COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

June 23, 2014

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

Re: Erie Community College – Science, Technology, Engineering and Math ("STEM") Building – Determination of Significance

Dear Honorable Members:

Enclosed please find a memorandum and proposed resolution pertaining to a Determination of Significance relative to the proposed Erie Community College – STEM Building. Such a determination is necessary to insure compliance with the requirements outlined in Article 8 of the New York State Environmental Quality Review Act and its implementing regulations pursuant to 6 NYCRR Part 617.

Should your Honorable Body require further information, I encourage you to contact Thomas J. Dearing, Deputy Commissioner, at the Department of Environment and Planning. Thank you for your consideration on this matter.

Sincerely yours,

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/cw
Enclosure

Cc: Richard M. Tobe, Deputy County Executive
Maria R. Whyte, Commissioner DEP
Thomas J. Dearing, Deputy Commissioner DEP
John C. Loffredo, Commissioner DPW

MEMORANDUM

To:	Honorable Members of the Erie County Legislature
From:	Environment and Planning
Re:	Erie Community College – Science, Technology, Engineering and Math ("STEM") Building – Determination of Significance
Date:	June 23, 2014

SUMMARY

The resolution requests County Legislative approval of a Negative Declaration for the proposed Erie Community College (ECC) STEM Building. This determination is being made pursuant to Article 8 of the New York State Environmental Quality Review (SEQR) Act and its implementing regulations found at 6 NYCRR Part 617.

FISCAL IMPLICATIONS

The resolution does not involve a fund expenditure and thus, there are no fiscal implications.

REASONS FOR RECOMMENDATION

The Negative Declaration is based on a thorough review of the potential environmental impacts that may reasonably be expected from construction of the proposed STEM Building on the ECC North Campus. This memorandum includes the following enclosures: SEQR environmental assessment forms – Parts 1, 2, and 3; a Supplemental Report with appendices including a Smart Growth Impact Statement executed by the Dormitory Authority of the State of New York. These documents, in part, address transportation, smart growth impacts, alternative sites, and other information. The forms and supplemental report document the analyses completed and support the conclusion that the proposed STEM Building will not have an adverse impact on the environment and that a Negative Declaration is the appropriate determination of significance.

BACKGROUND INFORMATION

The Erie County Legislature on April 3, 2014 through Communication 4E-2 (2014) adopted a resolution requiring Legislative approval of any determination of environmental significance and finding statements as so defined in SEQR prior to execution by the Erie County Executive or his designee. The determination applies to the Action referred to as the proposed ECC STEM Building on the North Campus.

CONSEQUENCES OF NEGATIVE ACTION

Erie County would be unable to complete the environmental review necessary to construct the building.

STEPS FOLLOWING APPROVAL

The County Executive or his designee will sign the Negative Declaration and provide appropriate notice and filings of the Declaration to involved and interested agencies, interested organizations, and publications defined in SEQR.

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF ENVIRONMENT AND PLANNING

RE: Erie Community College – Science, Technology, Engineering, and Math ("STEM") Building – Determination of Significance

WHEREAS, the County of Erie (the "County") proposes a new academic building located on the Erie Community College ("ECC") North Campus in the Town of Amherst, New York; and

WHEREAS, the building would house laboratories, instructional space, faculty offices, and other ancillary space to support ECC's Science, Technology, Engineering, and Math ("STEM") programs; and

WHEREAS, the proposed action has been classified as a "Type I" action under the State Environmental Quality Review Act ("SEQRA") because it involves construction of a building in excess of 100,000 gross floor square feet, and a coordinated review was conducted; and

WHEREAS, the Erie County Legislature is an involved agency pursuant to SEQRA due to its funding role and undertaking of the construction of the proposed academic building; and

WHEREAS, a Full Environmental Assessment Form ("EAF") was prepared by Erie County, acting through the Department of Environment and Planning, to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, a notice of its intent to act as SEQRA lead agency for environmental review of the Project was subsequently circulated to all involved and interested agencies with a copy of the EAF, and the period for involved agencies to object to the County's intention to assume the role of SEQRA lead agency expired without such objection; and

WHEREAS, on April 3, 2014 the Erie County Legislature adopted a resolution identified as Communication 4E-2 (2014) requiring that any determination of environmental significance and findings statement as so defined in SEQRA prepared for the project titled ECC – Academic Building shall require approval by the Erie County Legislature prior to their execution by the Erie County Executive or his designee; and

WHEREAS, Erie County has duly considered the project, the Full Environmental Assessment Form, and the criteria for determining whether the Project will have a significant adverse impact on the environment as set forth in 6 N.Y.C.R.R. § 617.7(c) of the SEQRA regulations, and such other information deemed appropriate; and

WHEREAS, Erie County has identified the relevant areas of environmental concern, taken a hard look at these areas, and made a reasoned elaboration of the basis for its determination.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby states that the ECC – STEM Building, to be constructed at the preferred site on the ECC North Campus, will have no significant adverse impact on the environment and approves the execution of the Negative Declaration by the Erie County Executive, or his designee; and be it further

RESOLVED, that certified copies of this resolution and Negative Declaration attached hereto be sent to the County Executive's Office; the County Attorney; the Commissioner of the Erie County Department of Public Works; the Commissioner of the Erie County Department of Environment and Planning, Edward A. Rath County Office Building, 10th Floor; and the President of Erie Community College.

STATE ENVIRONMENTAL QUALITY REVIEW

SUPPLEMENTAL REPORT

for the

Erie Community College – Science, Technology, Engineering and Math (STEM) Building

Prepared for Lead Agency:
Erie County
95 Franklin Street
Buffalo, New York 14202

Prepared By:
Fisher Associates
325 Delaware Avenue, Suite 200
Buffalo, New York 14202

FISHERASSOCIATES

June 2014

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1. Introduction

Erie Community College ("ECC") is the second largest college in Western New York, serving more than 14,000 students. The college consists of three campuses: South Campus in the Town of Orchard Park, North Campus in the Town of Amherst, and City Campus in the City of Buffalo.

In 2011, ECC, Erie County, and the State University of New York ("SUNY") agreed to a $30,000,000 capital budget to construct a new academic building on the North Campus. The building was needed to support program growth and was intended to help align academic programs on the campus with the needs of the regional workforce. In 2012, in order to refine the focus of the proposed facility, ECC and Erie County commissioned an analysis of existing space utilization and needs at all three ECC campuses. JMZ Architects and Planners, P.C. performed the analysis and prepared a summary report titled, *Program Needs Analysis and Space Utilization Assessment*. The JMZ report includes a comprehensive analysis of space needs and academic programs, as well as opportunities for the College in addressing the workforce requirements of the region. It also provides basic observations concerning the condition of the institution's classrooms, labs, and other physical facilities. This report identified general focuses for each of the three campuses based on the programs already housed at each location and the needs of the students likely to attend each campus in order to most efficiently use existing space. The study recommended that North Campus should focus on Science, Technology, Engineering, and Math ("STEM") programs in order to retain existing students and attract other students lost to colleges in neighboring counties. The recommendation for City Campus was to focus on regional workforce advancement by providing two-year degree and certificate programs that prepare students for high demand skilled labor jobs. South Campus was identified as having a strong liberal arts foundation that should focus on preparing students for transfer in to 4-year degree programs as well as media and communication programs.

A major recommendation of the report includes the construction of a new building on the North Campus, which would support existing STEM-related programs and provide space for development of additional programs. The building would have a variety of benefits for the College including solving academic space problems, modernizing outdated facilities, and creating a cohesive campus environment by establishing an academic quad component to the ECC North complex.

A Memorandum of Understanding ("MOU") between ECC and Erie County was executed on August 27, 2013. The MOU states the commitment of both partners to the findings and recommendations contained in the JMZ report.

The stated mission of ECC is to meet the needs of a diverse student body and contribute to regional economic vitality by providing excellent, flexible, affordable and accessible educational programs in a multi-campus environment committed to continuous improvement. In order to carry out this mission, ECC will need to continue to invest in and improve the three campuses that allow the college to serve a student population situated within a large geographic area.

In its most recent Strategic Plan (2012-2014) adopted by the Board of Trustees on February 29, 2012, ECC laid out several strategic initiatives to continue to grow and foster the College's mission and vision. One of these initiatives was the modernization of the North Campus, including construction of a new building (at the time referred to as the "Center for Academic

Excellence"). Another initiative was to examine opportunities to streamline, combine, and consolidate resources in order to increase effectiveness while continuing to be responsive to the college community. The Strategic Plan also included recommendations to develop and enhance niche programs that are responsive to market needs and priorities. Construction of the proposed academic building will help ECC achieve its mission and vision for the North Campus.

1.1 Description of the Proposed Project

Erie County is proposing to construct a new academic building on the grounds of the existing Erie Community College ("ECC" or "College") North Campus in the Town of Amherst, Erie County, New York. The proposed project would involve the construction of an approximately 110,000-gross-square-foot ("gsf") building that is needed to support the College's Science, Technology, Engineering, and Math ("STEM") programs ("the Project"). The majority of the space would be dedicated to state-of-the-art laboratory facilities that would replace or supplement outdated facilities already existing on the campus. In addition, the building would contain some instructional space, offices for professors, ancillary space and new sidewalks. The proposed academic building would be located within an approximately 4±-acre portion ("Proposed Development Site") of the 116.6-acre North Campus property. This location is currently maintained as green space and pedestrian walkways (see Figures 1 and 2).

The Project would likely be conducted in two phases, dependent on the availability of funding. The first phase of the proposed academic building would be an approximately 55,000 gsf, single-story building which would primarily house Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. The second phase would be accomplished by adding a second story to the single-story building completed under Phase I. The addition would include square footage for various mathematics, and physics programs, as well as additional support space. Figure 3 provides a Conceptual Site Plan depicting the approximate location and footprint of the Project.

Construction of Phase I is anticipated to commence in the second quarter of 2016 with an estimated completion date of August 2017. Phase II is dependent on the future availability of funding. For the purposes of this analysis, it is anticipated Phase II would occur in the spring of 2019 with completion scheduled for the winter 2019/2020.

Erie County has completed this environmental review in accordance with the procedures set forth in the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the New York Environmental Conservation Law ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the New York Code, Rules and Regulations ("N.Y.C.R.R."), which collectively contain the requirements for the SEQRA process. The environmental review followed SEQRA and used generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Project.

Although not required under SEQRA for an action that has been determined to not have a significant adverse impact, Erie County, in its role as lead agency, requested completion of an Alternative Site Review to ensure that comments received from public and private entities regarding the location of the Project have been adequately considered (see Appendix E). As discussed in Section 1.0, Erie County and ECC, pursuant to a Memorandum of Understanding, identified the North Campus as the preferred location for the placement of the proposed Project.

During the course of the SEQRA process, entities including the City of Buffalo Common Council, have expressed a desire to have the proposed building located at a site proximate to the ECC City Campus. The review includes a discussion of six (6) sites in Downtown Buffalo in close proximity to the existing City Campus facilities that could potentially accommodate a building of the same size and scale as the proposed Project.

1.2 Purpose and Need for the Proposed Project

The Project is being proposed for the North Campus, the largest enrolled and staffed campus of ECC's three campuses. The majority of ECC's STEM-related programs are already located at the North Campus including Civil Engineering Technology, Electrical Engineering Technology, Engineering Science, Environmental Science, and the College's high-level Math and Science courses. The majority of ECC's existing facilities on the North Campus used to support STEM-related programs are outdated and in need of renovation and/or expansion. The purpose of this proposed academic building is to create state-of-the-art laboratory facilities needed to support traditional classroom instruction in these disciplines and modern space for classroom instruction and support functions. The majority of STEM-related coursework involves time spent performing experiments and hands on learning in a lab environment.

The North Campus has had little capital investment/reinvestment since the early 1960's, when the original build-out occurred. As such, the existing facilities have become outdated, potentially hindering the College's ability to attract and retain students interested in STEM programs. The infrastructure is already present to support these programs at the North Campus, yet a need to physically upgrade their space requirements is clearly evident.

New pedagogies demand new types of spaces that foster active learning and collaboration. The proposed academic building would provide a new, 21st century learning environment that would be used by a wide variety of ECC programs and students. Graduates from the programs housed in this proposed academic building would likely continue on to a 4-year degree program. This concept would be supplemented by the Western New York Economic Development Council's plan to construct a Regional Workforce Advancement Center in the City of Buffalo. ECC, in cooperation with other public and private sector organizations and educational institutions, is working to ensure its role as a major partner in the county's new training elements. ECC students and others utilizing the Center's programs are likely to have training, degrees, and/or certificates, which would aid in gaining immediate entry into the regional workforce.

According to the JMZ Report, construction of a new academic building would result in approximately 38,700 Net Assignable Square Feet ("NASF") of vacant space when existing programs move to the new building, most of it on the North Campus. This vacant space would provide many possible uses for the College that could be explored as campus needs are further assessed:

- Classrooms could be "right-sized" to better serve a mix of course selection sizes. Growing programs could expand in place or be relocated to more appropriate space.
- It would allow for renovation projects that would address academic priorities while also remedying facilities deficiencies such as inefficient building envelopes, aging building systems, and poor environmental conditions (e.g., buildings that are too hot, cold, stuffy, etc.). Improvements in these areas could also lower the College's operating costs.
- Offices could be provided for adjunct faculty.
- More informal gathering spaces could be created for students.

- Some existing space on the North Campus could potentially be "retired/demolished," thus reducing operating costs by taking an inefficient and aging building off line.

The new building would also provide definition to the existing expansive green space, forming an academic quadrangle. Although no improvements are planned as part of the Project, once improved with appropriate hard and soft landscape features, the quad would serve as the focal point of the North Campus. The proposed building, Spring Student Center, Dry Memorial Library, and Gleasner Hall would all face this new "heart" of the North Campus, which could be used for gatherings, recreation, graduations, and other College events.

The North Campus has excess land and parking that is currently available, along with existing infrastructure, which could support a new academic building. Placement of a new building at the Proposed Development Site would create a welcoming entrance to the College from Youngs Road.

Finally, modernization of the campus' program space would complement many of the existing programs offered at the North Campus and would significantly decrease the loss of Erie County tax dollars going to Niagara County Community College through chargebacks. Erie County residents annually spend approximately $5 million in payments to community colleges other than ECC. Not only would this building save taxpayer dollars, but it would contribute additional revenues to ECC.

2. Land Use, Zoning, and Public Policy

2.1 Land Use

The North Campus is situated in the Town of Amherst in Erie County, New York. The campus is bounded on the north by Main Street, Wehrle Drive to the south, Tech Drive to the east and Youngs Road to the west. The Proposed Development Site would occupy a 4±-acre portion of the approximately 116±-acre campus. The Project is proposed to be located due west of the Dry Memorial Library and south of Gleasner Hall, at the southwest quadrant of the campus (see Figures 1 and 2).

The North Campus consists of a mix of academic buildings, lecture halls, childcare facilities, and athletic facilities. The North Campus is a commuter campus, with students traveling to and from classes but residing elsewhere off campus. The majority of the existing buildings at the North Campus are outdated, and the spaces are not ideal to accommodate new disciplines. The North Campus is the oldest and largest of ECC's three campuses, occupying 116±- acres offering classes and college-related services in six buildings (approximately 500,000 square feet in total). Approximately half of ECC's combined student enrollment is located at the North Campus.

Land uses surrounding the campus consist primarily of commercial and office space, vacant properties, community services and low density single-family residential development and apartments (see Figure 2). According to 2013 Erie County parcel data, approximately 18.7 percent of land area within a half mile of the campus consists of commercial properties, making it the largest land use in the area. Commercial land uses are primarily located south of the campus around Wehrle Drive, west along Youngs Road, and east along Spindrift Drive. The second largest land use is residential, which makes up approximately 18.6 percent of land area.

Residential properties are primarily located to the northwest adjacent to Main Street and in the blocks surrounded by Main Street, Youngs Road and Lyndhurst Road. Residential properties are also located along Spindrift Drive (primarily apartment-style units in a mixed use, commercial office park setting). Community services make up approximately 14.9 percent of land area mostly associated with the North Campus. However, there are several parcels north of Main Street and west of Youngs Road with a number of religious worship facilities. Vacant properties occupy 13.4 percent of land area within a half mile of the campus. Land uses surrounding the campus are compatible with the existing and proposed educational facilities located on campus (see Figure 4).

2.2 Zoning

The entire North Campus is located within the Town of Amherst's Community Facilities (CF) Overlay Zoning District, which allows colleges, universities, and technical schools as permitted uses. This zoning overlay additionally permits larger scale public and civic uses, including hospitals, museums, public assembly facilities, and community centers. Adjacent areas are primarily zoned for commercial office and light industrial uses, with some areas zoned for low density residential and single family residential (see Figure 5).

Although the North Campus is located on county-owned land, the Town of Amherst will be consulted with to ensure consistency with the Town of Amherst Zoning Ordinance. The Project is well buffered from any neighboring residential uses to the northwest and east.

2.3 Public Policy

This section summarizes relevant public policy initiatives that relate to the Project regarding development and community consistency.

Erie Community College Strategic Plan: 2012-2014

The Erie Community College Strategic Plan was adopted by the ECC Board of Trustees on February 29, 2012. It establishes a vision for ECC as an accessible educational institution that is convenient to all and where students can acquire career competencies and access resources necessary to achieve their career goals. In addition, ECC promotes diversity by encouraging a range of opinions and points of view. The Plan outlines the institution's core values and principles, strategic priorities and driving strategies. The Plan additionally identifies the creation of a new STEM academic building at the North Campus as a strategic priority in the three year range. Therefore, the Project is considered a priority project contributing to the future of ECC's success.

Program Needs Analysis and Space Utilization Assessment, 2013

This assessment ("JMZ report") was prepared by JMZ Architects and Planners on behalf of Erie County and ECC. The document includes a comprehensive analysis of space needs and academic programs, as well as opportunities for the College in addressing the workforce requirements of the region. It also provides basic observations concerning the condition of the institution's classrooms, labs, and other physical facilities. As indicated above, an MOU between ECC and Erie County was executed on August 27, 2013 which committed both partners to the findings and recommendations contained in the JMZ report.

