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URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD RESOLUTION

May 7th 2018

PB Case No.: 05-18

Zone: Central Business District

Address: Proposed Hospital Footprint

Applicant: MVHS

Owner:

WHEREAS, the Mohawk Valley Health Systems (MVHS) submitted an application to the Oneida County Local Development Corporation (OCLDC) requesting certain financial assistance related to the proposed construction of a state-of-the-art hospital in Downtown Utica; and

WHEREAS, as part of its consideration of the MVHS application, OCLDC must consider the impact to the environment anticipated to result from the provision of said financial assistance. To that end, the MVHS application included a full Environmental Assessment Form (EAF), pursuant to the State's Environmental Quality Review Act (SEQRA). Based on their review of the EAF, the OCLDC determined the proposed project to be a Type I action under SEQRA, thereby requiring establishment of a Lead Agency that will take responsibility for conducting the coordinated review; and

WHEREAS, the OCLDC felt that they had limited jurisdiction over the proposed project and, on that basis, opted not to act as Lead Agent. Given the professional planning staff at its disposal and the knowledge base required to properly conduct coordinated review for a project of the size and scope as that proposed by MVHS, OCLDC expressed a desire for the City of Utica Planning Board to act as Lead Agent; and

WHEREAS, the full EAF submitted by MVHS to OCLDC identifies the City of Utica Planning Board as a potentially Involved Agency and the City of Utica Planning Board was duly notified in writing of the action taken by OCLDC relative to SEQRA, in accordance with SEQRA regulations. Under SEQRA regulations, any potentially Involved Agencies can act as Lead Agency; and

WHEREAS, at the February Meeting, the Planning Board voted to declare itself as Lead Agency, a decision to which no objections or alternatives were received; and

WHEREAS, the Planning Board completed Part II of the Full Environmental Assessment Form (EAF) and deemed that a "Moderate to large impact may occur" in the following areas: Land, Surface Water, Ground Water, Air, Historic and Archeological Resources, Transportation, Energy, Noise, Odor, Light, Human Health, Community Plans and Community Character; and

WHEREAS, the Planning Board completed Part III of the Full EAF and based on the potential impacts identified in Part II of the Full EAF, reached the conclusion that 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 impacts and possible mitigation and to explore alternatives to avoid or reduce those impacts: and

BE RESOLVED THAT on a motion made by Mr. Matrulli, seconded by Mr. Mitchell and unanimously approved (*Mr. Priore and Mr.Colon were absent*), the City of Utica Planning Board declared itself as Lead Agency for the purposes of SEQRA review.

BE IT FURTHER RESOLVED THAT on a motion made by Mr. Matrulli, seconded by Mr. Mitchell and unanimously approved (*Mr. Priore and Mr.Colon were absent*), the City of Utica Planning Board identified this project as a Type 1 Action and issued a Positive Declaration.

Fred Matrulli
Fred Matrulli, Chair

5-10-18
Date

POSITIVE DECLARATION
NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT
DETERMINATION OF SIGNIFICANCE

Name of Action: Mohawk Valley Health System (MVHS) Integrated Health Campus

Date: May 7, 2018

This notice is issued pursuant to Part 617 of the implementing regulations (6 NYCRR 617) pertaining to Article 8 (State Environmental Quality Review Act, SEQRA) of the Environmental Conservation Law.

The City of Utica Planning Board, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared. In addition, it is the intent of the City Planning Board to conduct public scoping including scheduling of a public scoping session. The primary goals of scoping are to focus the DEIS on potentially significant adverse impacts that may be reasonably expected to result from the proposed action and to eliminate consideration of those impacts that are irrelevant or nonsignificant. Details of the scoping process and session will be forthcoming. SEQRA-related project information will be posted on the following website:

<http://cityofutica.com/departments/urban-and-economic-development/planning/mvhs-seqra/index>

Description of Action: A detailed description of the action is provided as Exhibit 1.

Location of Action: The project location is illustrated on Figure 1, which is included within Exhibit 1.

Reasons Supporting this Determination: The proposed project exceeds thresholds defined for Type I projects in the SEQRA implementing regulations. Type I actions carry a presumption that the project is likely to have a significant effect on the environment. A Full Environmental Assessment Form (FEAF, Parts 1 – 3) has been completed for this project and is included in Exhibit 1. Part 2 (Identification of Potential Project Impacts) of the FEAF is designed to help the lead agency inventory potential resources that could be affected by the proposed project and associated actions. As indicated in Part 2 of the FEAF, the project could result in moderate to large impacts on land; surface water; groundwater; air; historic or archaeological resources; transportation; energy; noise, odor, and light; human health; consistency with community plans; and consistency with community character. Consequently, the City Planning Board requires the preparation of a DEIS in accordance with sections 617.9 of the SEQRA implementing regulations, including the consideration of significant adverse environmental impacts, alternatives and mitigation.

For Further Information:

Contact Person: City of Utica Planning Board
Attention: Mr. Brian Thomas, Commissioner
City of Utica, Department of Urban & Economic Development
1 Kennedy Plaza
Utica, NY 13502

Phone Number: (315) 792-0181

Email: bthomas@cityofutica.com

Distribution:

Involved and Interested Agency Lists (see Exhibit 2)
Hon. Robert M. Palmieri, Mayor, City of Utica
Hon. Anthony J. Picente, Jr., County Executive, Oneida County
Mr. Scott Perra, President/CEO, Mohawk Valley Health System
Environmental Notice Bulletin

**Environmental
Assessment Form
Parts 1, 2 and 3**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Mohawk Valley Health System (MVHS) Integrated Health Campus		
Project Location (describe, and attach a general location map): City of Utica, NY (see Figure 1)		
Brief Description of Proposed Action (include purpose or need): See Attachments 1 and 2 for a description of the Proposed Action and Site Layout, respectively.		
Name of Applicant/Sponsor: MVHS (Attn: Mr. Robert C. Scholefield, RN, MS; Executive VP, Chief Operating Officer)		Telephone: 1-315-801-4978
		E-Mail: bscholeef@mvhealthsystem.org
Address: 2209 Genesee Street		
City/PO: Utica	State: NY	Zip Code: 13501
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Multiple property owners (see Attachment 3). These parcels will be acquired by MVHS and/or condemning authority.		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals See Attachment 4 for a listing of permits and approvals.

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> 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? YesNo

- 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor _____
 Source: <https://parks.ny.gov/historic-preservation/heritage-areas/documents/MohawkValleyUrbanHeritageArea.pdf> _____

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? YesNo

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Central Business District (CBD)

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Utica City School District

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

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

d. What parks serve the project site?
The City of Utica owns and operates parkland within the City limits; no parkland is located within the project limits.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ ± 25 acres
b. Total acreage to be physically disturbed? _____ ± 25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ * acres *The applicant is negotiating with current property owners.

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Resubdivision to consolidate parcels and subdivision to create lots for parking garage and medical office building, as needed.
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____ ± 2
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ ± 44 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: ± 142 height; ± 240 width; and ± 630 length

iii. Approximate extent of building space to be heated or cooled: Main Hospital: ± 670,000 square feet

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? Excavation and removal of impacted and/or unsuitable fill material, if encountered.

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

- Volume (specify tons or cubic yards): To be determined upon further evaluation of existing conditions
- Over what duration of time? ±12-18 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Excavated soil/fill material that is unsuitable for re-use on site will be stockpiled, sampled, and disposed of in accordance with applicable federal and state regulations.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. Temporary dewatering of excavations is anticipated. Encountered groundwater will be characterized and managed in accordance with applicable federal and state regulations.

v. What is the total area to be dredged or excavated? To be determined acres

vi. What is the maximum area to be worked at any one time? ± 25 acres

vii. What would be the maximum depth of excavation or dredging? ± 10 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____
Excavations will be backfilled and hospital, ancillary facilities and grounds will be constructed on the re-graded site.

