criterion.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ("ENB") or other published notices, letters of support, etc.). Check one and describe:

Yes    No    Not Relevant

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

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:

Yes    No    Not Relevant

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

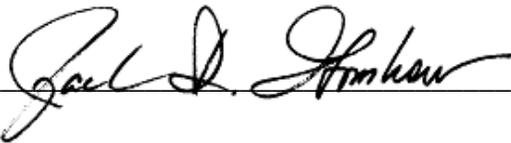
NYSARC's central office staff provides technical assistance in areas which include the interpretation of laws and regulations, training programs, one-to-one advocacy and, on occasion, direct management of chapters as deemed necessary by the Executive Committee or at the request of a chapter's board of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

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

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

**ATTESTATION**

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

  
\_\_\_\_\_  
**Signature**

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

July 13, 2015  
\_\_\_\_\_  
**Date**