The report is the current roadmap for ECC officials as it undertakes wide-ranging program changes and improvements to the three campuses that comprise the ECC system. A major recommendation of the report includes the construction of a new building on the North Campus to accommodate STEM-related programs and provide space for certain Health Science programs. Such a building would have a variety of benefits for the College and cause a synergistic effect of solving other academic space problems present throughout the multi-campus system. The programs housed within this building would also support the College's important role in the region's workforce development training needs.

Town of Amherst Bicentennial Comprehensive Plan, 2011

The Town of Amherst Bicentennial Comprehensive Plan was adopted by the Amherst Town Board on February 28, 2011. This document establishes the community's vision for the future of the Town of Amherst. The vision emphasizes the Town's offerings of an exceptional quality of life based on Livability (i.e., outstanding public facilities and services), Community Character (i.e., accommodating quality new development), and a Shared Direction (i.e., complementary center of regional activity). Key initiatives identified in the Comprehensive Plan include Aesthetic/Community Character, Education, Revitalization and Governance. The Comprehensive Plan emphasizes the Town's desire to become known as one of the nation's leading "knowledge-based" communities by investing and promoting its educational institutions. The economic development goals established in the plan articulate the need for formal, collaborative planning with area institutions to identify opportunities for business/employment growth related to research functions, land use planning for the "town/gown" edge and increased social and cultural ties. Investment in the North Campus will further these goals and increase opportunities for town/gown partnerships and additional economic development opportunities.

Framework for Regional Growth – Erie + Niagara Counties, New York

The Framework for Regional Growth ("Framework") was adopted by the Erie County Legislature on April 24, 2007. The Framework is a fundamental planning document sponsored by and developed for both Erie and Niagara Counties. The plan emphasizes the strategic location of Erie and Niagara counties within a bi-national region and provides policy direction to support the decision-making processes and actions relating to the physical development of the region. The Framework outlines actions based on primary policy areas, which are categorized as *developed*, *developing* and *rural areas*. In accordance with economic competitiveness goals, the Framework also identifies policy sub areas for investment, such as *centers* and *corridors*, which are comprised of Regional Centers,, Growth Corridors, and Rural centers.

According to the Framework, the ECC North Campus is located in a *developed* area, defined as urban and suburban areas served with public sewer, water, and transportation infrastructure. Moreover, the North Campus is identified as a Regional Center, recognized for their existing and potential economic vitality, diverse mix of land uses, concentrations of public facilities and services, and potential as locations for higher intensity, mixed use development and enhanced public transportation service. The Framework's policies for developed areas include investment in areas where infrastructure already exists and location of government and educational institutions within Regional Centers.

New York State Smart Growth Public Infrastructure Policy Act

Since the Project would include Dormitory Authority of the State of New York's ("DASNY"") authorization to expend bond proceeds and undertake construction through a Project

Management Agreement, a Smart Growth Impact Statement ("SGIS") for the Project was prepared pursuant to the State of New York *Smart Growth Public Infrastructure Policy Act ("SSGPIPA")* procedures (see Appendix A). The *SSGPIPA* outlines requirements for state agencies to approve infrastructure projects in accordance with smart growth criteria. DASNY's Smart Growth Advisory Committee reviewed the Project and attested that the Project, to the extent practicable, would meet the relevant smart growth criteria established by the legislation. In particular, the Project is compatible with the following relevant criteria of the *SSGPIPA*:

- T*o advance projects for the use, maintenance or improvement of existing infrastructure.* The Project would result in development that would utilize existing water, sewer, transportation and energy infrastructure located on or adjacent to the North Campus. The Project would require new, separate utility connections and/or extensions to the existing mains located in the vicinity of the Proposed Development Site. No additional transportation infrastructure would be required such as new roadways, campus entrances or parking areas. As such, the Project would be supportive of this criterion.

- *To advance projects located in municipal centers.* Based on previous analyses conducted by DASNY, the term "municipal centers" has been interpreted to include existing, developed, institutional campuses such as universities, colleges, and hospitals. The Project would be developed on county-owned land at the existing developed North Campus, which is a recognized academic institution. In addition, the North Campus and surrounding area is identified in the aforementioned *Framework for Regional Growth* as a Regional Center, recognized for its existing and potential economic vitality, diverse mix of land uses, concentrations of public facilities and services, and potential as locations for higher intensity, mixed use development and enhanced public transportation service. As such, the Project would be supportive of this criterion.

- *To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan.* The Project would be located on the ECC North Campus which is an established institutional campus constructed circa 1960. ECC has adopted a Strategic Plan and a Program Needs Analysis and Space Utilization Assessment, which includes the recommendation for a new STEM-related building at the North Campus. In addition, college campuses within the Town including the ECC North Campus are recognized as "important community assets and are key to the Comprehensive Plan initiative to position Amherst as a "knowledge-based" community." The *Framework for Regional Growth* also identified the North Campus area as a Regional Center, where a concentration of public facilities and services are already available. Since the proposed academic building would be located on an existing developed campus and will further the Town's and Region's aspirations, the Project would be supportive of this criterion.

- *To protect, preserve, and enhance the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources.* The Project would be developed on a well-established college campus in an underutilized area.

  No natural resources were identified on the Proposed Development Site and therefore would not be impacted as a result of the Project. In addition, the Proposed Development Site and campus itself, does not contain visually-sensitive resources. The Project would not overcrowd existing open space or otherwise impact existing recreational facilities on

the North Campus. Air quality impacts would be minimal and short term, primarily related to construction.

A review of the New York State Office of Parks, Recreation and Historic Preservation's ("OPRHP") GIS Public Access Database indicated that the Proposed Development Site is located within an area of archeological sensitivity. As a result, due to the presence of archaeologically-sensitive areas in the Project study area and the county's obligation as SEQRA lead agency, consultation with the OPRHP was initiated. OPRHP recommended that a *Phase 1B Archaeological and Historic Resources Investigation ("Phase IB")* be conducted. This investigation was completed in April 2014 and did not reveal the presence of archaeologically-sensitive resources, and no further investigation was warranted. The OPRHP concurred, issuing a Letter of No Impact on May 21, 2014. The Proposed Development Site and Project study area contains no historically-significant or landmarked properties. As a result of the cultural resources investigation and the absence of historically significant or landmarked properties, the Project would be supportive of this criterion.

- *To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development, and the integration of all income and age groups.* The Project would foster compact development by concentrating an academic use on underutilized land within an existing college campus in operation since the 1960's. Moreover, the Project would contribute to the academic diversity of the campus and support existing academic disciplines and facilities, thereby contributing to compact development by collocating similar uses. As such, the Project would be supportive of this criterion.

- *To provide mobility through transportation choices including improved public transportation and reduced automobile dependency.* The campus currently has vehicular, public transit, shuttle service and bicycle access. Ample parking is provided at the parking lots located on the campus, which are available for students and faculty members. Bus service to and from the North Campus is provided by the Niagara Frontier Transportation Authority ("NFTA") via routes #47 (Youngs Road), #48 (Williamsville) and #67 (Cleveland Hill), with boarding and drop-off locations at the North Campus. Local colleges including ECC provide a "University Pass" to students for unlimited use of the public transit system and usage among ECC students is highest of all the local colleges participating in the program, with approximately 50 percent of all University Pass riders associated with ECC campuses. ECC also maintains and offers a shuttle to transport students between City and the North and South Campuses. The shuttle system provides 10 round trips to the North and South Campuses Monday through Friday. ECC, in conjunction with the recommendations identified in the JMZ Report, has indicated a willingness to modify the shuttle schedule and/or frequency as necessary to meet ridership demand and provide greater convenience to student riders. While pedestrian walkways would need to be altered to accommodate the Project, surrounding walkways and their corresponding connectivity o other areas of the campus would be maintained. For the reasons described above, the Project would be supportive of this criterion.

- *To coordinate between state and local government and intermunicipal and regional planning.* Erie County, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with SEQRA. Involved agencies include the New York State Department of Environmental Conservation ("NYSDEC"), DASNY, Town of

Amherst, and Erie County Water Authority, among others. In addition, the county included numerous interested agencies in the coordinated review process including the City of Buffalo. The SEQRA regulations set a 30-day time frame for each involved agency or interested party to review the environmental assessment documents and provide any comments, concerns or the nature of their approval. This local, regional and statewide coordination indicates the Project would be supportive of this criterion.

- *To participate in community-based planning and collaboration.* The Project would be constructed on county-owned land; however consultation with the local municipality would occur to ensure consistency with local codes. The Project is the result of a collaborative process between Erie County, ECC and DASNY. The Project is recommended in the JMZ report entitled *Program Needs Analysis and Space Utilization Assessment.* The Project will also complement existing campus facilities and support current and new curriculum that relates to and expands on the College's existing programs. Furthermore, investment in the campus aligns with the Town's desire to invest in its educational institutions and promote "town-gown" partnerships, as articulated in the Bicentennial Comprehensive Plan. The Project builds on existing and planned programs at the campus, and will provide opportunities for the College to partner with area employers and supply a ready and able workforce. Therefore, the Project would be supportive of this criterion.

- *To ensure predictability in building and land use codes:* The Proposed Development Site is on an existing campus and therefore is a compatible use, though land use intensification will result from the Project. However, the Project will not result in a change of land use (institutional), and is compatible with surrounding land uses which generally include commercial, industrial and vacant properties. The Project would conform to the New York State *Uniform Fire Prevention and Building Code* as well as any other applicable state or local laws. Therefore, the Project would be supportive of this criterion.

- *To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, implementing a community plan and ensuring the governance structure is adequate to sustain its implementation.* The Project would incorporate a variety of environmentally sustainable measures that would be consistent with this criterion. As previously noted, Erie County, acting as SEQRA lead agency, has included numerous state, regional and local agencies as involved or interested agencies as part of the coordinated review process. These include but are not limited to OPRHP, NYSDEC, the Town of Amherst, and Erie County Water Authority. In addition, campus planning would be influenced by ECC's Strategic Plan and *Program Needs Analysis and Space Utilization Assessment*, and facilities planning would be guided generally by the SUNY system. Future campus-related development would be subject to SEQRA and would include consultation with state, regional, and local agencies, as appropriate. Locating the Project on the North Campus places the facility's programs in the vicinity of other similar programs already established on the campus. Having compatible programs located on a single campus reduces the need to travel to multiple locations to access programs of interest. Therefore, the Project would be supportive of this criterion.

2.4 Impact Analysis

The implementation of the Project would be consistent with the relevant public policy initiatives that guide development both within the Project study area and throughout the region. The Proposed Development Site was designated for the proposed academic building on the southwest portion of campus in the JMZ report. The use of this parcel for the new facility would be consistent with the general mission statement of the State University System and the recommendations identified in the JMZ Report and the future development of the campus.

The implementation of the Project is consistent with the Town of Amherst's objectives, particularly in enhancing its status as a "knowledge-based" community. In addition, it aligns with other public policy initiatives that guide development within the study area, the region and through greater New York State. The Proposed Development Site is the site of the existing ECC's flagship North Campus, established in 1956. The Project represents much needed investment in this original campus, and builds on and strengthens existing programs offered at the campus.

The Project would not result in significant adverse impacts to existing zoning regulations and policies as it involves the design and construction of an academic building on a large, self-contained college campus. The Project will not result in any change in land uses and will have negligible impact on the transportation network. In addition, the Project will not impact any public policies currently in place. Furthermore, the Project would be in compliance with *SSGPIPA*. As such, the Project would not result in any significant adverse public policy impacts.

3. Socioeconomic Considerations

3.1 Existing Conditions

The Project Site is located on the ECC North Campus, which is bounded by Main Street to the north, Wehrle Drive to the south, and Tech Drive and Youngs Road to the east and west, respectively, in the Town of Amherst, New York. The Town has an estimated population of 122,366. The Proposed Development Site is located at the southwestern portion of the campus on vacant property, and is surrounded by existing campus facilities and pedestrian networks that connect students and faculty to campus buildings. The campus is located wholly within census tract 96, east of the Village of Williamsville. Student population data and demographic data are presented below for the Town of Amherst and other municipalities from which the ECC student population is based. In order to provide a more accurate depiction of Project study area, socioeconomic data, demographic and institutional data compiled by ECC and obtained from the National Center for Educational Statistics (NCES) is also presented below at the campus level. Information and findings presented as part of the JMZ report were also utilized to assist with depicting the socioeconomic conditions in and surrounding the North Campus.

Population Characteristics

The total population within the Erie County is estimated at 919,040 according to *Census 2010* data. ECC draws the largest proportion of students from Erie county municipalities, including the City of Buffalo, Town of Lancaster, Town of Tonawanda, Village of Kenmore, and Town of Cheektowaga. Table 3-1 summarizes the population for each of these municipalities compared to the county and the percentage of Erie County students from each of those municipalities attending ECC. The City of Buffalo has the largest population in the county (261,310) and city

residents represent the largest percentage of students attending ECC from those enrolled from Erie County (53.8%).

Table 3-1. Comparison of Population and Student Attendance for North Campus (2012)

Municipality	Total Population Count (2010)	Percent of County	% Students Residing in Erie County
Erie County	919,040	--	--
Kenmore	15,423	1.7%	1.6%
Tonawanda	58,144	6.3%	6.5%
Buffalo	261,310	28.4%	53.8%
Lancaster	10,352	1.1%	6.8%
Amherst	95,999	10.4%	2.8%
Cheektowaga	75,178	8.2%	3.5%

Source: NCES IPEDS Data Center (2012-2013), ECC F2012 Student List

Income and Poverty Data

As illustrated in Table 3-2, the median household incomes vary for the municipalities from which ECC draws the majority of its students. For example, the Town of Amherst median household income is more than double the median household income for the City of Buffalo. However, the City of Buffalo residents represent 53.8 percent of the ECC student body compared to 2.8 percent for the Town of Amherst.

Table 3-2. Income Levels (2010)

Municipality	Median Household Income	% Students (those enrolled from Erie County)
Erie County	$49,977	--
Kenmore	$51,809	1.6%
Tonawanda	$52,398	6.5%
Buffalo	$30,502	53.8%
Lancaster	$52,771	6.8%
Amherst	$69,875	2.8%
Cheektowaga	$47,638	3.5%

Source: American Community Survey, five year estimates (2012)

The highest enrollment at the North Campus includes students from northern and eastern portions of Buffalo, northwest Cheektowaga, southeastern and northeastern Tonawanda, and parts of Amherst. These areas of high enrollment are generally represented by approximately 15 different census tracts. According to the 2012 American Community Survey 5-year estimates, five of the census tracts have a median household income between $15,000 and $30,000. These areas were generally located in the City of Buffalo, and a western area in the Town of Amherst. Three census tracts have a median income between $30,000 and $50,000, and seven census tracts have a median income greater than $50,000 and less than $60,000, indicating North Campus draws a large portion of its students from tracts with modest incomes.

Of the municipalities represented in Table 3-3, City of Buffalo residents experience higher rates of poverty compared to other municipalities (30.1 percent). The remaining municipalities have significantly lower poverty rates.

Table 3-3. Poverty Levels (2010)

Municipality	% Below Poverty	% Students (those enrolled from Erie County)
Erie County	14.20%	--
Kenmore	6.60%	1.6%
Tonawanda	10.70%	6.5%
Buffalo	30.10%	53.8%
Lancaster	8.10%	6.8%
Amherst	2.5%	2.8%
Cheektowaga	9.4%	3.5%

Source: American Community Survey, five year estimates (2012)

ECC Demographics

As of 2012-2013, ECC had a total student population of 13,990 students. As shown in Table 3-4, the majority of the ECC student population is Caucasian (67.3 percent), with 15.1 percent African American and 1.8 percent Asian. Of the total student body population, 5.9 percent of students identify their ethnicity as Hispanic. The remaining approximately 10 percent of the student body are represented by other races.

Table 3-4. Race/Ethnic Composition of ECC Student Population (2012)

Ethnic/Racial Group	Total ECC Student Population	Percentage of Total ECC Student Population
White	9411	67.3%
Black or African American	2118	15.1%
Race/ethnicity unknown	857	6.1%
Hispanic	830	5.9%
Two or more races	344	2.5%
Asian	254	1.8%
American Indian or Alaska Native	84	0.6%
Nonresident alien	83	0.6%
Native Hawaiian or Other Pacific Islander	9	0.1%

Source: NCES IPEDS data Center (2012-2013),

Student Enrollment

According to the ECC 2011-2012 Home Institution Student Count and Student Lists, approximately 30.08 percent of college attendees from Erie County enrolled in the SUNY system were enrolled in ECC, second only to the University at Buffalo (30.34 percent). The majority of those enrolled in ECC were residents of Erie County (92 percent). Of all enrolled ECC students, approximately 46.7 percent reside in the City of Buffalo. The municipality with the next largest ECC student enrollment is the Town of Hamburg (5 percent).

More City of Buffalo residents commute to the North Campus than to any other ECC campus, despite program offerings at all three campuses. This holds true for all municipalities with the

exception of Southtowns residents, who primarily enroll at the South Campus. Table 3-5, below, summarizes student enrollment by residence and campus.