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

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

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ ± 187,000 gallons/day

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

If Yes:

- Name of district or service area: City of Utica
- 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: _____
Water mains will need to be installed or replaced. See Attachment 1 for additional details.
- Source(s) of supply for the district: Mohawk Valley Water Authority

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ ± 187,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater from hospital operations (± 187,000 gallons/day).

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

If Yes:

- Name of wastewater treatment plant to be used: Oneida County's Water Pollution Control Plant
- Name of district: Oneida County Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____
- Sewer lines will need to be installed or replaced. See Attachment 1 for additional details. _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____* acres (impervious surface)

_____ Square feet or _____ ± 25 acres (parcel size)

ii. Describe types of new point sources. * The majority of the project site is currently impervious. Proposed conditions will increase pervious green space.

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)?

Site stormwater will be managed in accordance with the New York State Stormwater Management Design Manual, as required by the SPDES General Permit for Stormwater Discharges from Construction Activity (GP 0-15-002). See Attachment 1 for a description of anticipated infrastructure modifications necessary to accommodate the MVHS Integrated Health Campus.

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater will be conveyed to the City's stormwater conveyance system. _____

- Will stormwater runoff flow to adjacent properties? Stormwater will be conveyed to the City's stormwater conveyance system. Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

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

Short-term particulate emissions (dust) and portable equipment exhaust emissions during construction activities. _____

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

No stationary sources during construction are anticipated. _____

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

Stationary sources during operations may include boilers, emergency generators and microturbines, as well as other minor sources. _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate: *

- _____ ± 60,000 Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ < 1 Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ 0 Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ 0 Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ < 1 Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

* It is anticipated that MVHS will need to obtain either a State Facility Air Permit or Registration. Emission estimates for criteria pollutants will be included in the applicable application.

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

If Yes:

i. Estimate methane generation in tons/year (metric): ± 1.5 tons/year

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): None anticipated. Methane emissions will be from combustion sources which typically are not equipped with methane controls.

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

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

Short-term particulate emissions (dust) and equipment exhaust emissions during construction activities. During construction, the contractor will be required to implement mitigation measures to minimize air quality impacts including proper maintenance of vehicles and equipment and implementation (as necessary) of dust suppression measures.

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

* A Traffic Impact Study will be conducted.

If Yes: *

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: To be determined.

iii. Parking spaces: Existing ± 630 Proposed $\pm 2,800$ Net increase/decrease $\pm 2,170$

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Discontinue portions of Lafayette and Cornelia Streets within the new hospital boundaries.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
The peak electrical demand load for the project is 4.2 mVA.

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>10 hours (7 am - 5 pm)</u> • Saturday: <u>10 hours (7 am - 5 pm)</u> • Sunday: <u>If necessary.</u> • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 Noise during construction will be minimized via standard construction practices. New York State Environmental Conservation Law prohibits heavy duty vehicles, including diesel trucks, from idling for more than five minutes at a time. Sporadic noise in excess of existing ambient levels during operation may be generated by incoming ambulances and helicopter flights.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: The MVHS Integrated Health Campus will be constructed in an urban setting proximal to existing buildings and other man-made structures.

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Outdoor lighting will include signage, lamp posts and building-mounted fixtures in exterior parking areas, walkways and entrances to the hospital, as applicable. Outdoor lighting fixtures will be downward facing to minimize glare and night-sky related light pollution.

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored No. 2 Fuel Oil, Diesel

ii. Volume(s) * per unit time * (e.g., month, year) * To be determined.

iii. Generally describe proposed storage facilities: 50,000-gallon double-walled underground storage tank and day tanks for boiler operations, as well as diesel tanks for emergency generators.

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

If Yes:

i. Describe proposed treatment(s):
Herbicides and pesticides may be used periodically to mitigate against pests and other nuisance vectors. In addition, water treatment chemicals will be utilized for maintenance of the cooling towers.

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

Hospital operations generate a variety of regulated wastes, including solid waste, regulated medical waste, etc.

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: To be determined tons per To be determined (unit of time)
- Operation : ± 100 cy/week (solid waste/recyclables), ± 420 tons/year (RMW)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: To be determined by contractors.
- Operation: Work minimization efforts will be consistent with current operations and applicable State and City requirements.

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

- Construction: To be determined by contractors.
- Operation: Solid waste and recyclables will be managed in accordance with applicable local, state and federal requirements. Regulated medical waste (RMW) will be hauled by a NYSDEC-permitted RMW transporter from the new hospital to the existing state-permitted autoclave and shredder located at Faxton St. Luke's Healthcare facility prior to ultimate management off-site.

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

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
 Acute and non-acute hazardous wastes. The majority of these waste streams will be pharmaceutical-related.
 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 Pharmaceutical-related activities.
 iii. Specify amount to be handled or generated _____ * tons/month * < 220 lbs/month of hazardous waste; < 2.2 lbs/month of acute hazardous waste.
 Quantity based on conditionally-exempt small quantity generator status.
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____
 MVHS will utilize an NYSDEC-permitted treatment, storage and disposal facilities (TSDFs). Specific facilities have not been selected.
 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): Institutional, Residential (Urban)
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Urban land including structures and paved and green areas.</u>	± 25	± 25	± 25

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: The Resource Center for Independent Living is located at 409 Columbia Street, within the project's footprint.
Approximately 3 licensed day care centers are located within 1500 feet of the proposed project site.
Source: http://ocfs.ny.gov/main/childcare/ccfs_template.asp.

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

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

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Hazardous wastes have been generated within the proposed project area and wastes were shipped off-site for disposal. No large quantity generators or hazardous waste treatment, storage, and disposal facilities (TSDFs) were identified on or adjacent to the proposed project area.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): One Open Spill (93-03962)
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): B00061 , E633070, B00063 , 633021
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Remediation of two of the four sites identified has been deemed to be satisfactorily completed by the NYSDEC. A remedial program is currently underway at Site B00063, which is located approximately 1600 feet northeast of the proposed project area. Site 633021 is a State Superfund Site and is located approximately 1500 feet north of the proposed project area. Groundwater flow at these two sites is to the north.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 6 feet

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

c. Predominant soil type(s) present on project site: Urban Land _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ ± 10 feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: Common species (urban) _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>Several NYS endangered and threatened plants and animals have been identified in Oneida County (http://www.dec.ny.gov/natureexplorer/app/location/county/results.5). However, given the urban setting, these species are not anticipated to be encountered.</small> <small>Review of the United States Fish and Wildlife (USFWS) Information for Planning and Consultation (IPaC) website (https://ecos.fws.gov/ipac/), identified the following threatened species: Northern Long-Eared Bat (NLEB). Tree cutting will be restricted to November 1st - March 31st.</small>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:

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

ii. Name: Several parcels included in the project site are located within the Upper Genesee Street Historic District. In addition, two historic buildings are located proximal to the project site. Specifically, Ford Schuyler Club Building (located + 800 feet south of the proposed project site) and St. Joseph's Church (located + 580 ft west of the proposed project site, on the opposite side of the North-South Arterial Highway).

iii. Brief description of attributes on which listing is based: Items of significance include religion and architecture (https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2fDefault.aspx).

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

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

If Yes: To be determined. Consultation with the State Historic Preservation Office has been initiated. A Phase IA Cultural Resource Survey will be conducted.

i. Describe possible resource(s): Survey will be conducted.