Table 3-5. Student Enrollment by Residence and Campus

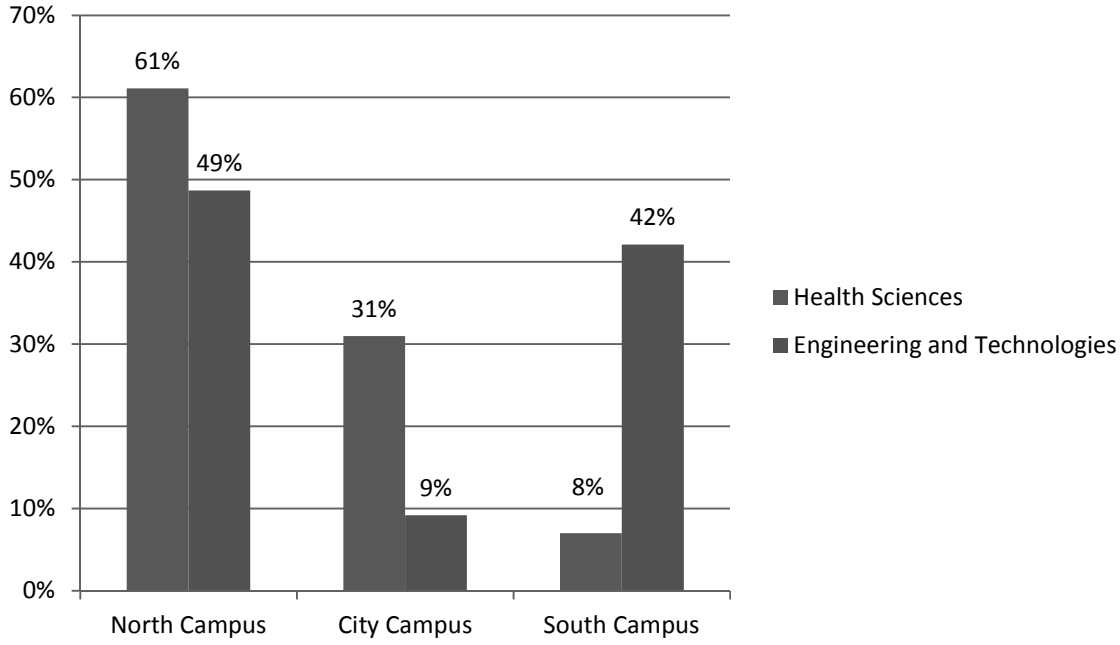
Municipality of Residence	Campus Attended		
	City	North	South
Buffalo	2,465	2,994	995
Lancaster	43	381	80
Tonawanda	71	363	36
Depew	34	244	51
East Amherst	12	198	12
Cheektowaga	56	196	57
Williamsville	17	174	16
Amherst	25	158	13
Hamburg	61	124	444
Clarence	8	103	11
Kenmore	34	91	5
Orchard Park	30	89	267
Alden	7	77	20
West Seneca	36	77	179
Grand Island	22	67	10
East Aurora	14	63	113
Elma	7	46	67
Angola	21	34	80
Lackawanna	29	32	103
Lake View	10	29	77
Eden	14	25	81

Source: ECC F2012 Student List, JMZ Program Needs Analysis and Space Utilization Assessment, 2013

According to ECC enrollment data, the majority of students enrolled in programs at the ECC North Campus are from northern and eastern areas in the City of Buffalo, northern Cheektowaga, Tonawanda, and Amherst. Large proportions of students are additionally enrolled from central Buffalo and southeast Buffalo, with fewer enrolled from the Southtowns.

Of total ECC program enrollment, the largest portion of students in the Health Science Division are enrolled at North Campus (61.1 percent). The second largest program enrollment at North Campus includes non-matriculated and certificate degrees, followed by Engineering and Technologies (48.7 percent). Enrollment in the Health Sciences and Engineering and Technologies divisions exceed program enrollment in these divisions at both the City Campus (31 percent and 9.2 percent, respectively) and South Campus (7.0 percent and 42.1 percent, respectively), where these programs are also offered.

Enrollment by Discipline – ECC Campuses



Source: ECC F2012 Student Data

Many of the programs offered at the North Campus are unique to that campus and will support new programs proposed as part of the Project. Located only 12 miles from the City Campus, the North Campus already provides facilities for most of the College system's existing STEM and Health Sciences based programs, which include:

- Civil Engineering Technology;
- Electrical Engineering Technology;
- Engineering Science;
- Environmental Science;
- Various Math and Science Courses;
- Dental Hygiene;
- Dietetic Technology;
- Nursing;
- Ophthalmic Dispensing; and
- Respiratory Therapy.

New programs that may be offered in the new academic building include Biomanufacturing, Bioinformatics, and Mechatronics.

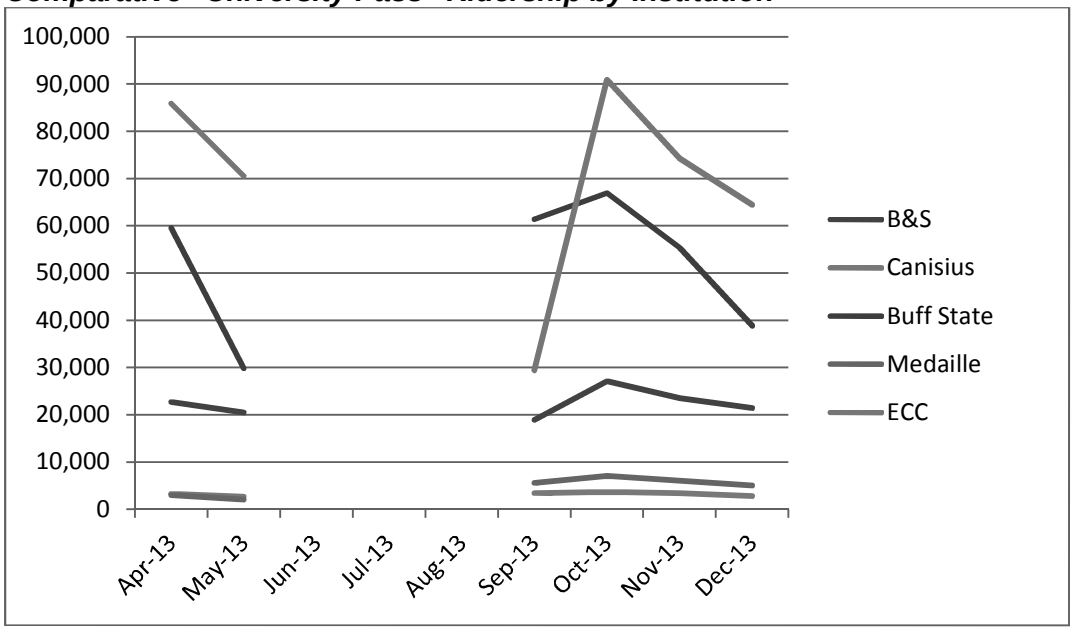
The intent of the Project is to consolidate and co-locate the North Campus's Health and Science Labs, which are unique to the campus. Construction of a new state-of-the-art facility would address the concerns relating to the outdated facilities currently accommodating those

programs, which are in need of renovation. New labs for Anatomy and Physiology, Biomanufacturing, and Biology are also envisioned, which will complement the existing and proposed programming and facility space.

Campus Accessibility

The North Campus currently has vehicular, public transit, shuttle service and bicycle access. Ample parking is provided at the parking lots located on the campus, which are available for students and faculty members. Bus service to and from the North Campus is provided by the Niagara Frontier Transportation Authority (NFTA) via routes #47 (Youngs Road), #48 (Williamsville) and #67 (Cleveland Hill), with boarding and drop-off locations at the North Campus. Local colleges including ECC provide a "University Pass" to students for unlimited use of the public transit system. Usage of the public transit system is highest among ECC students of all the local colleges participating in the program, with approximately 50 percent of all University Pass riders associated with ECC campuses. Compared to other area campuses, there is generally a higher volume of riders utilizing a University Pass at ECC than at Bryant and Stratton, Canisius College, Buffalo State College, and Medaille College. The following graph illustrates the number of students utilizing a University Pass at several area institutions, as recorded during the 2013 school term.

Comparative "University Pass" Ridership by Institution



Source: NFTA, 2013

ECC also maintains and offers a circulator bus shuttle to transport students between City and the North and South Campuses (operated under contract by We-Care Transportation). The shuttle system provides 10 round trips to the North and South Campuses Monday through Friday. Travel from the City Campus to the North Campus is estimated to take approximately 30 minutes one-way. Ridership to the North and South Campuses, which originates at the City Campus, for the fall 2013 semester is provided in Table 3-6 below.

Table 3-6: ECC Shuttle Ridership, Fall 2013 Semester

Month	South Campus Total Ridership	North Campus Total Ridership
September 2013	1900	1779
October 2013	2036	2168
November 2013	1547	1631
December 2013	1284	1183
January 2014	855	745

Source: We-Care Transportation, 2013

3.2 Impact Analysis

Typically, a socioeconomic assessment would be appropriate under SEQRA if an action may be expected to create substantial socioeconomic changes that would not be anticipated to occur without the action.

The Project would act as a focal point to attract corporate partnerships, academic research, and technological investment. The development of the Project is anticipated to support a skilled workforce that would boost the regional economy. Approximately 130 construction workers would be employed on site during the peak of Phase I and Phase II of construction. On a regional level, the short-term increase in employment associated with construction and construction-related activity would be expected to filter through the local economy, generating consumer and business spending. Short-term benefits to Erie County and the Buffalo area would occur initially during the construction phase of the Project, in the form of increased demand for local materials, services, and labor. The specific location and level of this activity would depend on the magnitude of expenditures and the ability of local suppliers and the local labor pool to fulfill demand for construction goods and services.

The Project would not displace a residential population or hinder the socioeconomic conditions within the Project study area or beyond. The Project would not involve the displacement of any population, residences, jobs or businesses. The Project would not result in an increase in new enrollment at ECC nor new development that would result in changes in real estate conditions or cause harm to specific industries.

No significant adverse impacts to low income populations (including those students already attending ECC or future ECC students) are anticipated to result from the Project. The NFTA operates three bus routes that include direct stops at the North Campus. ECC also operates a circulator shuttle to transport students between the City and North campuses and the City and South campuses. These transportation options provide additional transportation options for students who do not own a vehicle and ECC students are currently taking advantage of these options in large numbers, as previously documented. Moreover, ECC, in conjunction with the recommendations identified in the JMZ Report, has indicated a willingness to modify the circulator shuttle schedule and/or frequency, as necessary, to meet ridership demand and provide greater convenience to student riders.

As previously noted, almost 50 percent of the existing ECC student body resides in the City of Buffalo, and City of Buffalo residents currently comprise more than 50 percent of students attending classes on the North Campus. Therefore, regardless of the transportation options being used by City residents, the North Campus is accessible and provides a draw for students seeking an education in the disciplines anticipated to be housed within the new academic building, such as STEM and health sciences. As such, the Proposed Project does not warrant further socioeconomic assessment under SEQRA, and no significant adverse socioeconomic impacts are anticipated.

4. Community Facilities

This section discusses the Project's potential effect upon community facilities and the provision of services within the Project study area. Community facilities and services consist of public and privately-funded services such as fire and police protection, hospitals and health care facilities. These important resources promote the health, safety, and general welfare of the communities within which they are located. An inventory of community and public facilities is provided in this section.

Potential impacts to existing community facilities typically occur if an action physically displaces or alters such a facility or results in a change in population that would affect the facility's ability to provide services. Direct impacts to community facilities occur when an action physically alters a community resource through displacement or physical change. Indirect effects occur when an action generates an increase in population that would place additional demand on community services and affect the delivery of such services.

4.1 Police and Fire Protection

ECC employs armed Campus Public Safety officers to provide 24-hour, year round campus security. These officers have the full power of peace officers under New York State Law. The College Safety Office at the North Campus works closely with the New York State Police, Erie County Sheriff's Department, and the Town of Amherst Police Department to offer protection to the students, staff, and property on all three campuses. While the College Safety Office coordinates campus safety and law enforcement; local law enforcement responds, when notified, to violations of the New York State Penal Law (ECC, 2014a).

Police protection in the Town of Amherst is primarily provided by the Town of Amherst Police Department ("PD"). The Amherst PD is comprised of 154 sworn officers who provide police services to the approximately 122,000 residents of the Town of Amherst. Amherst PD also provides coverage for the Village of Williamsville, which is located within the Town's boundaries (Town of Amherst, 2014).

Two fire departments are located within one mile of the campus. The Main-Transit Fire Department is located to the east of the campus at 6777 Main Street and provides fire protection to the North Campus. The Hutchinson Hose Company (Williamsville Fire Department) is located west of the campus at 5565 Main Street.

All campus buildings are protected by fully-addressable fire alarm systems. These systems help to ensure the complete evacuation of these buildings at the initiation of any fire alarm device.

Additional fire prevention measures include fire extinguishers located in all common areas and facilities on campus and the use of upholstered furniture that is self-extinguishing.

4.2 Campus Safety and Security Features

On-campus safety and security measures include an emergency phone system at various locations around the campus. This system is comprised of red emergency phones located inside campus buildings and approximately 9 exterior blue-light emergency call boxes strategically placed throughout the campus. These emergency phones are connected directly to the Campus Public Safety Office located in Room S115 of the Spring Student Center

Additional features include a closed-circuit security system used to monitor the campus, and the placement of high intensity sodium vapor lights on buildings, in parking areas, and along high traffic pathways.

4.3 Health-Related Facilities

ECC provides a Health Office, located in Room S152 of the Spring Student Center, staffed daily by a registered nurse. The Health Office provides students with first aid for on-campus sickness, injury, consultation and/or referrals. The office is open Monday through Friday from 8 a.m. until 4 p.m. (ECC, 2014b). There are no hospitals located within the Project study area limits. The closest hospital is Millard Fillmore Suburban Hospital, located approximately 2 miles north of the campus at 1540 Maple Road in the Town of Amherst.

4.4 Schools

The Town of Amherst is served by multiple school districts including the Williamsville School District in which the ECC North Campus is located. The Williamsville School District is the largest suburban school district in Western New York, encompassing 40 square miles with enrollment of more than 10,000 students (WCSD, 2014). The nearest district school building is Williamsville South High School, which is located less than 0.5 mile west of the campus on Main Street.

4.5 Impact Analysis

The Project would not physically displace or alter any campus services on the campus or community facilities within its surroundings. As the new classroom space will replace existing space on campus, no significant increase in the day-to-day student population on campus is anticipated. The Project does not involve a residential component that would be expected to overburden the provision or delivery of existing community services in the vicinity of the Project study area.

The Project has been reviewed for potential impacts on police, fire, and emergency services coverage. It is anticipated that existing Campus Safety resources and fire safety resources provided by the local fire departments would be sufficient to safely and efficiently provide police and fire protection to the Project and campus. According to the Chief of the Main-Transit Fire Department (personal communication, March 26, 2014), the addition of a new academic building would not be a strain on the department's resources. As the Project is not anticipated to significantly increase the student population of the school, no significant impact to the campus or municipal health facilities would occur. The Project would not result in significant adverse impacts to the community and public facilities or the services they provide.

5. Open Space and Recreational Facilities

5.1 Existing Open Space and Recreational Facilities

The following inventory of open space resources and recreational activities is limited to the ECC North Campus which also functions as the Project study area. The campus contains a variety of recreational facilities since ECC offers a number of intercollegiate and intramural sports. Campus athletic facilities are primarily used by students, faculty and staff; however, individuals or groups may utilize these facilities with the permission of the College. Detailed information on open space and recreational facilities was compiled from data provided by ECC and field observations. On-campus recreational uses are briefly detailed below.

Bell Sports Center. The Bell Sports Center includes a Wellness Center and a gymnasium.

Outdoor Facilities. Outdoor facilities on the North Campus include soccer fields, baseball diamonds, and softball diamonds.

Community Recreational Opportunities. The community is able to rent the various campus facilities for special events.

5.2 Impact Analysis

The Project would not displace or reduce the utility of any existing on-campus recreational facilities. In addition, the Project would not involve a residential component that would increase the residential population of the campus. The campus contains sufficient passive open space as well as a variety of existing recreational facilities that provide ample capacity to accommodate the campus population. While a small area of green space would be removed within the footprint of the Project, the design of the proposed academic building would provide for landscaping of the remaining green space and would also include walkways which would provide connectivity to other areas of the campus. Also, the placement of the new academic building would create a more traditional “Quad” between the proposed academic building and Dry Memorial Library. This space could be used for campus gatherings and other events. As such, no significant adverse impacts to open space and recreational facilities would occur as a result of the Proposed Project.

6.0 Cultural Resources

Under Article 8 of the ECL and 6 NYCRR Part 617, the implementing regulations for SEQRA, Erie County, as SEQRA lead agency, must determine whether the actions it directly undertakes, funds or approves may have a significant adverse impact on the environment including the effects of such activities on resources of archaeological or historic significance. In addition, the Project involves an undertaking by DASNY (authorization to expend bond proceeds and undertake construction through a Project Management Agreement). Undertakings by DASNY are subject to the provisions of the State Historic Preservation Act of 1980 (“SHPA”), especially the implementing regulations of Section 14.09 of the Parks, Recreation and Historic Preservation Law (“PRHPL”) as well as with the requirements of the MOU, dated March 18, 1998, between DASNY and the OPRHP. Review under SHPA is required when a project may or will cause any change, beneficial or otherwise, in the quality of any property listed in or eligible for listing in the State and/or National Registers of Historic Places.

6.1 Existing Resources

A review of the New York State OPRHP's GIS Database for archaeological resources indicated that the Proposed Development Site is located within an area of archeological sensitivity. Accordingly, due to the presence of archaeologically-sensitive areas in the Project study area and the County's and DASNY's obligations under SEQRA, a consultation package was prepared and forwarded to OPRHP to obtain its opinion regarding the Project's potential impact on cultural resources. In a letter dated March 11, 2014, the OPRHP recommended that a Phase I archeological survey be conducted at the Proposed Development Site. A Phase IA report was completed in 2003 as part of the Draft Generic Environmental Impact Statement developed to support the ECC Facilities Master Plan. Therefore, OPRHP indicated in correspondence with Panamerican Consultants that a Phase 1A would not be necessary (see Appendix C).

In late April 2014, Panamerican Consultants conducted a Phase IB Archeological Field Investigation of the site. The investigation included a walkover surface reconnaissance, photographic documentation, and subsurface shovel testing in undisturbed areas. A total of 34 shovel test pits were dug at 50 foot intervals within the area of proposed disturbance. The investigators found that the soils within the area were generally disturbed by previous grading and filling and no Pre-Contact or historic artifacts were found.

6.2 Impact Analysis

The final resolution of any cultural aspects of the proposed Project is subject to the *State Historic Preservation Act of 1980* and its Section 14.09 implementation regulations. Erie County and OPRHP have completed consultation as required under Section 14.09. The results of the Phase IB investigation did not reveal the presence of archaeologically-sensitive materials, and no further investigation was warranted. A summary report was prepared and submitted to the OPRHP for its review and comment (OPRHP Project No. 14PR00530). In its correspondence dated May 21, 2014, OPRHP indicated that the proposed Project would have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places (see Appendix C). As such, no significant adverse impacts to cultural resources are anticipated as a result of the Project.