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: City of Utica Scenic and Historic District, Erie Canalway Trail, NYS-designated Wildlife Management Areas

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic District and/or Wildlife Management Area

iii. Distance between project and resource: _____ Varies miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

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

F. Additional Information

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

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

G. Verification

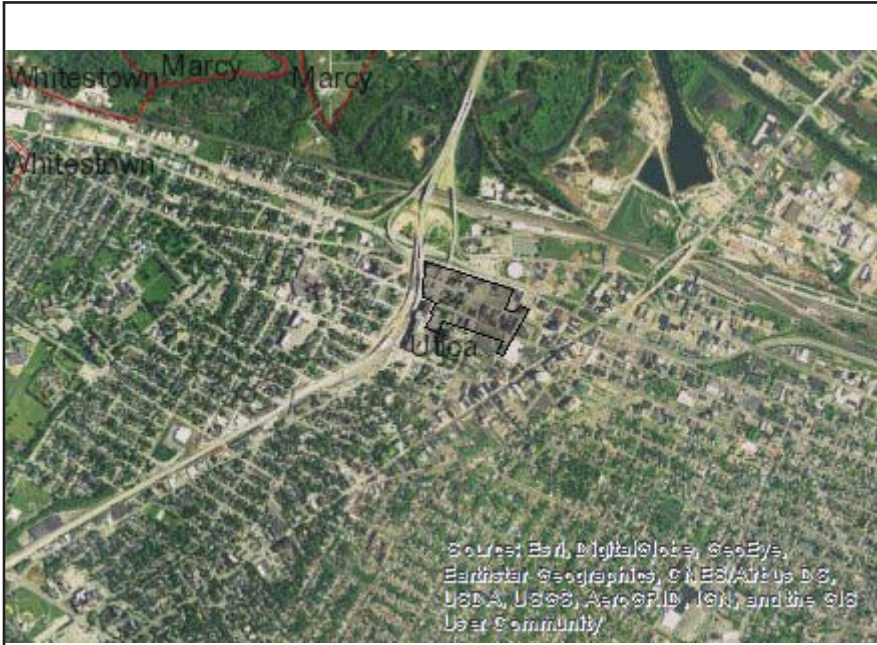
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Robert C. Schaefer Date 11/5/18

Signature [Signature] Title EVP/COO

Revised April 2018 [Signature] Date 4/4/18

PRINT FORM



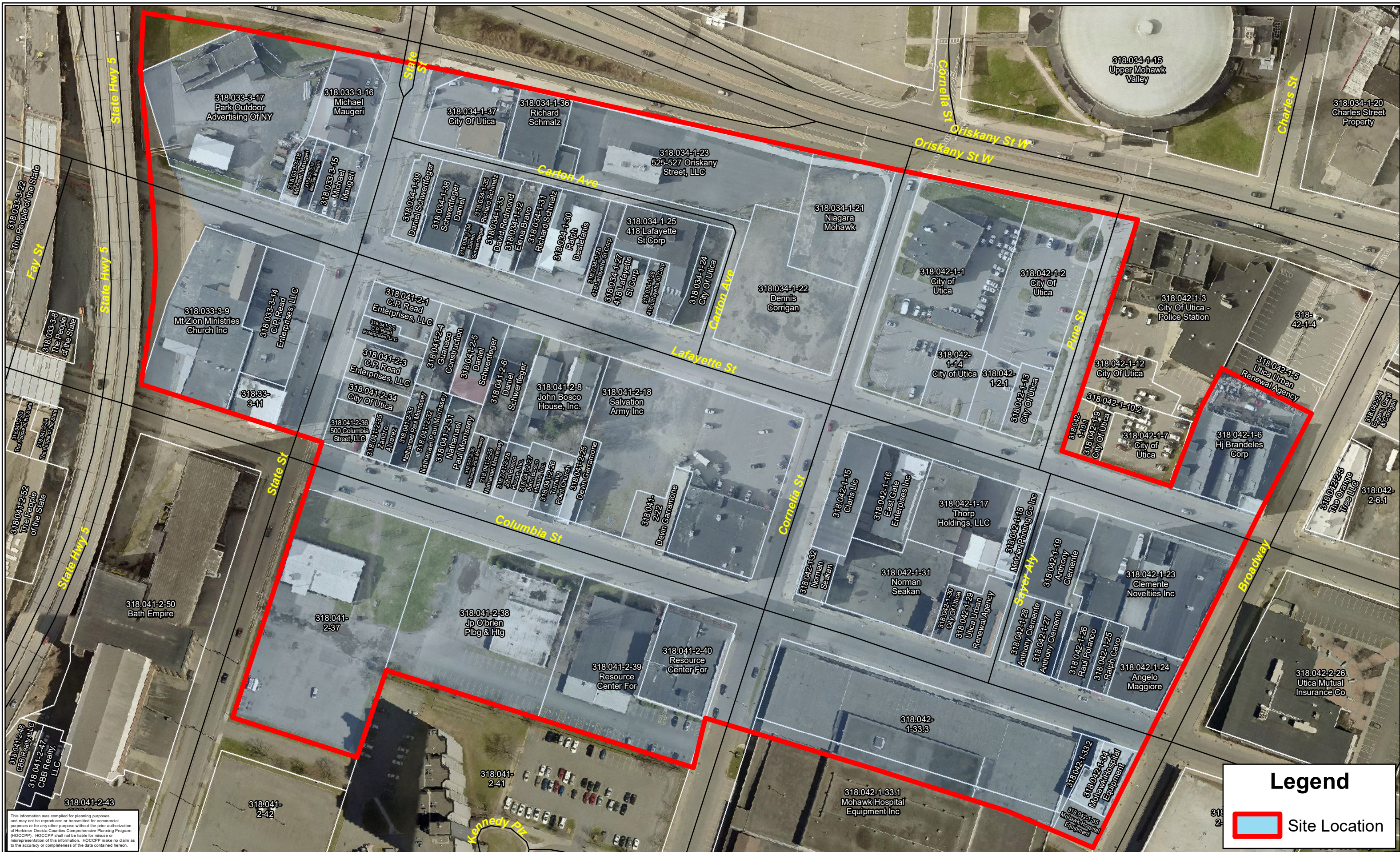
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



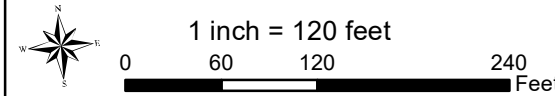
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage 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]	B00061 , E633070, B00063 , 633021
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Fort Schuyler Club Building, St. Joseph's Church
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Site Location



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Proposed Hospital Site Location

Legend

Site Location

Purpose and Project Description

PURPOSE

Faxton St. Luke's Healthcare (FSLH) and St. Elizabeth Medical Center (SEMC) affiliated in 2014 to become the Mohawk Valley Health System (MVHS)¹. MVHS's mission is to provide excellence in healthcare for its communities. Substantial effort has been focused on consolidating existing resources, eliminating redundancies, expanding the depth and breadth of services, improving access and elevating the quality of healthcare services in the region. MVHS has been successful in its efforts thus far, but has been constrained by the age and physical limitations of the existing facilities.

To support goals to deliver higher quality, more effective care with better community outcomes and at a lower cost, the proposed MVHS Integrated Health Campus, will combine services from both existing campuses. The new MVHS integrated health campus and state-of-art hospital will replace SEMC and FSLH, reduce the number of beds in the community, and consolidate patient services to one campus.

The decision to consolidate the two inpatient campuses to a single facility was spurred by several key factors:

- The desire and need to build a facility with the newest technology, services and advancements in patient safety and quality so that our community can receive the most up-to-date healthcare services that rivals those found in large cities.
- The growing demand for healthcare due to the rapidly increasing and aging population in this region.
- The increasing need to improve accessibility and availability by attracting specialists and providing services that otherwise would not be available to our community.
- The opportunity to gain greater operational efficiencies through the elimination of duplicative and redundant functions will help to reduce the rate of increase in healthcare spending and to achieve improved financial stability.

PROJECT DESCRIPTION

As depicted on Figure 1 (Site Location Map), the MVHS Integrated Health Campus will generally be bounded by Oriskany Boulevard (NYS Route 69) to the north, Broadway on the east, Columbia Street, and NYS Route 8 to the west and City Hall and Kennedy Apartments to the south. The MVHS Integrated Health Campus will encompass approximately 25-acres and will include the following elements:

- Hospital Building
- Central Utility Plant
- Parking facilities (including one parking garage)
- Potential future Medical Office Building (by private developer)
- Campus grounds
- Helistop

¹ Mohawk Valley Health System is the Sole Corporate Member of Faxton-St. Luke's Healthcare, St. Elizabeth Medical Center, St. Luke's Home Residential Health Care Facility, Senior Network Health, LLC, Visiting Nurse Association of Utica and Oneida County, Inc., and Mohawk Valley Home Care, LLC. Together, the system is governed by one Board of Directors. As referenced in its certificate of need application for construction of the new hospital, MVHS plans to apply for a certificate of need from the Department of Health pursuant to Article 28 of the Public Health Law pursuant to which it also would be the sole operator of the new integrated hospital campus.

In addition, the project includes the acquisition of the 25+/- acres of property in an area of the City that is designated as a Federal “Historically Underutilized Business” (HUB) Zone, a distressed area and a NYSDEC-designated “potential environmental justice area.” While most of the property is likely to be acquired through voluntary negotiation, it is likely that some property may need to be acquired via eminent domain. Many of the existing property owners and business will be forced to relocate to other parts of the City or County. The magnitude of the acquisition of 25+/- acres will be large, but most impacts are expected to be beneficial because it will better position the hospital to serve the largest and most diverse population in Oneida County, as well as creating the potential for secondary economic development opportunities.

It should also be noted that modifications to existing utility infrastructure will be necessary to accommodate the proposed MVHS Integrated Health Campus. A description of the project elements noted above, as well as utility modifications, is provided below. This description represents the project as currently envisioned.

HOSPITAL BUILDING

The proposed ±670,000 square foot (sf) hospital building will be constructed on parcels located west of Broadway and will extend through Cornelia Street onto parcels located east of State Street. The hospital building consists of a 2-story podium and a 7-story bed tower.

The main entrance to the hospital will be located south of Lafayette Street, proximal to Cornelia Street. In addition to the main entrance, Emergency Department (ED) walk-in and ED ambulance entrances will be located on the western portion of the hospital. Vehicular and pedestrian entries will be marked by canopy systems that provide adequate coverage for public drop off, ED walk-in and loading activities. Ambulance traffic will be provided with a sally port adjoined to the podium.

A service entrance will be located on the eastern portion of the hospital building, which will be accessible via Columbia Street.

Most services currently provided at the FSLH and SEMC will be transitioned to the MVHS Integrated Health Campus including ±373 inpatient beds.

CENTRAL UTILITY PLANT

A three-story Central Utility Plant (CUP) will service the hospital. The CUP will adjoin the eastern portion of the podium of the hospital building.

The CUP will house three centrifugal chillers, a heat recovery chiller and four steam and eight hot water heating condensing boilers, each which will be fueled by both natural gas and No. 2 Fuel oil. A 50,000-gallon underground storage tank (UST) used to store the No. 2 fuel oil will be installed south of the CUP in the service yard. A 30,000-gallon aboveground storage tank (AST) used to store emergency water for fire protection will also be located in the service yard.

PARKING FACILITIES

Parking facilities will consist of a three-story parking garage and multiple parking lots. The parking garage will provide approximately 1500 parking spaces and the parking lots will allow for an additional ± 1300 parking spaces. These parking facilities will be available for use by patients, visitors, staff, and volunteers, as well as the community for non-hospital related events.

POTENTIAL FUTURE MEDICAL OFFICE BUILDING

A future medical office building is proposed. It is anticipated that the medical office building would be owned and operated by a private developer. The proposed location of the medical office building is south of Columbia Street and east of Cornelia Street.

CAMPUS GROUNDS

The campus will be designed as an urban park with enhanced lighting, trees, pedestrian walkways and seating areas. A pedestrian walkway will replace a portion of Lafayette Street. This walkway will extend from the main entrance to the west, terminating just adjacent to the North-South Arterial Highway. An additional segment of the walkway will provide access to the ED entrance. Outdoor areas will include gardens and other design considerations to create a healing environment.

HELISTOP

A helistop (*i.e.*, a minimally developed helicopter facility for boarding and discharging passengers or cargo, without the support facilities found at a heliport) will be situated to the west of the hospital building, adjacent to the ED ambulance entrance and north of Columbia Street.

UTILITY INFRASTRUCTURE

Based on a preliminary review of existing utilities, modifications to the existing infrastructure in the project area are anticipated. A summary of the anticipated modifications is provided below.

Sanitary Sewers

It is expected that the existing sanitary sewer line in Cornelia Street between Columbia and Lafayette Streets, in Lafayette Street between Cornelia and State Streets will be abandoned/removed. A new sewer line on Columbia Street will be constructed from Cornelia Street to the 48" trunk sewer on State Street. A new sewer line would be constructed to divert upstream flow from the south on Cornelia Street to the sewer on Broadway. Other potential new sewer lines may be needed in Lafayette Street on the north side of the hospital. The location and size of sanitary laterals and connections will depend on the plumbing/mechanical design of the new hospital buildings. It is assumed each new structure will have its own service lateral(s) connecting to the City mains.

Storm Sewers

The buildings and paved impervious surface areas of the MVHS Integrated Health Campus may be minimized or reduced using "Green Infrastructure" design features such as pervious pavement/pavers, planting beds, and subsurface rainwater detention.

It is expected that the existing storm sewer lines in Cornelia Street between Columbia and Lafayette Streets will be abandoned/removed. Removal of portions of storm sewer lines may also be required on Street and Lafayette Street between Cornelia and State Streets. New storm sewer piping will be installed on State Street and connect to the existing NYSDOT storm sewer line on the north side of Oriskany Street West/Route 5S west of the Aud. New branch lines will tie-in catch basins on the west end of Columbia Street. Flow from the east side of the campus and upstream flow from Broadway will be conveyed through existing storm sewers in Cornelia Street north of Lafayette, Lafayette Street east of Cornelia, and Broadway.

Water Mains

Water mains located on portions of Lafayette Street may need to be removed/abandoned, as would other smaller mains within the new building footprint. Where new supply mains are required, the older mains would be replaced. Fire hydrants will be located along the public streets with no private hydrants required. Each building will be provided with its own backflow prevention device depending on the requirements.

Water mains to be replaced or installed include: 1) a 6" main on State Street that will be replaced with a larger diameter pipe; 2) a 6" and 8" main on Broadway that will be replaced with a larger diameter pipe connecting large mains on Columbia to Whitesboro Street; and 3) 1030 LF of piping along Oriskany Street East.

DISPOSITION AND REDEVELOPMENT OF EXISTING HOSPITAL CAMPUSES

With the exception of certain ancillary facilities, MVHS's objective is to facilitate redevelopment of the existing FSLH and SEMC campuses consistent with the Town of New Hartford's and the City of Utica's long term

development plans and capable of making an economically positive contribution to each community. In support of this objective, MVHS will be conducting an evaluation of the properties and potential redevelopment opportunities concurrent with planning for the proposed hospital. In addition to the disposition and redevelopment of the primary facilities, existing ancillary facilities will also be reused. A description of the anticipated continued use of portions of the existing campuses is provided below.

FSLH

Most of the inpatient and outpatient services performed at the existing FSLH site will be transitioned to the MVHS Integrated Health Campus; however, it is anticipated that ±24 physical medical and rehabilitation beds will remain and some outpatient services may be performed at this site. Unused medical supplies and certain medical equipment will be brought to the MVHS Integrated Health Campus. Medical equipment that is beyond its useful life will be disposed of in accordance with applicable federal and state regulations.