7. Architectural Design and Visual Resources

7.1 Existing Resources

The architectural design characteristics of a neighborhood are composed of various components of an area including: building bulk; use and type; building arrangement, block form, and street pattern; streetscape elements; and natural features. Visual resources typically include unique public view corridors, vistas or natural and built features such as public parks, the waterfront, landmarked structures or districts or natural resources. When viewed in combination, these elements create the architectural design and visual character that define an area.

The ECC North Campus is located in the Town of Amherst. The Proposed Development Site is located in the southwestern portion of the campus, with the closest entrance located off of Youngs Road. Currently, the area proposed for the Project is comprised of open green-space and pedestrian walkways. Academic buildings occupy the areas to the north, east, and south of the Proposed Development Site. The area to the west beyond Youngs Road includes commercial buildings and vacant land (see Figure 2). The general area surrounding the campus consists of commercial and light industrial uses of varying ages.

The majority of the campus facilities are located in the southern half of the campus property, south of Arrow Drive, with only the gym and maintenance building (Nunan Center) located in the northern portion of the campus (see Figures 2 and 3). The core of the campus consists of five academic buildings: Kittinger Hall, Gleasner Hall, Dry Memorial Library, Spring Student Center, and Bretschger Hall. These buildings are mostly two-story and somewhat uniform in exterior appearance, constructed circa 1960. The Nunan Center and Bell Sports Center are located to the immediate north of Arrow Drive. The building materials for campus buildings include brick, architectural concrete masonry, metal framing and glass (see Appendix D).

The general internal campus roadway patterns contain a basic grid pattern that provides access to parking areas and campus buildings from perimeter public roadways. The roadways contained within the campus typically feature sidewalks and are uniform in width providing sufficient vehicular access. Major roadways internal to the North Campus include Arrow Drive, bisecting the campus in an east-west direction and providing access to campus buildings from Youngs Road and Tech Drive on the west and east, respectively, and Element Drive, which provides access to the campus buildings from Wehrle Drive on the south. Beyond the North Campus, the street grid network generally consists of a mix of local and regional roads with low to high traffic volume. These include Youngs Road, a north-south town roadway west of the campus; Wehrle Drive, an east-west county road on the south perimeter of the campus; Tech Drive, a north-south road that provides access to campus parking facilities; and Main Street (NYS Route 5), an east-west major arterial on the northern perimeter adjacent to the campus' athletic facilities.

The perimeter of the North Campus is generally characterized by commercial and light industrial uses to the south, west and northeast; single family residential homes to the north and northwest; and open space and multi-family apartments to the east. A residential neighborhood is located northwest of the Youngs Road campus entrance, bounded by Lyndhurst Road and Main Street. This neighborhood features a concentration of two-story detached homes. A number of light industrial uses are found along Wehrle Drive, Youngs Road, and Main Street. A large commercial development, College Park, lies directly west of the Project.

The ECC North Campus is situated in a suburban landscape with flat topography and limited view corridors. The campus is largely visible only when immediately adjacent to it.

7.2 Impact Analysis

The Project would represent a significant addition to the North Campus and would be designed to both enhance and complement the existing campus facilities. The proposed academic building would create a distinct and recognizable building along Youngs Road, and would become a focal point for visitors entering the campus.

The Project is anticipated to be constructed in two phases. Phase I would consist of the construction of an approximately 55,000-gsf, single-story building. The design of the structure would incorporate sustainable design features, blend in with existing facilities, and offer phasing capabilities for future expansion. Phase II would consist of an additional story added to the building constructed during Phase I.

While a conceptual design for the building has yet to be developed, the Project would be designed to integrate with the existing architecture and character of the campus. The scale and design of the academic building would complement the surrounding institutional context of the campus, and therefore would not be disruptive to the existing architectural form of the campus. The proposed building's central location and proximity to Youngs Road would allow it to serve as a focal point and welcoming addition to the campus. As a result, the Project would not result in significant impacts to architectural design resources.

Visually sensitive resources including landmarked structures or public parks are not located on or near the campus nor are they visible from the Proposed Development Site. While the Williamsville South Junior and Senior High School, located 0.5 miles northwest of the Project, is on the National Register of Historic Places, the site is a significant distance away and screening exists between the school and the Proposed Development Site. While the architecture and design of the proposed academic building will be chosen to provide a focal point on the campus, the building itself would not represent a significant or unique visual resource. Although the Project would alter the visual landscape in the immediate area of the Proposed Development Site, the Project would not significantly impair the context of the natural or man-made features of the campus. As a result, the Project would not result in significant adverse impacts to visual resources.

8. Neighborhood Character

8.1 Existing Conditions

The North Campus is surrounded by a dense mix of light industrial, commercial, office, and residential uses, and is bordered on three sides by heavily traveled local and state roads. The area surrounding the North Campus is characteristic of most dense suburban communities with a mix of uses, low profile buildings, and automobile-dependent destinations.

The campus is zoned Community Facilities (CF) per the Town of Amherst's zoning regulations. While the Project is being constructed on county-owned land, the Town of Amherst will be consulted to confirm the Project is consistent with the local zoning ordinance and building codes (see Section 2, Land Use, Zoning, and Public Policy). The Proposed Development Site contains no historically-significant properties or archaeological resources as discussed in Section 6, Cultural Resources.

8.2 Impact Analysis

The Project would be constructed within a self-contained campus and will be designed to complement the existing facilities. In addition, the Project would not alter the perimeter land uses in the vicinity of the campus (see Section 2, Land Use, Zoning, and Public Policy). The Project would not displace residents, businesses or employees. The construction of a new academic building is not anticipated to result in an increase in the student population at the North Campus and therefore would not be expected to have a significant impact on neighboring businesses or off-campus facilities. Similarly, the numbers of students attending classes in this

academic facility would not overcrowd the immediate area or overburden existing campus facilities. The Project would result in an expansion of the central core of this campus since it would be located adjacent to existing campus facilities. Both phases of the Project would be designed in harmony with the existing character of the campus and would not be disruptive to the architectural form of the campus (see Section 7, Architectural Design and Visual Resources).

The Project would not result in significant adverse transportation impacts (see Section 14, Transportation and Appendix B). As discussed in Section 16, Noise, the Project would not generate adverse stationary source noise impacts. In summary, the addition of a new academic building to the North Campus will not have a significant impact on neighborhood character.

9. Natural Resources

9.1 Geology and Soils

The North Campus and the Town of Amherst lie within the Erie-Ontario Lake Plain physiographic province, an area characterized by sedimentary rock that was deposited over 400 million years ago when the area was part of a shallow inland sea. Bedrock within the Town occurs in bands running east to west. The Salina Group makes up the majority of the bedrock formations in the Town north of the Onondaga Escarpment. The depth to bedrock varies across soil types, but ranges from 10-40 feet. The bedrock hardness class is hard across all soil types, which requires blasting or special equipment for excavation when encountered during construction. Based on the soil types found mapped within the campus, depth to bedrock is generally between two and four feet (USDA-NRCS, 2014).

Generally, the topography of the North Campus and the surrounding area is flat, giving an expansive character to this part of the Town. Elevations across the Town of Amherst range from 575 feet to 710 feet above sea level. Little significant topography is evident on the campus.

Based on the Soil Survey of Erie County, soils on the North Campus are predominantly Wassaic Silt Loam (WaA). A narrow band of Newstead Gravelly Loam (Ne) and Farmington Channery Loam (FaB) are present in the central portion of the campus. The northwest corner of the campus contains Farmington Channery Loam (FaA). The Wassaic soils are typically found on uplands and are underlain by shallow (28 to 32 inches) limestone bedrock. WaA soils typically have a 0-3 percent slope and are classified as Prime Farmland Soils. In addition, depth to lithic bedrock is 20 to 40 inches, the water table depth is 19 to 39 inches, and WaA soils are not hydric.

Ne soils also have a 0-3 percent slope and are considered Prime Farmland if drained. Ne soils are highly reactive to frost action and are somewhat poorly drained. Ne soils are not hydric soils. Depth to bedrock ranges from 20 to 40 inches. Depth to the water table in this soil type is 6 to 12 inches.

FaB soils have a 3-8 percent slope. These soils react to moderate frost action. FaB soils typically have a slow infiltration rate and are not hydric soils. While FaB soils are not considered Prime Farmland Soils, they are considered Farmland of Statewide Importance. FaA soils are present in areas with a 0-3 percent slope and have similar characteristics to the FaB soils. Depth to bedrock under both FaA and FaB soils is generally 10 to 20 inches. Depth to the water table is more than 80 inches for both of these soils.

9.2 Surface Water

No surface waters are present on the North Campus. The majority of the Town of Amherst falls within the Ellicott Creek watershed, one of three watersheds in the Town. The closest mapped waterbody to the campus is Lower Ellicott Creek, an NYSDEC Class B water, located approximately 0.6 miles southwest of the campus. Class B waters are suitable for primary and secondary contact recreation and fishing as well as fish propagation and survival. Lower Ellicott Creek is a tributary to Tonawanda Creek that flows northwest near the Village of Williamsville to the Town's western boundary near Ellicott Creek Road. Ellicott Creek is the Town of Amherst's primary drainage basin.

The Lower Ellicott Creek, and its tributaries, are on a NYSDEC Priority Waterbodies List and are classified as Impaired waters (NYSDEC, 2010). Impaired waters are those with documented water quality problems that result in precluded or impaired uses. The impairments in Lower Ellicott Creek result from nutrient and sediment runoff. This runoff is attributed to urban stormwater, habitat modification, and modifications to the hydrology within the watershed. As a result, aquatic life within the stream is suspected of being impaired, recreation is considered stressed, and consumption of fish and aesthetics are possibly stressed.

9.3 Threatened and Endangered Species and Critical Habitats

The United States Fish and Wildlife Service ("USFWS") and NYSDEC Natural Heritage Program ("NHP") were contacted for information concerning the potential for rare, threatened, and endangered species and critical habitats in the vicinity of the North Campus. NHP reported no known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the campus (see Appendix C).

USFWS indicated no federally-listed threatened or endangered species or critical habitat occur within or in the vicinity of the campus. One species proposed for listing as endangered may occur in the vicinity of the Proposed Development Site. The Northern Long-Eared Bat (*Myotis septentrionalis*) ("NLEB") was proposed for listing as endangered by the USFWS in October 2013. The final listing rule is anticipated in October 2014.

The NLEB is a medium-sized bat, about 3 to 3.7 inches, with a wingspan of 9 to 10 inches. They use caves and mines for hibernacula during the winter months. Summer habitat use for NLEB consists of a wide variety of forested habitats where they roost under peeling bark, in cavities, or in crevices in both live and dead trees. They are thought to be opportunistic roosters, using tree species that have suitable bark or that provide necessary cavities. They have also have been found roosting in structures, though rarely. The NLEB breeds in late summer or early fall, when males swarm around hibernacula. Females store sperm until the spring when they emerge from the hibernacula. In late May or early June to late July, depending on the location in the species' range, they give birth to a single pup in small maternity colonies, generally comprised of 30 to 60 bats. The greatest threat to NLEB is white-nose syndrome, which has caused significant declines in the population numbers, particularly in New York (USFWS, 2013; USFWS, 2014). The closest known potential hibernaculum is approximately 15 miles northeast of the Proposed Development Site. NLEB is not expected to be encountered on the Proposed Development Site, as there is no suitable habitat available.

9.4 Wetlands

NYSDEC freshwater wetland maps and USFWS National Wetland Inventory ("NWI") maps were reviewed for the Project study area. There are no federally or state designated wetlands mapped on the North Campus. In addition, no wetland or streams were observed during a site walkover. Therefore, impacts to wetlands are not anticipated.

9.5 Floodplains

Major floods in the Town of Amherst are often the result of precipitation or snowmelt and occur in late winter and early spring. The Federal Emergency Management Agency ("FEMA") defines floodplains and uses the 100-year floodplain as a benchmark to create standards for the National Flood Insurance Program. The 100-year floodplain is the area that would have a 1 percent chance of flooding in any given year. The existing North Campus is not located within a 100-year floodplain (FEMA, 2014). The closest floodplain area is located south of the campus, surrounding Ellicott Creek.

9.6 Impact Analysis

Neither phase of the Project would result in an adverse impact on wetlands, floodplains or threatened and endangered species. No significant natural resource impacts are anticipated as a result of the Project, therefore no additional analysis is required.

10. Hazardous Materials

10.1 Phase I ESA

A *Phase I Environmental Site Assessment* ("*Phase I ESA*") was completed for the area encompassing the Proposed Development Site in April 2014 and summarized below. The goal of the Phase I ESA was to ascertain whether there were any *Recognized Environmental Conditions* ("REC") associated with the Proposed Development Site. The *Phase I ESA* was undertaken in accordance with the protocols outlined by the American Society for Testing and Materials ("ASTM") *"Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"* (ASTM E1527-13). The assessment included a site visit and visual inspection, interviews with owners and current employees, a review of aerial photographs and historical United States Geological Survey ("USGS") maps and an environmental database review of Federal and State regulatory listings.

Multiple regulatory records databases were accessed to obtain existing and historical information for the area encompassing the Proposed Development Site. These databases included the United States Environmental Protection Agency ("USEPA") Superfund Information System, which includes the Comprehensive Environmental Response, Compensation and Liability Information System ("CERCLIS"), Resource Conservation and Recovery Act Information ("RCRA"), and the National Priorities List ("NPL") databases. State records reviewed as part of the Phase I ESA included the New York State Spills Information ("NY Spills") database, including Leaking Underground Storage Tanks ("LTANKS") and the New York State Petroleum Bulk Storage ("PBS") Tanks database which provides an inventory of underground storage tanks ("USTs") and aboveground storage tanks ("ASTs") registered within the state.

A site reconnaissance of the Proposed Development Site, conducted on March 10, 2014, did not reveal evidence of spills, leakage, stained soils, or distressed vegetation.

The results of the regulatory records search indicated that the Proposed Development Site is not listed on any of the searched federal or state databases. The ECC North Campus was identified in the NY Spills/LTANKS and the PBS Tanks databases. At the local level, the Town of Amherst was contacted for environmental information as part of the *Phase I ESA*. No environmental files were on record at the Town for the Proposed Development Site.

The North Campus has had reports of spills that are documented by the NYSDEC. These reports indicate that: 1) there was a leaking tank that was removed and the immediate contamination in the vicinity of the tank was remediated and no further work was required; 2) a fuel oil feed line leading to a boiler was found to be leaking that was excavated and remediated and the spill was closed; 3) a leaking drum was over-packed and disposed to close the spill; and suspect contamination was discovered in the irrigation wells that was tested and determined not to be petroleum and the file was closed. It should be noted that none of these incidents occurred within the Proposed Development Site.

10.2 Impact Analysis

Typically, the potential for significant hazardous materials impacts occurs when: (1) elevated levels of hazardous materials exist on a site; (2) an action would increase pathways to exposure; either human or environmental; or (3) an action would introduce new activities or processed using hazardous materials and the risk of environmental exposure is increased.

The *Phase I ESA* revealed no evidence of RECs in connection with the Proposed Development Site. None of the adjacent sites on the North Campus listed in the database report are expected to present an REC to the Proposed Development Site due to their distance from the parcel and the fact that the site files are either closed or the facility is in working order with no violations registered.

Small amounts of hazardous materials would be utilized in the research and development process at the proposed academic building. The handling of these materials would follow industry protocols as well as all applicable local, state and federal regulations. Laboratory waste generated by the Project would be removed in accordance with NYSDEC's Division of Solid & Hazardous Materials Bureau of Hazardous Waste Regulation. Additionally, the uses associated with the Project are not anticipated to utilize hazardous materials or introduce new pathways of exposure that would cause human or environmental harm. As such, significant adverse hazardous materials impacts are not anticipated to result from the implementation of Phase I or Phase II of the Project.

11. Infrastructure

11.1 Water Supply

The Town of Amherst receives its water supply from the Erie County Water Authority ("ECWA") through a Lease-Management Agreement ("LMA"). The main water distribution system enters the Campus from Youngs Road. According to the Town of Amherst Bicentennial Comprehensive Plan (2011), the condition of the water system in the Town is above average and is capable of providing adequate fire protection and potable water for all properties and residents within the Town. Based on information received from ECWA, the infrastructure in the

vicinity of the campus is relatively new, with water mains along Youngs Road installed in 1999 and 2009 (personal communication, April 1, 2014). The campus is currently serviced by a 6-inch line from a main on the east side of Young Road. This service line was installed in 1999.

11.2 Sewage Treatment and Stormwater Management

The North Campus is located within the Town of Amherst Sewer District No. 16. The campus connects to the municipal sewer via a lift station along Youngs Road, which was installed in the mid-1980's (Town of Amherst, personal communication). According to the Town of Amherst Engineering Department, no major problems with the public sanitary sewer system exist in the vicinity of the North Campus. However, the Department indicated that it does not have quality data on the current load at the lift station and are in the process of system communications upgrades that will allow for more accurate monitoring of flow and usage. The lack of data does not allow for an accurate analysis of the need for upgrades to the lift station to accommodate additional loads. If upgrades were needed, they may include larger motors or increasing pump speeds.

The North Campus' internal sanitary sewer system is in poor to fair condition, largely as a result of the age of the infrastructure (T. Nesci, personal communication, March 25, 2014).

Stormwater is collected via underground pipes and conveyed to the athletic fields north of Arrow Drive. Stormwater is discharged to the surface and then allowed to dissipate to groundwater.

11.3 Telephone and Campus Network

Telephone service on the North Campus is provided by Level3 Communications. This system permits on-campus calls and direct outside dialing by students, faculty and staff. The campus is also served by high-speed network infrastructure that supports a broad range of academic, administrative, and general computing requirements. The College provides both wired and wireless access points throughout the campus. The on-campus telephone and internet access system is administered by the College Information Technology Services ("CITS") department.

11.4 Impact Analysis

As a result of the age and condition of the existing sanitary sewer infrastructure within the North Campus, the proposed building would likely be connected to the Town of Amherst's existing system via a separate and independent system. While some upgrades may be required to the lift station at the interconnection point, they would likely be minor and would avoid potentially stressing the existing infrastructure within the campus.