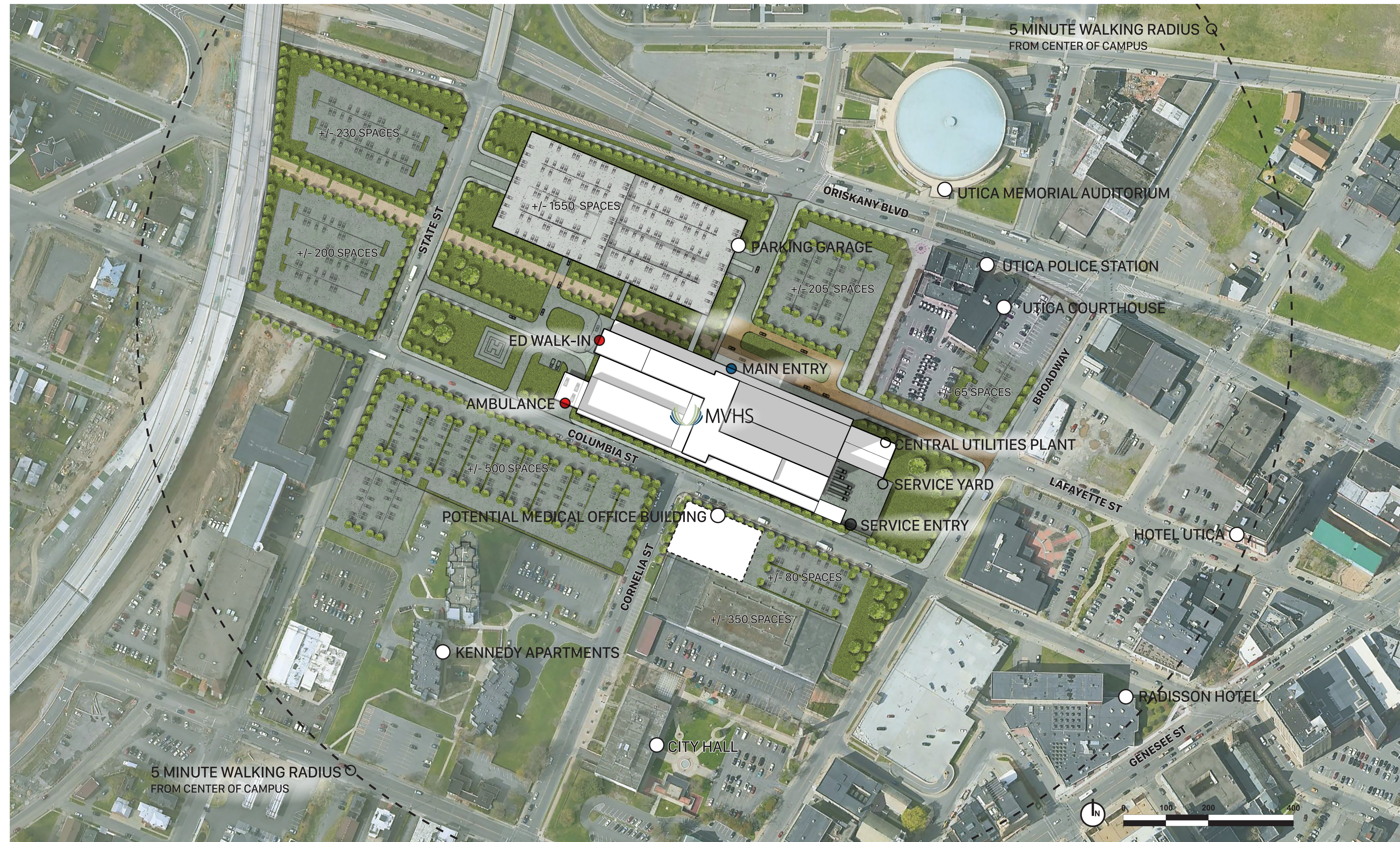
SEMC

The SEMC site will be converted into an outpatient extension clinic. Services provided at the clinic will include sleep center services, cardiac and thoracic surgery-related offices, primary care services and a laboratory patient service center. Unused medical supplies and certain medical equipment will be brought to the MVHS Integrated Health Campus. Medical equipment that is beyond its useful life will be disposed of in accordance with applicable federal and state regulations.

Note: Red font indicates revisions incorporated in April 2018.

Site Layout

SITE PLAN



**Listing of Current Property
Owners**

ATTACHMENT 3 | LISTING OF CURRENT PROPERTY OWNERS

MVHS Property ID #	Owner Name	Property Type	Tax Parcel ID No(s)	Street Address(es)
1	Norman Seakan	Retail/Warehouse	318.042-1-31	338-358 Columbia St
2	Norman Seakan	Retail/Warehouse	318.042-1-32	360-362 Columbia St
3	Richard W. Schmalz	Vacant Land	318.034-1-31	438 Lafayette St.
4	Greg Urbanik	Vacant Land	318.041-2-2	503 State St
			318.041-2-1	AKA 441-447 Lafayette St
5	Mark Smaltz	Commercial Bldg.	318.034-1-36	529 Oriskany St. W.
6	Mark Smaltz	Vacant Land	318.034-1-35	Carton Ave.
7	Dennis Corrigan	Commercial Land	318.034-1-22	400-406 Lafayette St.
9	Niagara Mohawk	Commercial Land	318.034-1-21	501 Oriskany St.
10	525-527 Oriskany St., LLC	Bldg./Comm. Land	318.034-1-23.1	525 Oriskany St.
			318.034-1-23.2	527 Oriskany St.
11	Devin Garramone	Commercial Bldg.	318.041-2-22	420-422 Columbia St
			318.041-2-25	430-432 Columbia St
12	David B. Redmond	Converted Resid.	318.034-1-33	442 Lafayette St.
13	Nathaneal P. Morrissey	Mixed Used Bldg.	318.041-2-29	446-448 Columbia St.
			318.041-2-30	450 Columbia St.
			318.041-2-31	452-454 Columbia St.
14	Nathaneal P. Morrissey	Mixed Used Bldg.	318.041-2-32	456 Columbia St.
			318.041-2-33	458 Columbia St.
15	Ralph Polanco	Mixed Used Bldg.	318.042-1-26	312-316 Columbia St
16	Ralph J. Destfanis	Commercial Bldg.	318.034-1-30	432 Lafayette St.
17	Zandro Alavarez	Mixed Used Bldg.	318.041-2-35	460-464 Columbia St.
18	500 Columbia St LLC	Vacant Land	318.041-2-36	466-470 Columbia St.
20	Joseph D. Thierry	Office	318.042-2-37	601 State St.
21	Angelo Maggiore	Mixed Used Bldg.	318.042-1-24	300-306 Columbia St
22	Ralph Cavo	Mixed Used Bldg.	318.042-1-25	308-310 Columbia St
23	Thorp Holdings, Inc.	Mixed Used Bldg.	318.042-1-17	319-325 Lafayette St
24	East Gate Enterprises, Inc.	Mixed Used Bldg.	318.042-1-16	327-331 Lafayette St
25	David Gibbons	Mixed Used Bldg.	318.041-2-26	436-438 Columbia St
26	Daniel Schwertfeger	Commercial Bldg.	318.041-2-6	431 Lafayette St
			318.041-2-5	433-435 Lafayette St
27	Daniel Schwertfeger	Commercial Bldg.	318.034-1-34	444 Lafayette St
			318.034-1-38	446 Lafayette St
			318.034-1-39	450-454 Lafayette St
28	Greg Urbanik	Commercial Bldg.	318.041-2-3	505-507 State St
29	Mt. Zion Ministries Church, Inc./Charles Sweet	Commercial Bldg.	318.033-3-9	506 Columbia St
30	Park Outdoor Advertising of NY	Commercial Bldg.	318.033-3-17	514 Lafayette St
			318.033-3-17.1	524 Lafayette St
			318.033-3-17.2	524 Lafayette St
31	Anthony Clemente	Building and Parking	318.042-1-27	318-320 Columbia St
			318.042-1-28	322-324 Columbia St
32	John Bosco House, Inc.	Religious and Parking	318.041-2-8	425-429 Lafayette St.
			318.041-2-27	442 Columbia St.
			318.041-2-28	444 Columbia St.
33	Michael Maugeri	Commercial Building	318.033-3-16	402 State St
			318.033-3-15	502-506 Lafayette St
			318.033-3-19	508 Lafayette St
			318.033-3-18	510-512 Lafayette St
34	Oscar Figueora/Guarno Construction	Residential	318.041-2-4	437 Lafayette St.
35	Elena Bravo	Residential	318.034-1-32	440 Lafayette St.
37	City of Utica	Police Garage	318.042-1-1	334 Lafayette St