NYSDEC has indicated that the anticipated sanitary sewage flow of the proposed building would qualify it as a sewer extension. As such, the project may be required to provide a Downstream Capacity Analysis to the Erie County Department of Health ("ECDOH"). If necessary, this analysis will be completed during the design and engineering phase of the Project in coordination with ECDOH and the Town of Amherst Engineering Department. The proposed layout and design of the sanitary wastewater system will be provided to applicable agencies for review and comment prior to finalization.

ECWA has indicated that sufficient water pressure likely exists in the vicinity of the campus. However, the Project will add to the demand for adequate fire flow protections. Once final layout and design of the proposed academic building are completed, accurate fire flow calculations will be performed and coordination made with the ECWA to ensure adequate pressures exists to service the Project.

The implementation of the Proposed Project would not cause the existing campus' telephone or internet services to become overburdened. As such, no adverse impacts to telephone or data services would result from the implementation of the Proposed Project.

12. Solid Waste and Sanitation Services

12.1 Existing Conditions

ECC has an internal janitorial staff that is responsible for collecting standard solid waste, cardboard, and white paper from on-campus facilities and transferring these items to their appropriate on-site dumpster locations. Currently, ECC is contracted with Allied Waste Services, a private hauler for waste. Allied Waste Services operates in accordance with applicable solid waste management guidelines and regulations.

12.2 Impact Analysis

The California Department of Resources Recycling and Recovery ("CalRecycle") estimates that a school facility will generate approximately 0.007 pounds of solid waste per square foot per day (lb/sq ft/day) (CalRecycle, 2014). Using this estimate, the 55,000 gsf academic building constructed in Phase I would produce approximately 2,310 pounds of waste during the six days per week the building is anticipated to be utilized. The addition of Phase II would bring the total waste production to approximately 4,600 pounds during that weekly time period. The solid waste generation rate associated with the Project is not unusually large and does not involve unusual waste characteristics. Accordingly, no significant adverse solid waste management or generation impacts are anticipated as a result of the Project.

13. Use and Conservation of Energy

New structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects state energy policy. Accordingly, those actions that would result in new construction or substantial renovation of buildings would not create adverse energy impacts and would not require a detailed energy assessment.

13.1 Energy Conservation Initiatives

The New York Independent System Operator ("NYISO") that manages the state's electricity transmission grid comprising a nearly 11,000-mile network of high-voltage lines has introduced the Day-Ahead Demand Response Program to reduce utility electrical power demand during peak load periods. State Executive Order ("EO") 111, Green and Clean State Buildings and Vehicles, introduced in June of 2001, mandates goals regarding green building designs, energy-efficient State Buildings, energy from renewable resources, and the procurement of energy-

efficient products and alternative vehicle fuels (NYSOGS, 2001). This guideline also mandates that new construction projects over 20,000 gsf achieve at least a 20 percent improvement in energy efficiency performance relative to levels required by the New York State Energy Conservation Construction Code ("ECCC"), as amended. Additionally, EO 111 dictates that best efforts are utilized during design and construction to insure that the Project incorporates the criteria for a U.S. Green Building Council ("USGBC") Leadership in Energy and Environmental Design ("LEED") 2009 New Construction ("NC") rating system. ECC intends to pursue a silver LEED designation for the new academic building. As such, sustainable design elements would be incorporated into the design of the structure. which may include day lighting, installing high-efficiency fixtures and low-flow devices.

13.2 Electric

The North Campus is provided with electrical power by a third party Energy Services Company ("ESCO"), using National Grid's existing distribution infrastructure. The electrical service is 4.16kV and enters the main 5kV Westinghouse switchgear located in the 700 wing of Bretschger Hall. There is one meter, which serves the entire campus. The power is distributed through an underground loop system to each building except the Child Care Center, which receives power from a circuit breaker in the Bell Sports Center. ECC staff has indicated that the existing campus electric service is likely near capacity. However, there appears to be ample electrical infrastructure available outside of the campus to allow for a new service to be extended to the proposed academic building.

13.3 Natural Gas

Natural Gas is provided to the North Campus by National Fuel. Natural gas distribution service enters the campus from Wehrle Drive and services all buildings. National Fuel has indicated that the existing meters may be at capacity. It has recommended that any new facility receive its own meter and service, independent from the rest of the campus. According to National Fuel, there is ample capacity in the Project area to service a 110,000 square foot academic building and there is a gas main along Wehrle Drive that could be utilized for connection.

13.4 Impact Analysis

As the current gas and electric infrastructure are dated and at or nearing capacity, a new academic building on the campus would likely receive its own service. Benefits of isolating a new building from the remainder of the campus include limiting pressure on existing campus infrastructure and potentially making future infrastructure improvements easier to accomplish by allowing other areas to be vacated and disconnected from the utilities without interruption to classes or other campus business.

14. Transportation

14.1 Existing Conditions

As previously noted, the North Campus perimeter is bounded by Main Street (NYS Route 5) to the north, Wehrle Drive to the south, Youngs Road to the west and Tech Drive to the east to the east (see Figure 2). The Project would be constructed on an approximately 4±-acre project area located on ECC's North Campus. The Proposed Development Site is located between Gleasner

Hall to the north, Dry Memorial Library to the east, and Kittinger Hall to the south. This area is currently maintained as green space and pedestrian walkways.

The Project would likely be conducted in two phases, dependent on the availability of funding. The first phase of the proposed academic building would be an approximately 55,000 gsf, single-story building which would primarily house Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. The second phase would be accomplished by adding a second story to the single-story building completed under Phase I. The addition would include square footage for various respiratory care, nursing, mathematics, physics, and physics programs as well as support space. Figure 3 provides a Conceptual Site Plan depicting the approximate location and footprint of the Project.

A Transportation Assessment was conducted to document the campus' transportation network and the Project's effects, if any, on the immediately adjacent transportation network. This assessment included an inventory of the existing transportation network including roadways and streets, the internal campus network, intersections, pedestrian accommodations, public transit and campus shuttle services. In addition, observations were made of campus circulation and parking use, intersections and roadways, and pedestrian activity. Sections II and III of the Transportation Assessment provide detailed summaries of the transportation network within and in the vicinity of the North Campus and observations made associated with the network (see Appendix B).

14.2 Impact Analysis

The Transportation Assessment, provided in Appendix B, concluded:

- ECC plans to construct the first phase of a new academic building on the North Campus by 2016 where the largest student population of the three campuses resides and accommodating infrastructures exist.

- ECC North Campus is well served both internally and externally by a robust transportation infrastructure that is regionally connected by public transit and augmented by a daily shuttle system with suitable on-campus parking.

- Observed transportation operations were within expectations of a network that accommodates moderate to substantial volumes of traffic for a suburban/urban environment.

- A documented decrease in student enrollment has been established and is expected to continue into the following academic year, beyond which enrollment is predicted to stabilize and, at best, remain flat into the foreseeable future.

- ECC is predicting an increased desire, from college bound students, to enter into the programs that the proposed building is anticipated to house.

- The addition of a new academic building to the campus will augment current programs and serve the shifting needs of a contracting college-bound student population. The Project is not expected to be an enrollment-generator. Therefore, the Project is not expected to generate an appreciable amount of new vehicular traffic or change traffic

patterns such that there would be a measurable effect on the existing external or internal campus transportation network.

Section IV provides a summary of enrollment trends and forecasted Project effects which were estimated to be negligible.

15. Air Quality

15.1 Existing Conditions

The Proposed Development Site is located in an area of Erie County that has been designated by the NYSDEC as a Level III classification pursuant to ECL §15 and 6 NYCRR Part 256: Ambient Air Quality Classifications System (NYSDEC, 1972). This designation typically includes areas characterized by densely populated, primarily commercial office buildings, department stores, and light industries in small and medium metropolitan complexes, or suburban areas of limited commercial and industrial development near large metropolitan complexes.

Air quality emissions can result from mobile sources related to an increase in vehicular traffic as well as stationary sources. Criteria for screening future mobile source emissions are based on the amount of traffic induced or diverted by a project. Based on the information contained in Section 14, Transportation, the Project is not expected to generate additional traffic traveling to the Proposed Development Site and in the vicinity of the North Campus. Therefore, mobile-source emissions are anticipated to be negligible as a result of the Project.

Stationary source impacts depend on the characteristics of the systems that would discharge pollutants (e.g., stack heights), the surrounding topography relative to these sources (e.g. tall residential buildings near shorter stacks), and the presence of sensitive receptors (e.g., schools, community facilities, residences, parks) in the vicinity of a project site.

Typically, heating, ventilation, and air conditioning ("HVAC") systems are considered to be potential stationary sources of emissions. Mechanical equipment including mechanical pumps, boilers, and chillers would be placed within the building's main shell. Modern condensing boilers would likely have an efficiency rating of plus 90 percent and also use natural gas, which burns cleaner than many types of fuel oils. As such, these units would emit mostly water vapor and would not be considered a major point source of air emissions. Roof-mounted equipment would include air handling units, exhaust fans, and a modest compressor. This equipment would be located behind visual/louvered screens.

15.2 Impact Analysis

No parks, playground, community facilities or other sensitive receptors are located near the Proposed Development Site. The closest public park, the Wehrle FAA Recreation Area, is located approximately 1,100 feet southeast of the Proposed Development Site. Residential properties are primarily located to the northwest adjacent to Main Street and in the blocks surrounded by Main Street, Youngs Road and Lyndhurst Road and along Spindrift Drive (primarily apartment-style units in a mixed use, commercial office park setting). These uses are located beyond the North Campus limits and none are located immediately adjacent to the proposed Project. The development of the Project would be limited to the southwest portion of the campus which is fairly self-contained and well buffered from surrounding land uses. Given that HVAC equipment are not major point sources of air emissions, will likely be contained within the building and the fact that no sensitive receptors are located within the Project's

vicinity, stationary source emissions would not be anticipated to result in significant adverse air quality impacts. Air quality impacts associated with construction activities are described in Section 17, Construction Impacts.

16. Noise

16.1 Existing Conditions

Noise impacts in the Town of Amherst are regulated under §138 of the Town Code. Current sources of noise from the campus include automobiles, the occasional noise generated from recreational and sports activities taking place in the northern section of the campus, and roof-top equipment. Off campus, the main source of noise includes automobiles, as the North Campus is surrounded on three sides by heavily traveled roads and is in the center of a dense suburban environment. Additionally, the North Campus is located just to the north of the Buffalo Niagara International Airport and the NYS Thruway, both significant sources of noise.

16.2 Impact Analysis

Typically, project-generated noise sources include mobile sources from increased vehicular traffic, and stationary sources associated with HVAC systems. As illustrated in Section 14, Transportation, the Project is not anticipated to generate a number of new project-related trips in the vicinity of and to the campus. As a result, mobile source noise is not expected to increase with the Project.

As previously mentioned, the North Campus is located in a suburban area with significant nearby sources of noise, including heavily traveled roadways. As such, any additional activities on the campus would not be expected to increase the levels of noise currently experienced in the area.

Stationary noise sources associated with the Project would include boilers, miscellaneous mechanical pumps and chillers that would be installed within the main building shell and roof-mounted equipment. Roof mounted equipment could include air handling units, exhaust fans, and compressors. This equipment would be placed behind visual/louvered screens. In addition, the equipment would be positioned to minimize audible sound levels adjacent to the building. With the exception of temporary noise associated with construction discussed in Section 17, Construction Impacts, the Project is not anticipated to significantly increase stationary noise sources.

17. Construction Impacts

The purpose of this section is to summarize the anticipated impacts during construction of the Project. In order to minimize potential adverse impacts during construction, the Project would be planned, designed, scheduled, and staged to minimize disruption. In addition, best management practices would be applied during construction to minimize the duration and severity of these effects. The types of materials and practices that are typically used to minimize any adverse impacts generated during construction are briefly described below.

17.1 Schedule and Phasing

The Project would be completed over two phases of construction. Site work would also occur at various times during the construction period. Phase I consists of construction of a single story building, anticipated to begin in early 2016. Phase II, the addition of a second story, would follow when additional funding becomes available. Currently, this is anticipated to be no sooner than 2019.

Site preparation would begin in early 2016 and would consist of the installation of fencing and the establishment of a temporary construction staging area (see Access and Staging discussion below). The implementation of the Stormwater Pollution Prevention Plan ("SWPPP") would occur prior to any earth disturbance activities. Any existing underground utilities located within the building footprint of Phase I would be relocated during the site preparation. This site preparation process would last approximately two months.

Construction of the exterior of the building would be the most intensive construction activity to occur on the Proposed Development Site. This process would take approximately six months. Construction activities would include excavation and foundation work, pouring concrete, the erection of structural steel, the installation the building skin and windows, and roofing. During this period, which represents the peak of construction period activities, a total of approximately 130 construction workers could be on site.

Once the exterior of Phase I is completely enclosed, less intensive interior work would be conducted. This work, lasting approximately six months, would be completed in the third quarter of 2017. During this time period construction activities would be reduced, with up to 50 - 75 construction workers on site. Phase I would also involve utility work as well as the construction of new pedestrian walkways. Phase I would be complete and the building ready for occupancy by August 2017.

Phase II would involve the addition of a second story to Phase I of the building. Depending on the availability of funding, Phase II would commence in early 2019. This work is expected to involve a similar timeframe and construction sequence as Phase I.

17.2 Access and Staging

The staging area for construction equipment and materials storage would be self-contained within the Proposed Development Site. The construction staging area for Phase I of the Project would be located in an area of open lawn that is bounded by Youngs Road to the west and the proposed building footprint to the east. The topsoil in the proposed staging area would be removed, the subgrade would be compacted and a sub-base and top stone course would be added in order to create this temporary construction lay-down area. The construction staging area for Phase II would be prepared in a similar manner but in the same general footprint. The visitors lot off Spring Drive and/or Lot 1 off Arrow Drive may also be used for temporary staging during construction.

Construction-related vehicles and construction material deliveries would utilize the Spring Drive visitors lot entrance or Arrow Drive. Construction traffic would be directed to the appropriate entrance in order to keep construction traffic away from the primary campus entrance off Wehrle Drive. Other campus entrances could potentially be open to construction vehicles depending on individual circumstances.

The peak construction period for both Phases I and II would last approximately 10 months per phase or 20 months in combination. These intensive periods would occur during exterior

construction of each respective phase and would not occur concurrently. As a result, major construction activities on the Proposed Development Site would be considered short term in nature.

17.3 Transportation

No changes to travel patterns are anticipated as all construction activities including the movement and repositioning of oversized machinery and/or materials would occur within the Proposed Development Site. Minor roadway or lane closures on Youngs Road may be required during construction of the Project in order to facilitate access and during equipment and material deliveries. Closures would be coordinated with the Town of Amherst Highway Department and would be scheduled to occur outside of peak traffic times. Adequate construction parking would be provided on the campus. It is also anticipated that the majority of construction workers would be travelling to and from the Project site outside of commuter peak background a.m. and p.m. travel periods. While some short term lane or road closures may be necessary, no significant adverse construction-related traffic impacts are anticipated as a result of the Project.

17.4 Air Quality

Construction-related air quality impacts would be temporary and limited to the construction period. Air quality is affected by particulate matter produced by construction activities such as the movement of loose earth and vehicular movement within the Proposed Development Site, as well as vehicular movement over unimproved surfaces. Additional construction activities including site preparation and delivery of materials can also release dust particles into the atmosphere. Measures that will be used to control adverse effects on air quality caused by the Project include:

- Limiting unnecessary idling times on diesel powered engines;
- Spraying of construction areas with water during periods of high wind or high levels of construction activities;
- Covering haul truck that carry loose materials; and,
- Installation of stabilized construction entrances, if needed.

Construction equipment would also create gaseous emissions such as hydrocarbon and nitrogen oxide emissions as well as particulate matter from diesel engines. However, the intermittent nature of the use of this equipment makes their effect on the surrounding air quality negligible. Therefore, the use of this equipment would not have an effect on the surrounding area and would not endanger public health.

Carbon monoxide (“CO”) is the principal pollutant of concern when assessing localized air quality impacts of motor vehicles. Emissions of CO increase as the speed of a vehicle decreases. When traffic is disrupted during construction, CO concentrations that are emitted are temporarily elevated due to the restriction in vehicle speed. Coordination of construction activities with movement of equipment and workers would reduce the potential for emissions.

17.5 Noise

The main noise sources during construction include the operation of construction equipment as well as construction vehicles traveling to and from the Project Site. Potential noise impacts associated with construction activities would be short term and of limited duration. Construction activities would be limited to daytime hours and construction material would be handled and

transported in such a manner as to not create unnecessary noise. Construction noise control measures could potentially include the usage of approved mufflers on all construction vehicles and equipment as well as portable or temporary noise barriers, equipment shields or enclosures.

17.6 Stormwater

The Project would require coverage under the State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharges from Construction Activity (GP 0-10-001). Construction activities that involve one acre or more of land disturbance require either the aforementioned SPDES General Permit or an individual permit. To obtain coverage under the general permit, a Notice of Intent ("NOI") is submitted to the NYSDEC prior to the commencement of construction. The NYSDEC would in turn provide an acknowledgment that the proposed activity is eligible for coverage under the general permit and that a SWPPP has been prepared and implemented in accordance with the permit.

A SWPPP would be prepared based on the New York Standards and Specifications for Erosion and Sediment Control. The principal objective of the SWPPP is to comply with the SPDES storm water general permit for construction activities by planning and implementing the following practices: (a) reduction or elimination of erosion and sediment loading to water bodies during construction activities; (b) control of the impact of storm water runoff on the water quality of the receiving water; (c) control of the increased volume and peak rate of runoff during and after construction; and (d) maintenance of storm water controls during and after completion of construction. Perimeter sediment controls such as silt fence, storm drain inlet protection, and mulching and seeding are common measures typically implemented in a SWPPP.

17.7 Hazardous Materials

Local, state and federal laws and regulations governing hazardous waste, particularly the Resource Conservation and Recovery Act ("RCRA") and the New York Standards Applicable to Generators of Hazardous Waste would be followed, if encountered during construction activities.

17.8 Summary

In order to reduce the overall impact during construction, the Project would be planned, designed, scheduled, and staged to minimize disruption to the campus, nearby facilities, and the environment. Although some interference is unavoidable, the duration and severity of these effects would be minimized by the continued implementation of strong controls and effective scheduling of construction. Construction-period effects would be temporary and would not result in any significant impacts to land use, public policy, socioeconomic conditions, and architectural design and visual resources. The Project may have some short-term, minimal effects on the ECC North Campus. The location of the Project would necessitate changes in the pedestrian traffic between buildings both during and after construction. In addition, there may be some short term disruptions due to noise generated by construction activities on the campus. The majority of the exterior construction work would likely occur during the summer, when student activity on the campus is at its lowest levels. Efforts would be made to ensure that potentially disruptive activities would occur at times when on campus activities are minimal.

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FIGURES

FIGURE 1
ERIE COMMUNITY COLLEGE
PROPOSED ACADEMIC BUILDING
PROJECT LOCATION MAP

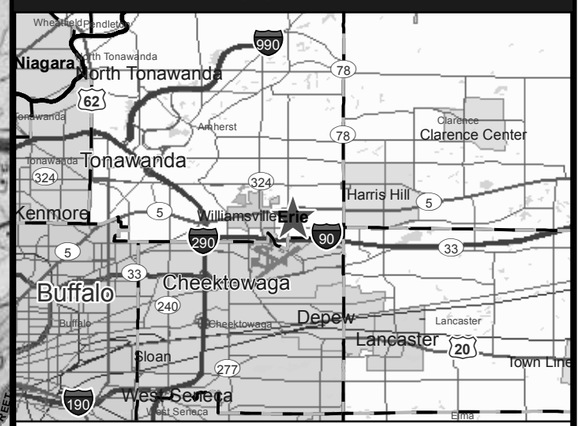
LEGEND

- ECC North Campus
- Project Site
- Municipal Boundary
- Project Location

2,000 1,000 0 2,000 Feet

NY INDEX MAP

REGIONAL MAP



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Creator: Alexandra Date: 4/11/2014 Time: 4/11/2014

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FIGURE 2
ERIE COMMUNITY COLLEGE
PROPOSED ACADEMIC BUILDING
PROJECT LOCATION MAP

LEGEND

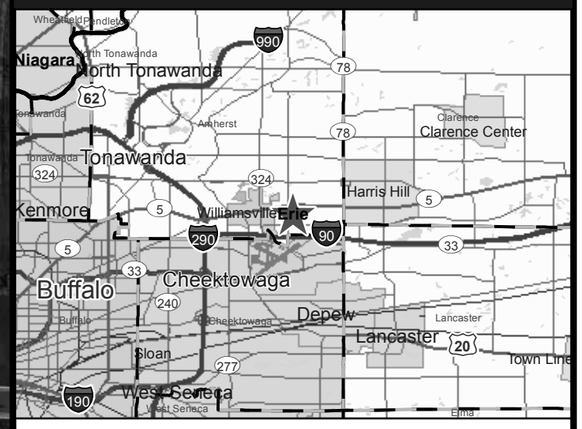
- ECC North Campus
- Project Site
- Project Location

400 200 0 400 Feet

N

NY INDEX MAP

REGIONAL MAP



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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

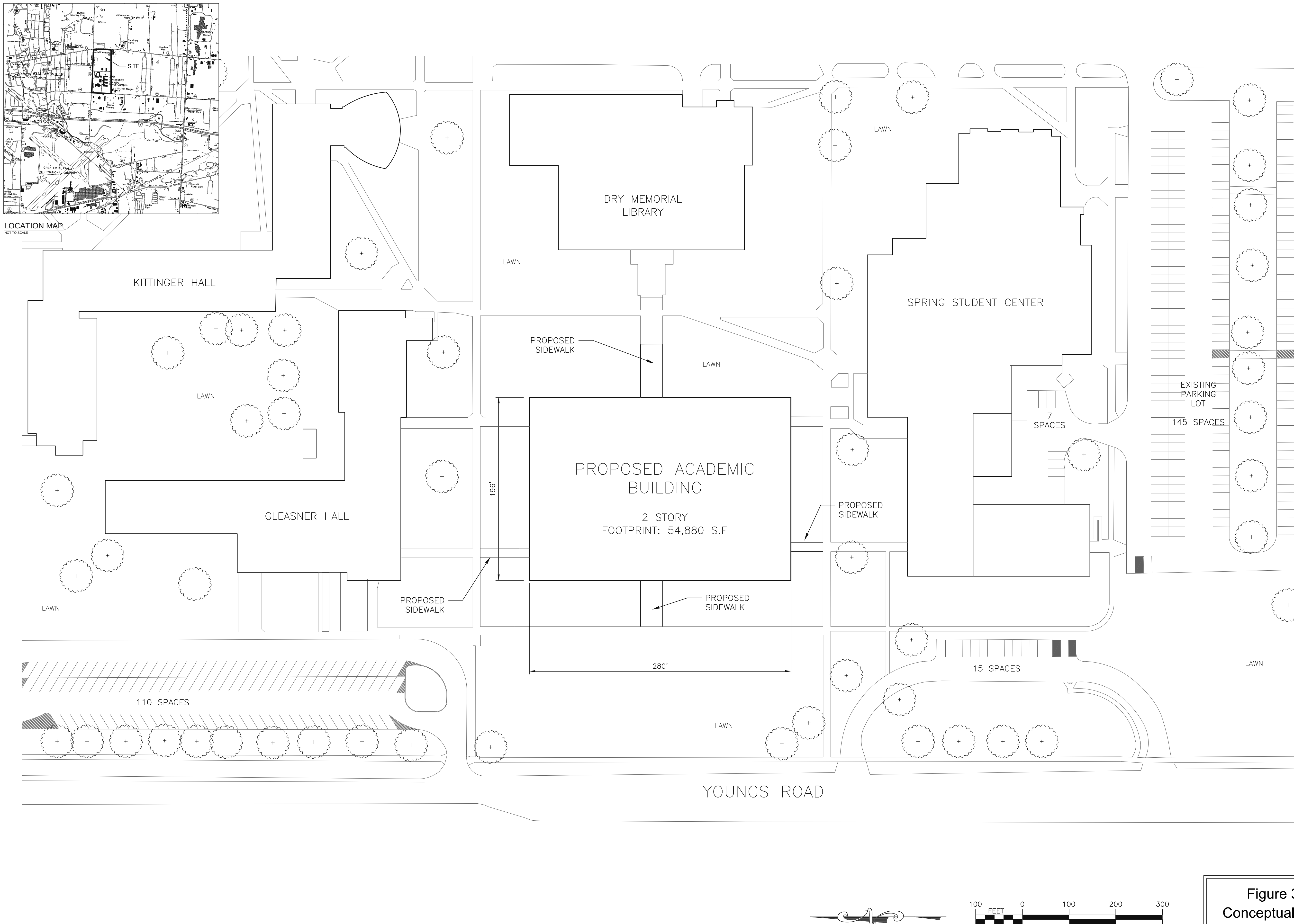

Figure 3
Conceptual Site Plan

REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

FA PROJECT NO.: 133026
PROJECT MANAGER: F. ARMENTO
DRAWN BY: N.MIX
SCALE: AS SHOWN
ISSUE DATE: 01/09/2014

FISHERASSOCIATES
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PROJECT: ERIE COMMUNITY COLLEGE - ACADEMIC BUILDING
TOWN OF AMHERST, ERIE COUNTY, NY

TITLE OF DRAWING: CONCEPTUAL SITE PLAN - ENLARGMENT

DRAWING NO.: C-101

Creator: Eric Date: 4/17/2014 Time: 4/17/2014

FIGURE 4
ERIE COMMUNITY COLLEGE
PROPOSED ACADEMIC BUILDING
EXISTING LAND USE

LEGEND

- ECC North Campus
- Municipal Boundary
- Project Location

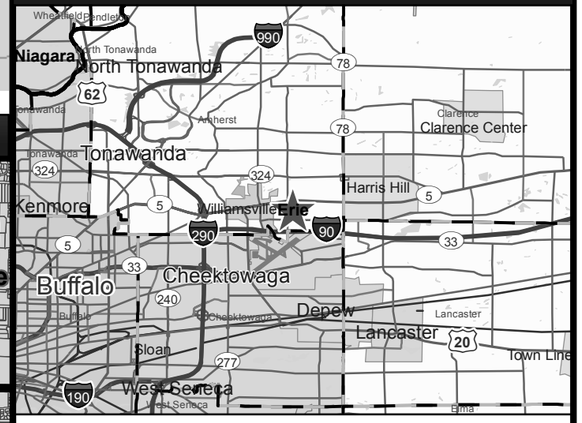
Land Use Class

- Unknown
- Agricultural
- Residential
- Vacant
- Commercial
- Recreational/Entertainment
- Community Services
- Industrial
- Public Services
- Wild/Forested/Conservation

4,000 2,000 0 4,000 Feet

NY INDEX MAP

REGIONAL MAP



Source: Erie County Real Property Tax Servies 3/29/13

FISHERASSOCIATES

INSET MAP: 1/2 MILE BUFFER

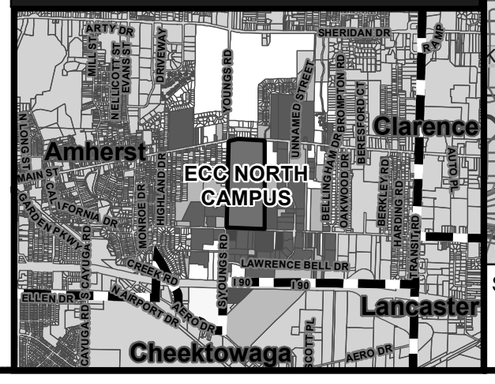


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Figure 5: Generalized Existing Zoning

LEGEND

- Suburban Agricultural Residential
- Low Density Residential
- Single Family Residential
- Medium Density Residential
- Commercial - Non-Office
- Commercial - Office
- Industrial
- Community Facilities
- New Community District
- Planned Residential District
- Surface Water Body
- Municipal Boundary
- Parcel Boundary
- Village of Williamsville Boundary
- New Community District Boundary

SOURCE NOTES

Original Source Data Provided by the Town of Amherst

Zoning Data, September 2000

This Zoning Map not officially adopted by the Amherst Town Board, Deed and other restriction may apply to some parcels.

For official zoning inforamtion please contact the Town of Amherst Building Department

Map Compiled by URS Corporation

N

0 0.25 0.5 0.75 1 1.25

APPENDIX A

Smart Growth Impact Statement

Dormitory Authority State of New York

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 16, 2014
Project Name: Erie Community College
Proposed Science, Technology, Engineering and Math (STEM) Building
Completed by: Erie County Department Environment & Planning

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

Description of Proposed Action and Project:

Erie County is proposing to construct a new academic building on the grounds of the existing Erie Community College ("ECC" or "College") North Campus in the Town of Amherst, Erie County, New York. The proposed project would involve the construction of an approximately 110,000-gross-square-foot ("gsf") building that is needed to support the College's Science, Technology, Engineering, and Math ("STEM") programs ("the Proposed Project"). The majority of the space would be dedicated to state-of-the-art laboratory facilities that would replace or supplement outdated facilities already existing on the campus. In addition, the building would contain some instructional space, offices for professors, ancillary space and new sidewalks. The proposed academic building would be located within an approximately 4±-acre portion ("Proposed Development Site") of the 116.6-acre North Campus property. This location is currently maintained as green space and pedestrian walkways.

The Proposed Project would likely be conducted in two phases, dependent on the availability of funding. The first phase of the proposed academic building would be an approximately 55,000 gsf, single-story building which would primarily house Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. The second phase would be accomplished by adding a second story to the single-story building completed under Phase I. The addition would include square footage for various mathematics, and physics programs, as well as additional support space. Figure 3 provides a Conceptual Site Plan depicting the approximate location and footprint of the Project.

Construction of Phase I is anticipated to commence in the second quarter of 2016 with an estimated completion date of August 2017. Phase II is dependent on the future availability of funding. For the purposes of this analysis, it is anticipated Phase II would occur in the spring of 2019 with completion scheduled for the winter 2019/2020.

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

☐ Yes ☒ No

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

   ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would result in development that would utilize existing water, sewer, transportation and energy infrastructure located on or adjacent to the North Campus. The Proposed Project would require new, separate utility connections and/or extensions to the existing mains located in the vicinity of the Proposed Development Site. No additional transportation infrastructure would be required such as new roadways, campus entrances or parking areas. Hence, the Proposed Project would be supportive of this criterion.

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

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

   Based on previous analyses conducted by DASNY, the term "municipal centers" has been interpreted to include existing, developed, institutional campuses such as universities, colleges, and hospitals. The Proposed Project would be developed on county-owned land at the existing developed North Campus, which is a recognized academic institution. In addition, the North Campus and surrounding area is identified in the *Framework for*

Regional Growth, a planning document adopted by the Erie County Legislature in 2007, as a Regional Center, recognized for its existing and potential economic vitality, diverse mix of land uses, concentrations of public facilities and services, and potential as locations for higher intensity, mixed use development and enhanced public transportation service. As such, the Proposed Project would be supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe:

   ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would be located within an existing college campus in the Town of Amherst.

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

   ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would be located on the ECC North Campus which is an established institutional campus constructed circa 1960. ECC has adopted a Strategic Plan and a Program Needs Analysis and Space Utilization Assessment, which includes the recommendation for a new STEM-related building at the North Campus. In addition, college campuses within the town including the ECC North Campus are recognized as "important community assets and are key to the Comprehensive Plan initiative to position Amherst as a "knowledge-based" community." Additionally, the campus was identified as a Regional Center in the *Framework for Regional* Growth. Since the proposed academic building would be located on an existing developed campus, it would further the town's aspirations and is located within an area designated as a Regional Center; the Proposed Project would be supportive of this criterion.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe:

   ☒ Yes ☐ No ☐ Not Relevant

   As noted in (4) above, college campuses within the town including the ECC North Campus are recognized as "important community assets and are key to the Comprehensive Plan initiative to position Amherst as a "knowledge-based" community." Additionally, the campus was identified as a Regional Center in the *Framework for Regional* Growth. Since the proposed academic building would be located on an existing developed campus, will

further the town's aspirations and is located within an area designated as a Regional Center; the Proposed Project would be supportive of this criterion.

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

   ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would be developed on a well-established college campus in an underutilized area.

   No natural resources were identified on the Project Site and, therefore, would not be impacted as a result of the Proposed Project. In addition, the Project Site and campus itself, does not contain visually-sensitive resources. The Proposed Project would not overcrowd existing open space or otherwise impact existing recreational facilities on the North Campus. Air quality impacts would be minimal and short term, primarily related to construction.

   A review of the New York State Office of Parks, Recreation and Historic Preservation's ("OPRHP") GIS Public Access Database indicated that the Proposed Development Site is located within an area of archeological sensitivity. As a result, due to the presence of archaeologically-sensitive areas in the Project study area and the county's obligation as *SEQR* lead agency, consultation with the OPRHP was initiated. OPRHP recommended that a *Phase 1B Archaeological and Historic Resources Investigation ("Phase IB")* be conducted. This investigation was completed in April 2014 and did not reveal the presence of archaeologically-sensitive resources, and no further investigation was warranted. The OPRHP concurred, issuing a Letter of No Effect on May 21, 2014. The Project Site and Project study area contains no historically-significant or landmarked properties. As a result of the cultural resources investigation and the absence of historically significant or landmarked properties, the Proposed Project would be supportive of this criterion.

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

   ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would foster compact development by concentrating an academic use on underutilized land within an existing college campus in operation since the 1960's. Moreover, the Proposed Project would contribute to the academic diversity of the campus and support existing academic disciplines and facilities, thereby contributing to compact development by collocating similar uses. As such, the Proposed Project would be supportive of this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The campus currently has vehicular, public transit, shuttle service and bicycle access. Ample parking is provided at the parking lots located on the campus, which are available for students and faculty members. Bus service to and from the North Campus is provided by the Niagara Frontier Transportation Authority ("NFTA") via routes #47 (Youngs Road), #48 (Williamsville) and #67 (Cleveland Hill), with boarding and drop-off locations at the North Campus. Local colleges including ECC provide a "University Pass" to students for unlimited use of the public transit system and usage among ECC students is highest of all the local colleges participating in the program, with approximately 50 percent of all University Pass riders associated with ECC campuses. ECC also maintains and offers a shuttle to transport students between City and the North and South Campuses. The shuttle system provides 10 round trips to the North and South Campuses Monday through Friday. ECC, in conjunction with the recommendations in the report entitled *Program Needs Analysis and Space Utilization Assessment* developed by JMZ ("JMZ Report), has indicated a willingness to modify the shuttle schedule and/or frequency as necessary to meet ridership demand and provide greater convenience to student riders. The Project would also maintain pedestrian connectivity from the Proposed Project to other areas of the campus. For the reasons described above, the Proposed Project would be supportive of this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

Erie County, as lead agency, is conducting a coordinated review of the Project in accordance with *SEQRA*. Other involved agencies and interested parties include, but are not limited to, State Historic Preservation Office ("SHPO"), New York State Department of Environmental Conservation ("NYSDEC") , Dormitory Authority State of New York ("DASNY"), Erie County Department of Health ("ECDOH"), Erie County Water Authority ("ECWA"), Erie County Department of Public Works ("ECDPW"), Erie Community College Board of Trustees, Erie County Legislature, State University of New York ("SUNY"), New York State Department of Transportation ("NYDOT"), New York State Education Department ("SED"), Town of Amherst, Town of Amherst Engineering Department, Town of Amherst Building Department, Town of Amherst Planning Department, Town of Orchard Park, Town of Hamburg, Village of Williamsville, City of Buffalo, and the NFTA. The *SEQRA* lead agency establishment regulations allow for a 30-day time period for each involved agency or interested party to review and provide

comments, concerns, and/or approval of a lead agency designation. Therefore, the Project would be supportive of this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project would be constructed on county-owned land; however consultation with the local municipality would occur to ensure consistency with local codes. The Proposed Project is the result of a collaborative process between Erie County, ECC and DASNY. The Proposed Project is recommended in the JMZ report. The Proposed Project would also complement existing campus facilities and support current and new curriculum that relates to and expands on the College's existing programs. Furthermore, investment in the campus aligns with the town's desire to invest in its educational institutions and promote "town-gown" partnerships, as articulated in the Bicentennial Comprehensive Plan. The Proposed Project builds on existing and planned programs at the campus, and would provide opportunities for the College to partner with area employers and supply a ready and able workforce. Therefore, the Proposed Project would be supportive of this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The Project Site is on an existing campus and therefore is a compatible use, though land use intensification would result from the Proposed Project. However, the Proposed Project would not result in a change of land use (institutional), and is compatible with surrounding land uses which generally include commercial, industrial and vacant properties. The Proposed Project would conform to the New York State Uniform Fire Prevention and Building Code as well as any other applicable state or local laws. Therefore, the Proposed Project would be supportive of this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project would incorporate a variety of environmentally sustainable measures that would be consistent with this criterion. As previously noted, Erie County, acting as *SEQR* lead agency, has included numerous state, regional and local agencies as involved or interested agencies as part of the coordinated review process. These include but are not limited to OPRHP, NYSDEC, the Town of Amherst, and Erie County Water Authority. In addition, campus planning would be influenced by ECC's Strategic Plan and *Program Needs Analysis and Space Utilization Assessment*, and facilities planning

would be guided generally by the SUNY system. Future campus-related development would be subject to *SEQRA* and would include consultation with state, regional, and local agencies, as appropriate. Locating the Proposed Project on the North Campus places the facility's programs in the vicinity of other similar programs already established on the campus. Having compatible programs located on a single campus reduces the need to travel to multiple locations to access programs of interest. Hence, the Proposed Project would be supportive of this criterion.