ATTACHMENT 3 | LISTING OF CURRENT PROPERTY OWNERS

MVHS Property ID #	Owner Name	Property Type	Tax Parcel ID No(s)	Street Address(es)
38	Resource Center for Independent Living	Office/Educational	318.041-2-40	401-407 Columbia St
			318.041-2-39	409 Columbia St
39	JP O'Brien Plumbing & Heating	Commercial Pl & H	318.041-2-38	411 Columbia St.
40	Anthony Clemente	Retail/Warehouse	318.042-1-19.1 & 19.2	313 Lafayette St
	Clemente Novelties, Inc.	Retail/Warehouse	318.042-1-23	303-309 Lafayette St
41	Metzler Printing Co. Inc.	Office/Warehouse	318.042-1-18	317 Lafayette St
42	Claris LLC/Corrigan	Retail/Warehouse	318.042-1-15	333 Lafayette St
43	Mohawk Hospital Equipment Inc.	Mixed Used Bldg.	318.042-1-34 & 35	301 Columbia St
44	Mohawk Hospital Equipment Inc.	Mixed Used Bldg.	318.042-1-33.1	335 Columbia St
			318.042-1-33.2	336 Columbia St
			318.042-1-33.3	337 Columbia St
45	418 Lafayette St./Citation Services	Mixed Used Bldg.	318.034-1-28	430 Lafayette St.
	419 Lafayette St.		318.034-1-29	Carton Ave
	420 Lafayette St./Citation Services	Mixed Used Bldg.	318.034-1-27	424-428 Lafayette St.
	421 Lafayette St./Citation Services	Mixed Used Bldg.	318.034-1-26	420 Lafayette St
	422 Lafayette St./Citation Services	Mixed Used Bldg.	318.034-1-25	418 Lafayette St
46	Sanita, Ernest F, 500 Columbia St., LLC	Mixed Used Bldg.	318.033-3-11	500-504 Columbia St
47	Greg Urbanik	Commercial Bldg.	318.033-3-14	501 Lafayette St
48	HJ Brandeles Corp.	Office/Warehouse	318.042-1-6	300-306 Lafayette St
49	Salvation Army	Office/Warehouse	318.041-2-18	406 Columbia St.
50	City of Utica		318.042-1-2.1	
			318.042-1-13	322 Lafayette St
			318.042-1-2	324 Lafayette St
			318.042-1-14	326-330 Lafayette St
51	City of Utica		318.042-1-30	336 Columbia St
52	City of Utica		318.034-1-37	401 State St.
53	City of Utica		318.034-1-24	414-416 Lafayette St.
54	City of Utica		318.041-2-34	509 State St.
55	Utica Urban Renewal Agency	Commercial Bldg.	318.042-1-29	326-334 Columbia St

Permits and Approvals

Table 1. Permits & Approvals

Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)	
State					
1	Funding Administration, Certificate of Need (CON) & Construction Approval	Joint Administration (with DASNY) of project funding approved by New York State Legislature. Review process, mandated under state law, which governs the establishment, ownership, construction, renovation and change in service of specific types of health care facilities including hospitals.	NYSDOH	<ul style="list-style-type: none"> New York Public Health Law Section 2825-b, New York State created the "Oneida County Health Care Transformation Program" 	Mr. Udo Ammon Director Health Care Facility Planning, Licensure and Finance Bureau of Architectural & Engineering Facility Planning New York State Department of Health Corning Tower, 18th Floor Empire State Plaza Albany, New York 12237
2	Operating Certificate	Obtain an operating certificate (license) issued by the NYS Office of Mental Health (NYSOMH) prior to the operation of such facilities and programs that are subject to the regulatory jurisdiction of the Commissioner of Mental Health	NYSOMH		Mr. Keith McCarthy Director, Bureau of Inspection and Certification New York State Office of Mental Health 44 Holland Avenue Albany, New York 12229
3	Funding Administration Potential Property Condemnation/Eminent Domain	Joint administration (with NYSDOH) of project funding approved by New York State Legislature. Potential conduit debt issuer in connection with any private not-for-profit tax-exempt MVHS bonds issued through DASNY Potential condemnation and acquisition of private property within project footprint.	DASNY		Robert S. Derico, RA Senior Environmental Manager Office of Environmental Affairs Dormitory Authority of the State of New York 515 Broadway Albany, NY, 12207
4	Air Facility Permit	Permit to construct and operate an air emission source.	NYSDEC	<ul style="list-style-type: none"> Compliance with NYSDEC's Environmental Justice Policy (CP- 29 – Environmental Justice and Permitting) 	Ms. Judy Drabicki Regional Director NYSDEC, Region 6 207 Genesee Street Utica, NY 13501

TABLE 1 | POTENTIAL PERMITS & APPROVALS

Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)
5	SPDES General Permit for Storm Water Discharges from Construction Activity (GP-0-15-002)	NYSDEC	<ul style="list-style-type: none"> ■ Submission of a Notice of Intent (NOI) to obtain coverage under General Permit. ■ Preparation and implementation of a construction phase Stormwater Pollution Prevention Plan (SWPPP) ■ Review of SWPPP by City of Utica as a Municipal Separate Storm Sewer System (MS4). 	Ms. Judy Drabicki Regional Director NYSDEC, Region 6 207 Genesee Street Utica, NY 13501
6	Petroleum Bulk Storage Registrations	NYSDEC	<ul style="list-style-type: none"> ■ Preparation of a Spill Prevention, Control & Countermeasure (SPCC) Plan 	Ms. Judy Drabicki Regional Director NYSDEC, Region 6 207 Genesee Street Utica, NY 13501
7	Highway Work Permit	NYS DOT	<ul style="list-style-type: none"> ■ Oriskany Boulevard (NYS Route 69) 	Mr. Brian Hoffmann, P.E. Regional Design Engineer NYS DOT Region 2 Utica State Office Building 207 Genesee Street Utica, NY 13501
8	Consultation (16PR06600)	SHPO		<p>Mr. John A. Bonafide Director, Bureau of Technical Preservation Services</p> <p>Mr. Anthony Opalka Historic Preservation Program Analyst</p> <p>New York State Division for Historic Preservation New York State Office of Parks, Recreation & Historic Preservation Pebbles Island State Park P.O. Box 189 Waterford, NY 12188-0189</p>

TABLE 1 | POTENTIAL PERMITS & APPROVALS

Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)
Local				
9	Project Funding	Financial benefits & incentive support	Oneida County Local Development Corporation (LDC)	Ms. Shawna Papale Executive Director Oneida County LDC 584 Phoenix Drive Rome, NY 13441-4105
10	Potential Property Condemnation/Eminent Domain	Potential condemnation and acquisition of private property within project footprint.	Oneida County Oneida County IDA Urban Renewal Agency (City)	Hon. Anthony J. Picente, Jr. County Executive Oneida County Office Building 800 Park Avenue Utica, NY 13501 Ms. Shawna Papale Executive Director Oneida County IDA 584 Phoenix Drive Rome, NY 13441-4105 Mr. Brian Thomas, Commissioner, Department of Urban & Economic Development Hon. Robert M. Palmieri, Mayor Urban Renewal Agency 1 Kennedy Plaza Utica, NY 13502
11	Site Plan Review	Review and approval of site plan	Utica Planning Board	Mr. Fred Matrulli Chairperson City of Utica Planning Board c/o Department of Urban & Economic Development (Mr. Brian Thomas, Commissioner) 1 Kennedy Plaza Utica, NY 13502
12	Multiple	Approval of public property transfers/road closures; funding of parking garage; review and approval of structures located within City rights-of-way (<i>i.e.</i> , pedestrian bridges, walkways, canopies, <i>etc.</i>)	Utica Common Council	Hon. Michael P. Galime Council President 1 Kennedy Plaza Utica, NY 13502

TABLE 1 | POTENTIAL PERMITS & APPROVALS

Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)
13	Highway Work Permit	Work within highway rights-of-way (road and utility improvements, curb cuts).	Utica Department of Engineering	Mr. J. Michael Mahoney Deputy City Engineer City of Utica Department of Engineering 1 Kennedy Plaza Utica, NY 13502
14	Consolidation & Re-Subdivision	Potential consolidation of parcels within area of potential effect.	Utica Department of Engineering or City Planning Board	Review and approval by City Planning Board for consolidation of ≥3 parcels. Mr. Fred Matrulli Chairperson City of Utica Planning Board c/o Department of Urban & Economic Development (Mr. Brian Thomas, Commissioner) 1 Kennedy Plaza Utica, NY 13502
15	Special Use Permit	Medical use in Central Business District (CBD).	Utica Zoning Board of Appeals	City of Utica Zoning Board of Appeals c/o Department of Urban & Economic Development (Mr. Brian Thomas, Commissioner) 1 Kennedy Plaza Utica, NY 13502
16	General Municipal Law (GML) § 239-m	County Planning review of activities located within 500-feet of State or County highway, municipal boundary or park.	Oneida County Department of Planning	Mr. John R. Kent, Jr. Commissioner Mr. Chris Henry Oneida County Department of Planning 321 Main Street Utica, NY 13501

TABLE 1 | POTENTIAL PERMITS & APPROVALS

Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)
17	Water and Wastewater System Improvements Approval of Plans	Approval of water and wastewater infrastructure improvements and connections.	<p>Mohawk Valley Water Authority (MVWA)</p> <p>Oneida County Health Department</p> <p>City of Utica</p> <p>Oneida County Department of Water Quality & Water Pollution Control</p> <ul style="list-style-type: none"> ■ MVWA – Water connections, backflow prevention ■ Oneida County Health Department – backflow prevention ■ City of Utica – Sewer connections ■ Oneida County Department of Water Quality & Water Pollution Control – Industrial Wastewater Discharge Permit, compliance with County sewer use ordinance (waste stream characterization, pre-treatment review) 	<p>Mr. Richard Goodney, P.E. Director of Engineering Mohawk Valley Water Authority 1 Kennedy Plaza Utica, NY 13502</p> <p>Daniel W. Gilmore, Ph.D. Environmental Health Director Oneida County Health Department Adirondack Bank Building, 4th Floor 185 Genesee Street Utica, NY 13501</p> <p>Mr. J. Michael Mahoney Deputy City Engineer City of Utica Department of Engineering 1 Kennedy Plaza Utica, NY 13502</p> <p>Mr. Steven Devan, P.E. Commissioner Oneida County Department of Water Quality & Water Pollution Control 51 Leland Avenue Utica, NY 13503</p> <p>Mr. Chris Osier Pretreatment Coordinator Oneida County Department of Water Quality & Water Pollution Control 51 Leland Avenue Utica, NY 13503</p>
18	Building & Demolition Permits	Building code compliance.	Utica Codes Department	<p>Mr. Dave Farina Code Enforcement Administrator City of Utica Codes Department 1 Kennedy Plaza Utica, NY 13502</p>

TABLE 1 | POTENTIAL PERMITS & APPROVALS

	Permit/Approval	Activity	Agency	Comments	Agency Contact (SEQRA Involved Agencies in Bold*)
19	Certificate of Occupancy	Approval to occupy building.	Utica Codes Department		Mr. Dave Farina Code Enforcement Administrator City of Utica Codes Department 1 Kennedy Plaza Utica, NY 13502

*Specific hospital operations will require multiple registrations, licensing, notifications, and/or certifications. Such activities are considered nondiscretionary (ministerial) approvals. Consequently, the issuing agencies are not considered SEQRA Involved Agencies.

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

Agency Use Only [If applicable]

Project: **MVHS Downtown Hosp**

Date: **05-07-18**

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.

		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<p>1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i></p>			
	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

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

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

3. Impacts on Surface Water

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

NO

YES

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

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

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

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

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

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

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)
If "Yes", answer questions a - h. If "No", move on to Section 9.

NO

YES

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

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

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

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

13. Impact on Transportation

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

NO

YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

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

15. Impact on Noise, Odor, and Light

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

NO

YES

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

If "Yes", answer questions a - f. If "No", go to Section 16.

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

NO

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO

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 checked="" type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Project: MVHS Downtown HospDate: 05-07-18

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.

See Attached

01-1-18

[Faint signature]

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
City of Utica Planning Board _____ 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: Mohawk Valley Health System (MVHS) Integrated Health Campus

Name of Lead Agency: City of Utica Planning Board

Name of Responsible Officer in Lead Agency: Mr. Fred Matrulli

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency: *Fred Matrulli*

Date: 5-7-18

Signature of Preparer (if different from Responsible Officer) *Christopher M. Lawrence*

Date: 5-7-18

For Further Information:

Contact Person: Mr. Brian Thomas, Commissioner, City of Utica, Department of Urban & Economic Development

Address: 1 Kennedy Plaza, Utica, NY 13502

Telephone Number: (315) 792-0181

E-mail: bthomas@cityofutica.com

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>

PRINT FULL FORM

FULL ENVIRONMENTAL ASSESSMENT FORM

PART 3 – EVALUATION OF THE MAGNITUDE & IMPORTANCE OF PROJECT IMPACTS

REASONS SUPPORTING THIS DETERMINATION

IMPACT ON LAND

- The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.
- The proposed action may involve construction that continues for more than one year or in multiple phases.
- The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).

Magnitude: The applicant indicates that construction of the project will occur over 44± months. It is anticipated that during a portion of the construction phase, land within the construction limits will be disturbed and unvegetated, which, if unmitigated, could result in erosion and sedimentation impacts. The NYSDEC regulates stormwater runoff from sites that which disturb >1 acre (SPDES General Permit for Stormwater Discharges from Construction Activity); concurrent exposure of 5+ acres would require project-specific NYSDEC approval.

Importance of Impact: With a potential construction area of 25-acres, large impacts could occur, which require further evaluation (including the identification of issue-specific mitigation).

IMPACTS ON SURFACE WATER

- The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.
- 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.
- The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

Magnitude: As noted above (IMPACT ON LAND), construction of the project, including the exposure of bare soil, increases the potential for erosion and sediment-laden runoff from the site. It is anticipated that the potential for adverse impacts to occur would be limited to the construction phase, as exposed areas would be stabilized prior to the start-up of hospital operations. New York State stormwater regulations require no discharges in visible contrast to receiving waters.

Importance of Impact: With a potential construction area of 25-acres, large impacts could occur. In addition, information regarding the quality of subsurface soils and groundwater is necessary to understand the impact from past and existing land uses. Further evaluation (including the identification of issue-specific mitigation) is necessary to understand the magnitude and importance of impacts.

IMPACT ON GROUNDWATER

- The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.

Magnitude: In support of project operations, the applicant proposes the registration, installation and maintenance of a 50,000-gallon underground petroleum bulk storage (PBS) tank. It is understood that New York State regulates the design, installation, use and maintenance of PBS tanks and that compliance with these regulations provides for protection of human health and the environment. Based on the applicant's compliance with state and federal regulations, significant adverse impacts are not anticipated.

Importance of Impact: While significant adverse impacts are not anticipated, the applicant should summarize how their proposal (design, installation, operations, and maintenance) complies with state and federal requirements.

IMPACTS ON AIR

- The proposed action may include a state regulated air emission source.
- The action may also emit one or more greenhouse gases at or above the following levels:
 - » More than 1000 tons/year of carbon dioxide (CO₂)
- 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.

Magnitude: The applicant indicates that operations will result in air emissions from boilers, emergency generators and microturbines, as well as other minor sources; a State Facility Air Permit or Registration will be required. The applicant will coordinate with the New York State Department of Environmental Conservation (NYSDEC) to obtain the appropriate air permit, which will include controls to meet requisite air quality standards. Acquisition and adherence to the NYSDEC-issued permit requirements would mitigate significant adverse impacts.