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

    ☒ Yes ☐ No ☐ Not Relevant

    As previously noted, Erie County, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with *SEQRA*. The county solicited comments from numerous involved and potentially interested agencies, as described in (12) above. As such, the Proposed Project is generally supportive of this criterion.

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

    ☒ Yes ☐ No ☒ Not Relevant

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

☒ The project was developed in general consistency with the relevant Smart Growth Criteria.

☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.

☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons:

ATTESTATION

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

Signature

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

June 16, 2014
Date

APPENDIX B

Traffic Assessment

Erie Community College - North Campus
Proposed Academic Building

6205 Main Street
Amherst, NY 14221

Traffic Assessment

Prepared for:

Erie County
95 Franklin Street
Buffalo, New York 14202

June 20, 2014

Prepared by:

FISHERASSOCIATES
325 Delaware Ave., Suite 200
Buffalo, NY 14202
Phone: 716-858-1234
www.fisherassoc.com

Fisher Associates Project Number: 133026

Contents

Executive Summary

A traffic assessment has been conducted for the proposed academic building on Erie Community College's North Campus in the Town of Amherst, New York. The building will generally be centered within the overall academic and administration quad of the North Campus. The projected will consist of a two story building with the first story completed by 2016 and the second story completed by 2019.

The North Campus is served by a transportation network of prominent local roadways, multiple access points, pedestrian facilities and four transit routes. Additionally, a shuttle service is operated by ECC with a daily schedule and route that circulates between ECC's North, City, and South campuses.

The roadway network surrounding the campus accommodates moderate to substantial traffic volumes commonly expected of an urban/suburban environment; however, observed traffic operations occurred without incident. The North Campus' grid-like configuration with multiple access points allows much of the North Campus' exiting traffic onto Main Street, Youngs Road and Wehrle Drive, by a right turn movement. Hence, North Campus traffic at the access points was observed, generally unimpeded. Total on-campus parking is approximately 2,500 spaces. The observed peak parking utilization was 60-65%. The greatest excess of parking was noted along the southern end of the campus near the proposed building location.

The purpose of the proposed academic building is to accommodate the shifting curriculum demands of college bound students into the fields of health, science, technology, engineering and mathematics as well as augment current programs. However, the new academic building is not expected to be an enrollment-generator. At best, based on historical decreases in enrollments from 2009 to 2013, Erie Community College predicts a 3.0% reduction in enrollment for the next academic year, then trend flat into the foreseeable future.

Given the nature of the project to serve shifting academic demands and enrollment trends, perceptible changes in campus-wide generated traffic or patterns are not anticipated. Therefore, the proposed project should not have a measureable effect on existing transportation network operations.

I. Project Description and Assessment Purpose

Erie County is proposing to construct a new academic building on the grounds of the existing Erie Community College ("ECC") North Campus located at 6205 Main Street in the Town of Amherst, New York. Currently, the Campus consists of eight buildings, sporting event facilities/playing fields, and ten surface parking lots. The Campus is bounded by Main Street (NY State Route 5) to the north, Wehrle Drive to the south, Youngs Road to the west and Tech Drive to the east.

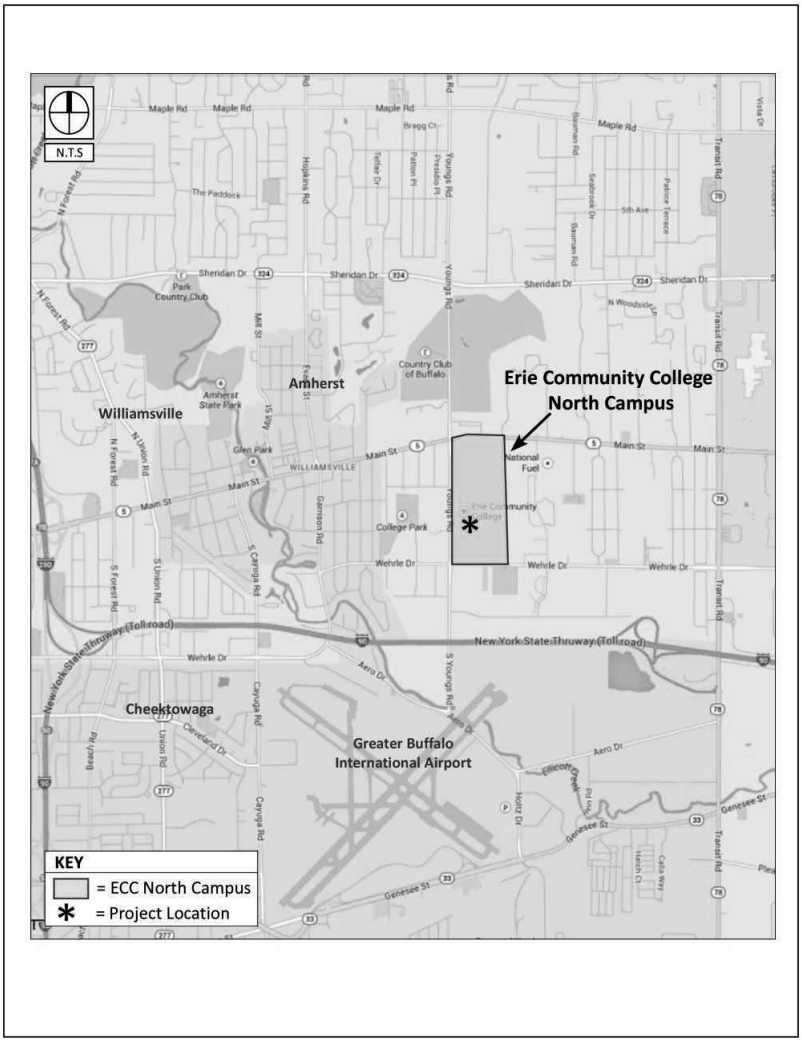

Figure 1: Campus Location

The proposed Project will be constructed on the west side of the campus along Youngs Road, west of the Dry Memorial Library, and between Gleason Hall and Spring Student Center to the north and south, respectively. The first phase of the Project is estimated to be completed in 2016. The second phase, consisting of a second story, is anticipated to be constructed in 2019.

Figure 2: Campus and STEM Project Location

The purpose of this Transportation Assessment ("Assessment") is to document the Campus' transportation network and the Project's effects, if any, on the immediately adjacent transportation network.

II. Transportation Network Description

The multi-modal transportation infrastructure surrounding the Campus is extensive. As depicted in the figure below, The Campus' orientation to Wehrle Drive, Youngs Road, Main Street and Tech Drive allows for motorists to arrive and leave from the Campus in several directions. Direct access by vehicle onto the Campus is further facilitated by useful entry points along the major roadways as well as Arrow Drive. Additionally, Campus population is served by multiple transit stops/routes as well as commonly expected pedestrian facilities.

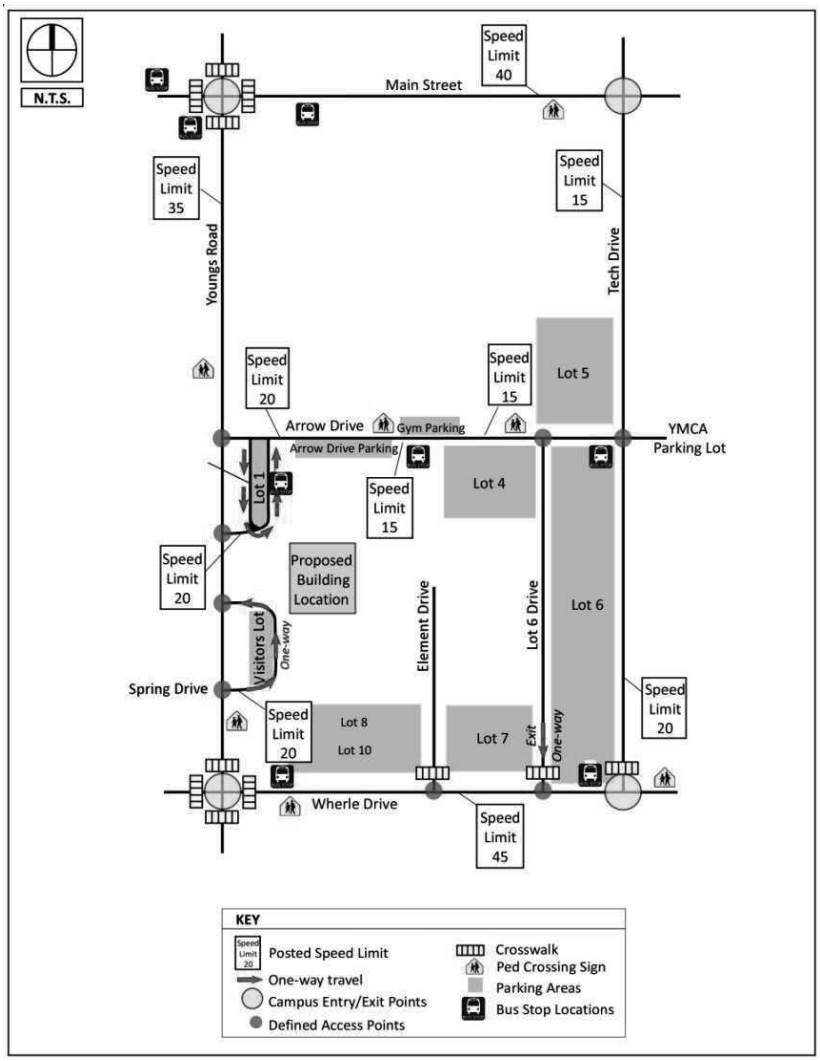

Figure 3: Transportation Infrastructure Overview

A. Roadways and Streets

Main Street

Main Street (NY State Route 5) is an east-west principal arterial roadway to the north of campus with four travel lanes, two in each direction, and a center turn lane. Main Street bounds the north end of the campus, between Youngs Road and Tech Drive. There are no campus access points along Main Street. The posted speed limit on Main Street is 40 mph. The New York Department of Transportation estimates Annual Average Daily Traffic (AADT) for this segment of Main Street to be approximately 24,600 vehicles.

Main Street
Westbound

Wehrle Drive

Wehrle Drive is an east-west minor arterial roadway to the south of campus with four travel lanes, two in each direction, and one center turn lane. The section of Wehrle Drive between Youngs Road and Tech Drive bounds the south end of the Campus. The campus has two access points off Wehrle Drive, Element Drive and Parking Lot 6 Drive. The posted speed limit on Wehrle Drive is 45 mph. The New York Department of Transportation estimates Annual Average Daily Traffic (AADT) for this segment of Wehrle Drive to be approximately 13,400 vehicles.

Wehrle Drive
Westbound

Youngs Road

Youngs Road is a north-south minor arterial roadway to the west that has different configurations between Wehrle Drive and Main St.

Youngs Road
Northbound

There are two northbound travel lanes from Wehrle Drive to the south of Spring Drive, then one northbound travel lane from Spring Drive to Main Street. Southbound there is one lane from Main Street to south of Parking Lot 1 Drive, after which the roadway has two southbound lanes with a left turn lane serving Spring Drive/Visitor Lot.

There are several access points to the Campus along Youngs Road: Arrow Drive, Parking Lot 1 Drive, and Spring Drive/Visitor Lot. The posted speed limit on Youngs Road is 35 mph. The New York Department of Transportation estimates Annual Average Daily Traffic (AADT) for this segment of Youngs Road to be approximately 13,300 vehicles.

Tech Drive

Tech Drive is a north-south roadway with two travel lanes, one in each direction. Tech Drive bounds the east side of campus and appears to function as mainly an internal campus roadway, with many campus parking lot access points along its length. The posted campus speed limit on Tech Drive is 20 mph northbound and 15 mph southbound.

Tech Drive
Southbound

B. Campus Specific Roadways

Arrow Drive

Arrow Drive is an east-west, two-lane roadway that runs internal to the Campus between Youngs Road and Tech Drive. Segments of this roadway have open parking as well as access points to Parking Lot Drive 1. Arrow Drive bisects the campus with athletic/maintenance facilities and parking to the north and academic/administrative/childcare buildings and parking to the south. The posted campus speed limit on Arrow Drive is 20 mph entering the campus and changes to 15 mph as posted for the Pedestrian Crossing Zone along the Gym Parking Lot.

Arrow Drive
Eastbound

Parking Lot 1 Drive

Parking Lot 1 Drive functions as a one-way, north-south parking loop for students/faculty/staff with inbound/outbound access points on Youngs Road and Arrow Drive. The posted campus speed limit in Parking Lot 1 Drive is 20 mph.

Parking Lot Drive 1
Eastbound Entrance

Spring Drive Loop

Spring Drive Loop is a one-lane, one-way roadway providing access to the Campus Visitors' Parking. It is located on the west-side of campus with both inbound and outbound access points on Youngs Road.

Spring Drive
Eastbound Entrance

The posted campus speed limit on Spring Drive is 20 mph.

Element Drive

Element Drive is a two-lane campus roadway, with one travel lane in each direction providing building and parking lot access to the south side of the Campus. The roadway extends about two-thirds of the way into the campus, coming to a dead-end between the academic and administrative buildings.

Element Drive
Northbound

Parking Lot 6 Drive

Parking Lot 6 Drive is a two lane roadway, with one travel lane in each direction. It runs north-south between Wehrle Drive and Arrow Drive and provides access to Parking Lot 6 and Parking Lot 7. Parking Lot 6 Drive is two-way, but exits one-way to Wehrle Drive.

Element Drive
Northbound

C. Intersections

From the public roadways, there are 11 intersections that provide direct access to the Campus and its parking lots, as denoted below.

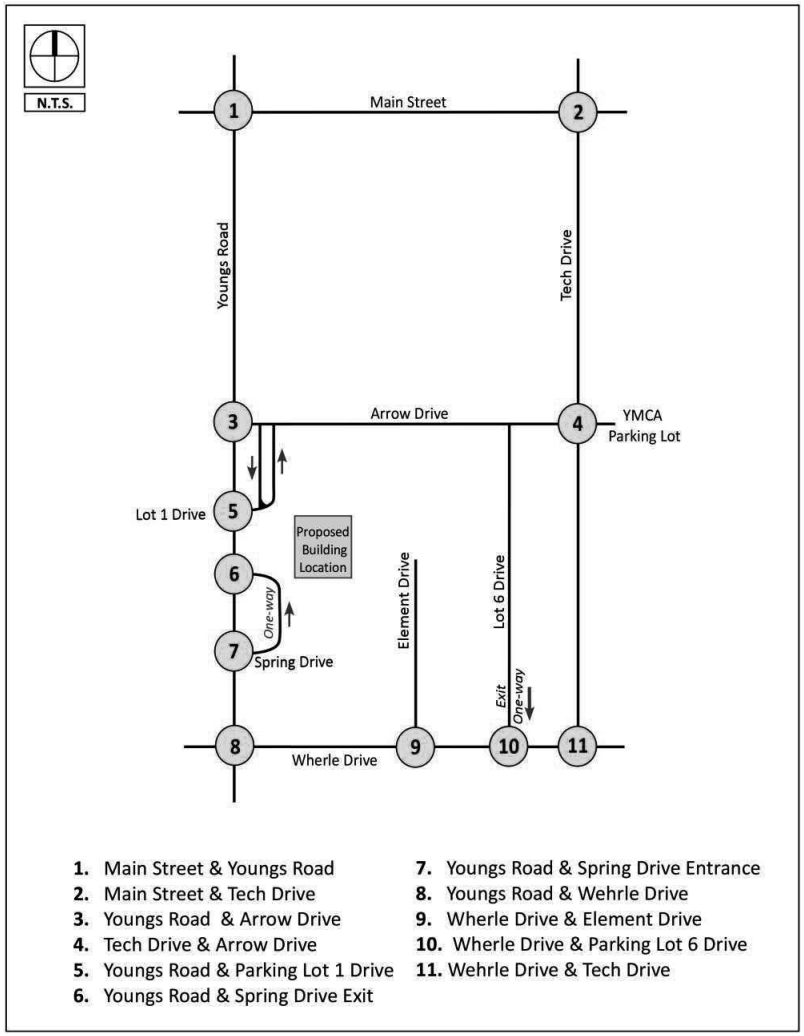

Figure 4: Campus Access Points

The intersections of Main Street & Youngs Road (1) and Wehrle Drive & Youngs Road (2) are controlled by traffic signals, with protected left turn phasing. The remaining intersections are side (minor) -street stop sign controlled; Tech Drive, Arrow Drive, Parking Lot 1 Drive, Spring Drive, Element Drive and Parking Lot 6 Drive.