Importance of Impact: While significant adverse impacts are not anticipated, the applicant should summarize how their proposal (design, installation, operations, and maintenance) complies with state and federal requirements (including CO₂ emissions).

IMPACT ON HISTORIC & ARCHAEOLOGICAL RESOURCES

- The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district, which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.
- 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.
- The proposed action may result in the destruction or alteration of all or part of the site or property.
- The proposed action may result in the alteration of the property's setting or integrity.
- 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.

Magnitude: The project's area of potential effect (APE) includes four properties currently identified by SHPO as being eligible for listing on the National Register of Historic Places. In addition, the APE overlaps the existing Upper Genesee Street Historic District (3 properties). The APE includes additional structures that are over 50-years old, which may be determined by SHPO to be eligible for listing. The significance of potential project impacts on these properties and structures, as well as on the integrity of the historic district, requires further evaluation including consultation with the State Historic Preservation Office.

The APE also overlaps with an area designated by SHPO as being sensitive for potential archaeological sites. It is understood that a large portion of the APE has been disturbed by prior land uses, which may have impacted the temporal context of any archaeological resources. A Phase IA Cultural Resource Investigation, as well as consultation with SHPO, is required to further evaluate the magnitude of potential archaeological impacts.

Importance of Impact: Due to the number of 50+ year old buildings within the APE, as well as the applicant's proposal to remove many of these buildings, the potential for impacts on historic resources is widespread and permanent. Further assessment of the impacts, potential project modifications and mitigation is warranted.

IMPACT ON TRANSPORTATION

- Projected traffic increase may exceed capacity of existing road network.
- The proposed action may result in the construction of paved parking area for 500 or more vehicles.
- The proposed action may alter the present pattern of movement of people or goods.

Magnitude: The project includes the creation of additional parking spaces (surface and parking garage) in comparison to the number of existing spaces within the APE. In addition, the project proposes several street closures to consolidate parcels required for the proposed development. It is anticipated that traffic trips accessing and egressing the built project will increase over current trips to the area. Increases in traffic and the alteration of traffic patterns could result in significant adverse impacts if left unmitigated. Additional impacts could occur during construction due to construction-related traffic and equipment accessing and egressing the site, as well as temporary impacts due to detours and lane closures.

Importance of Impact: Additional information is needed to evaluate the magnitude and importance of the impact. The applicant will be required to consult with the City and New York State Department of Transportation (NYSDOT) to prepare a Traffic Impact Study, which evaluates the type and magnitude of impacts on the existing network (roads, traffic flow/distribution, levels of service), and required project modifications or mitigation (including construction phase maintenance and protection of traffic).

IMPACT ON ENERGY

- The proposed action will require a new, or an upgrade to an existing, substation.
- The proposed action may utilize more than 2,500 MWhrs per year of electricity.
- The proposed action may involve heating and/or cooling of more than 100,000 square (sf) feet of building area when completed.

Magnitude: The project will utilize approximately 30,000 to 35,000 MWhrs of electricity per year and require heating and/or cooling of approximately 670,000 sf of building area (main hospital). To understand the magnitude of the impact, the applicant needs to consult with the regional purveyor of electrical power to assess project consumption needs against existing infrastructure capacity. Impacts on the existing network should be identified including the need for any system improvements (on- and off-site).

Importance of Impact: To more fully understand the importance of the impact, the applicant will need to provide additional information relative to system reliability and capacity to meet project objectives (including uninterruptable/backup supplies for hospital needs). The applicant should assess impacts on the existing system including the need for, and assessment of impacts related to, on- and off-site impacts from proposed system improvements. Impacts on system capacities should be identified.

IMPACT ON NOISE, ODOR, & LIGHT

- The proposed action may produce sound above noise levels established by local regulation.
- The proposed action may result in light shining onto adjoining properties.
- The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

Magnitude: Construction of the project will result in potential, sporadic noise impacts throughout the construction phase. Additional information from the applicant regarding the type, magnitude and duration of the impact is necessary to fully evaluate the magnitude and timing of the impacts. In addition, operational activities including noise generated from hospital activities, traffic (including ambulances and emergency helicopters) should be further assessed.

The project will also require safety and directional related lighting, which could result, if unmitigated, in light spillover (to adjacent properties) or sky-glow. The applicant needs to provide additional information regarding the type of lighting and lighting mitigation to more fully understand the magnitude of the impact.

Importance of Impact: Due to the extended length of the construction schedule, as well as potential new operations-related noise sources (in comparison to existing conditions), the applicant needs to provide additional information and analysis to identify the magnitude and importance of potential noise and lighting impacts (vs. existing conditions) including an identification of mitigation and/or project modifications to eliminate potential significant adverse impacts (*i.e.*, noise greater than established zoning thresholds, light spillover).

IMPACT ON HUMAN HEALTH

- The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.
- There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.
- 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.
- The proposed action may result in the unearthing of solid or hazardous waste.
- The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.

Magnitude: Based on geographic information system data, the proposed project is near three licensed day care centers. While it is not anticipated that the medical function and operations of the proposed project would adversely impact these uses, the construction of the project could result in the unearthing of impacted soils and groundwater that would require management in accordance with local, state and federal regulations. In addition, the hospital will generate solid and regulated medical waste (RMW), which requires handling, transportation and disposal off-site. While it is understood that RMW will be managed at the existing St. Luke's facility, additional information is required from the applicant as to quantities and best management practices, which will be implemented to eliminate potential adverse impacts.

Importance of Impact: The applicant needs to provide additional information regarding its procedures to collect, store, manage, transport and dispose of waste materials generated during facility operations. Additional information should also be provided relative to the management and disposal of construction and demolition debris generated during construction, including wastes requiring special handling (*i.e.*, asbestos, lead paint, impacted soils and groundwater, *etc.*).

CONSISTENCY WITH COMMUNITY PLANS

- The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).
- The proposed action may induce secondary development impacts (*e.g.*, residential or commercial development not included in the proposed action).

Magnitude: The project is allowed by special permit under the existing zoning designation (Central Business District). The applicant has indicated that development of the project may result in beneficial, secondary economic development impacts from future supply chain-related development in the vicinity of the project. Additional information is required from the applicant to appropriately assess the magnitude of these impacts.

In addition, the applicant has indicated that the project includes the acquisition of 25+/- acres of property in an area of the City that is designated as a Federal "Historically Underutilized Business" (HUB) Zone, a distressed area and a NYSDEC-designated "potential environmental justice area." The applicant states that, while most of the property is likely to be acquired through voluntary negotiation, it is likely that some property may need to be acquired via eminent domain. Many of the existing property owners and business will be forced to relocate to other parts of the City or County. The magnitude of the acquisition of 25+/- acres will be large, but most impacts are expected to be beneficial because it will better position the hospital to serve the largest and most diverse population in Oneida County, as well as creating the potential for secondary economic development

opportunities. Additional information is required from the applicant to appropriately assess the magnitude of these impacts.

Importance of Impact: The project's consistency with, and impact on, existing land uses has been publicly identified as an issue requiring additional evaluation.

CONSISTENCY WITH COMMUNITY CHARACTER

- The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.
- The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.
- The proposed action is inconsistent with the predominant architectural style and character.

Magnitude: See response to "IMPACT ON HISTORIC & ARCHAEOLOGICAL RESOURCES."

Importance of Impact: See response to "IMPACT ON HISTORIC & ARCHAEOLOGICAL RESOURCES."

**Involved and Interested
Agency Lists**

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* Involved agency means an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an "Involved Agency," notwithstanding, that it has not received an application for funding or approval at the time the SEQRA process is commenced. The lead agency is also an "Involved Agency."

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* Interested agency means an agency that lacks the jurisdiction to fund, approve or directly undertake an action, but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An "interested agency" has the same ability to participate in the review process as a member of the public.