Both signal controlled intersections of Main Street & Youngs Road (1) and Wehrle Drive & Youngs Road (2), as well as a number of the stop sign controlled intersections, include auxiliary turn lanes in addition to their through travel lanes. The figure below depicts the existing Transportation Network intersection/roadway geometry and controls.

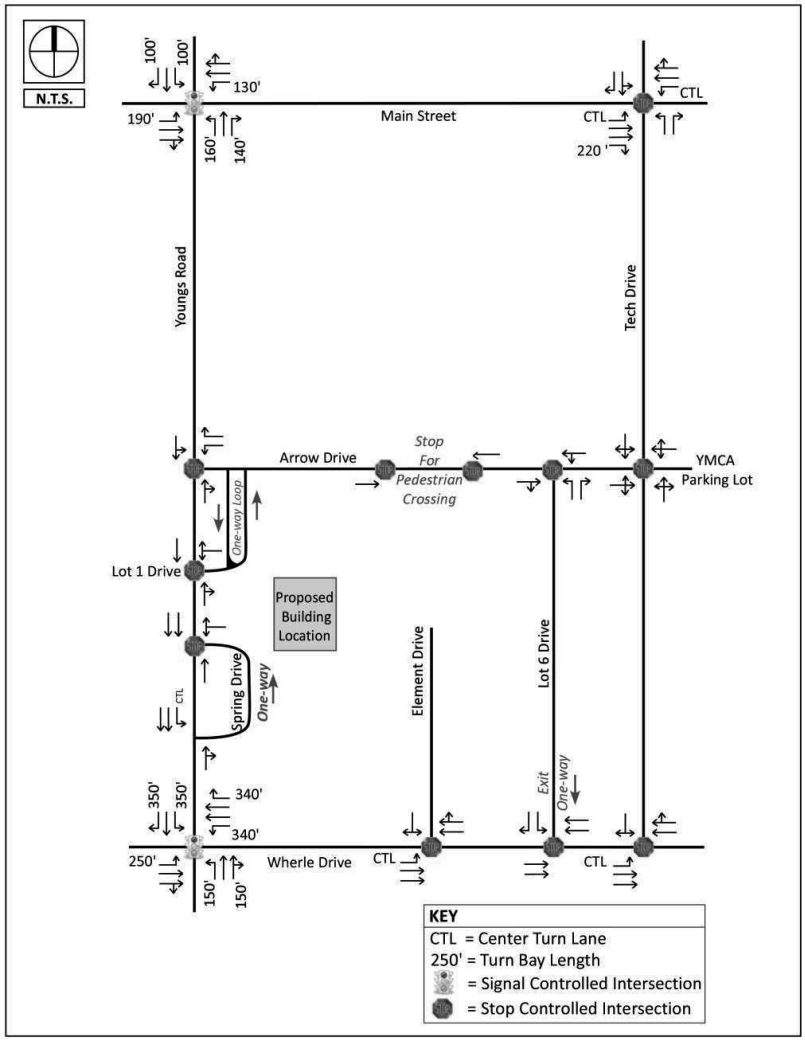

Figure 5: Intersection Control and Geometry

D. Pedestrian Accommodations

External to the Campus a typical urban-suburban sidewalk system is provided along Main Street, Youngs Road, and Wehrle Drive. Marked crosswalks are located along Youngs Road at the signal controlled intersections of Main Street and Wehrle Drive, as well as at Spring Drive in the southern section of Youngs Road. Crosswalks are also located at the campus access points along the Wehrle Drive. Pedestrian warning signs are posted on Main Street, Youngs Road and Wehrle Drive in the vicinity of the Campus (see Figure 3).

Within the Campus, an extensive, grid-like sidewalk system connects building entry points and parking lots. Pedestrian crossings at internal campus roadways and parking lots are generally not marked or signed. However, an implied pedestrian "crossing zone" has been established on Arrow Drive in the vicinity of the athletic facilities through the use of pedestrian warning signs.

Mid-Block Pedestrian Crossing
Arrow Drive - Eastbound

Mid-Block Pedestrian Crossing
Arrow Drive - Westbound

Additionally, it is noted that sections of the Campus' internal sidewalk system do not connect with the external sidewalk system, particularly along Wehrle Drive.

E. Public Transit & Campus Shuttle Services

Four (4) Niagara Frontier Transportation Authority (NFTA) regional connecting routes provide service to the Campus:

- **Route #47** – Youngs Rd, travels from Northern Metro Rail Station to Youngs Rd.
- **Route #48** – Williamsville, travels from Northern Metro Rail Station at the University at Buffalo to Williamsville.
- **Route #66** – Williamsville Express, travels from Downtown/City Center to Williamsville.
- **Route #67** – Cleveland Hill, travels from Downtown/City Center to Cleveland Hill.

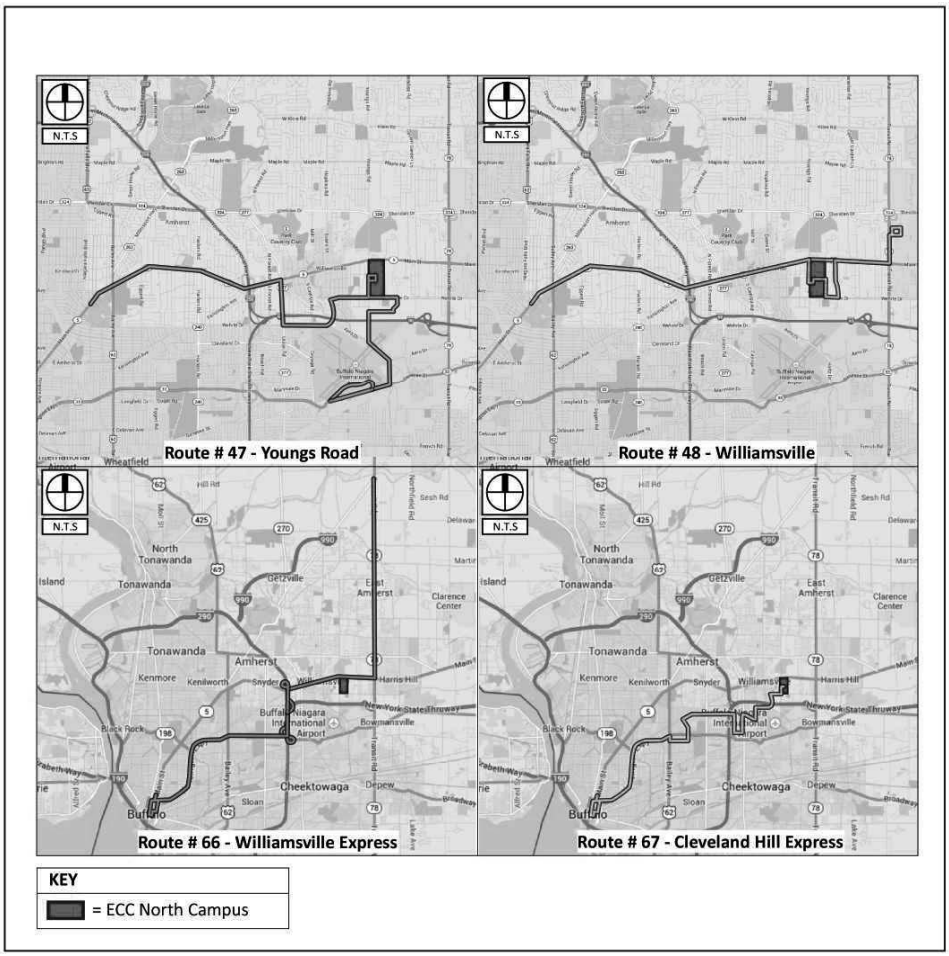

Figure 6: Connecting Transit Routes

Several NFTA bus stops are located within and around the Campus: at the intersection of Main Street and Youngs Road; on Wehrle Drive between Youngs Road and Tech Drive; the midpoint of Arrow Drive; and within Lot 1 located at the intersection of Youngs Road and Arrow Drive (Figure 7).

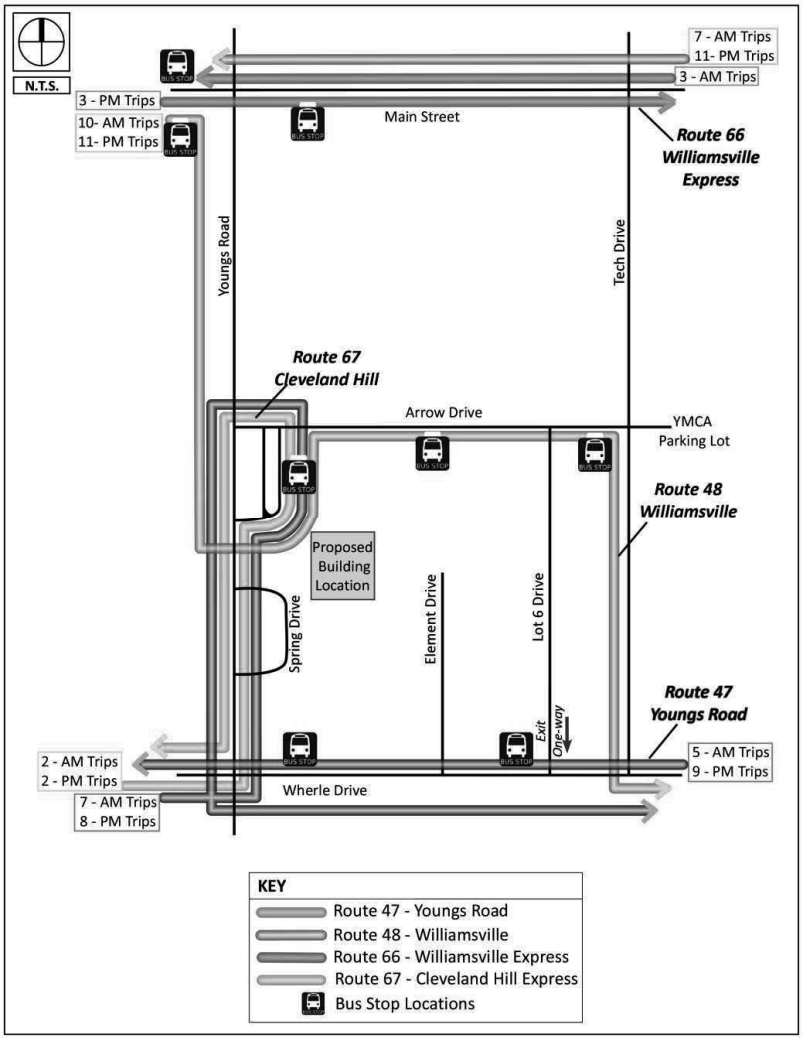

Figure 7: Transit Stops and Circulation

In addition to the public transit provided by the NFTA, a shuttle service is operated by ECC with a daily schedule and route that circulates between ECC's North, City, and South campuses. The shuttle runs approximately once an hour from 7:20 AM to 5:45 PM.

III. Transportation Network Observed Operations

To document both external and internal transportation network operations, two sets of morning and evening observations were conducted on March 14th (AM & PM), 26th (PM), and 27th (AM), 2014. These times correlated with typical commuter travel periods and Campus arrival/leaving periods. Peak Campus arrival traffic subsided by 8:45 AM and peak Campus leaving traffic subsided by 3:00 PM. It was noted that the afternoon Campus leaving traffic peak occurred well before commuter peak traffic periods on the adjacent roadway network. Observations noted consistent vehicle and pedestrian patterns and operations between similar periods for all three observation days.

A. Campus Circulation Patterns and Parking Use

Two distinct (primary) vehicular circulation patterns were observed on the Campus, as depicted in Figure 8. Given the roadway network configuration, observed circulation patterns, and parking usage; Arrow Drive is a key cross connection within the Campus transportation system. The remaining Campus roadways provide parking lot and emergency vehicle access into the core of the Campus.

The Campus' grid-like configuration and relationship to the roadway network allows the majority of the exiting traffic to enter the busier roadways (Main Street, Youngs Road and Wehrle Drive) by making a right turn movement from a Campus access. Hence, observed left turn volumes, particularly exiting the Campus during the afternoon time periods, was not significant. Very little traffic exited the campus during the morning arrival time period.

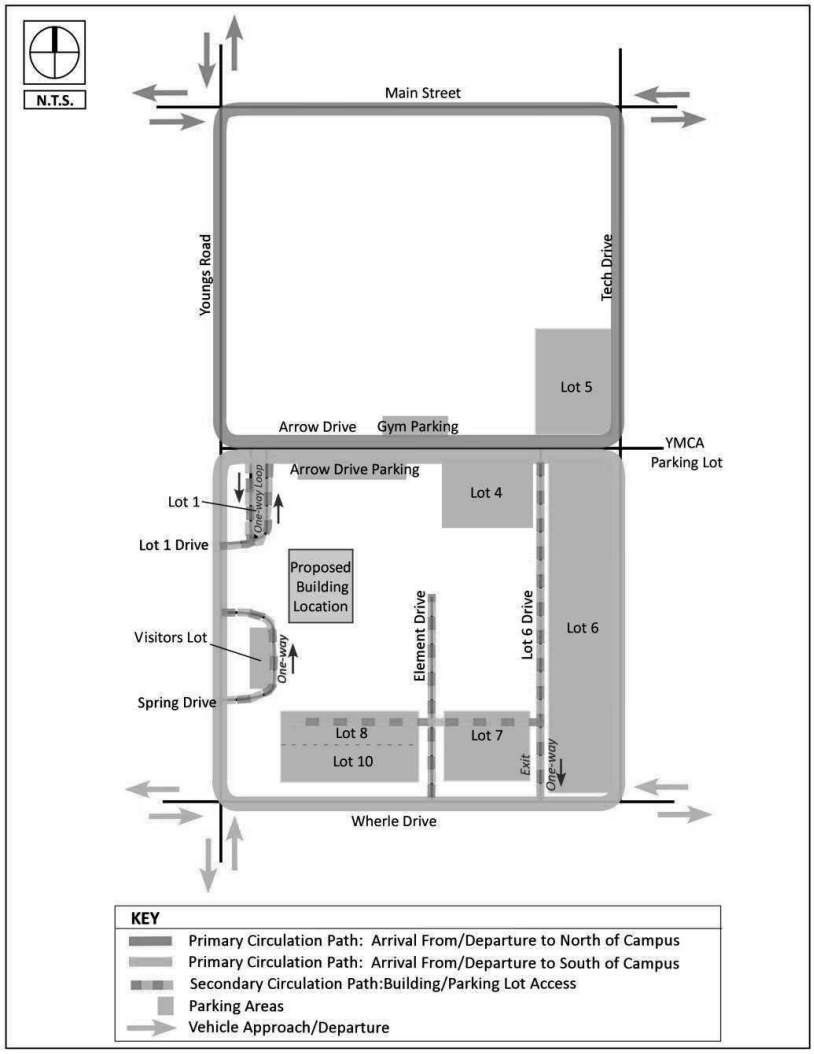

Figure 8: Vehicular Circulation Patterns

Total on-campus parking is approximately 2,500 spaces. Campus-wide, an approximated peak parking utilization was observed at 60-65%. Parking use favored the northernmost lots/spaces adjacent to Arrow Drive and Tech Drive (Lots 4 & 6). In contrast, parking lots at the southern end of the campus (Lots 7, 8 & 10) and closer to the proposed Project had significant capacity throughout the observed time periods.

B. Intersections-Roadways

The signal controlled intersections of Main Street & Youngs Road and Wehrle Drive & Youngs Road are substantial in size, indicative of the traffic volumes they serve on a daily basis. During the observation periods, the intersections operated without incident; however, queued traffic on one or more approaches and/or turning movements would need a second phase to pass through the intersection when traffic volumes peaked during the commuter periods.

Campus-related traffic entering and exiting at access points along Youngs Road, Tech Drive, Arrow Drive, and Wehrle Drive was generally unimpeded. Occasionally, a short queue of one to four vehicles would develop on an exit approach when Campus-related traffic activity peaked; a typical and expected operational condition. No vehicle-vehicle conflicts where observed within the Campus (parking lots, access roads, etc.) or at the access points to the adjacent roadways.

C. Pedestrian Activity

Only a minor amount of pedestrian activity was observed along the boundary roadways external to the Campus. Within the Campus, significant pedestrian traffic was observed traveling between parking lots and campus walkways. These internal pedestrian crossing activities were largely observed midblock along Arrow Drive in the vicinity of the athletic facilities and along the length of the access drive to Parking Lot 6. The remaining pedestrian activity was confined to the Campus' internal sidewalk system and within the various parking lots. No vehicle-pedestrian conflicts were observed internally or externally to the Campus.

IV. Enrollment Trends and Forecasted Project Effects

In general, the enrollment at ECC including the North Campus has been declining in recent years. From data provided by ECC the following specific enrollment trends were identified:

- Enrollment at all three campuses:
  - Fall enrollment 2009 – 2013 indicated a decrease from approximately 14,800 to 13,650 students (-7.8%).
  - Spring enrollment 2009 – 2014 indicated a decrease from approximately 14,000 to 12,675 students (-9.5%).
- Enrollment at North campus only:
  - Fall enrollment 2009 – 2013 indicated a decrease from approximately 6,750 to 6,500 students (-3.7%).
  - Spring enrollment 2009 – 2014 indicated a decrease from approximately 6,050 to 5,800 students (-4.1%).

In further discussions with ECC, enrollment is projected to decrease by approximately 3.0% for the 2014 -2015 academic year. Beyond the 2014-2015 period, ECC is estimates enrollment to remain flat at best.

Regardless of documented decreases and projected flattening in enrollment, ECC predicts an increasing desire by college bound students to enter into programs that will be supported by the proposed academic building including those with an academic emphasis on health, science, technology, engineering and mathematics disciplines. Hence, the Project's primary objective is to accommodate shifting academic demands and to augment current ECC programs; however, it is acknowledged this shift in academics interest will come at the enrollment-expense of other existing curriculums. Therefore the addition of this new academic building is not expected to be a significant enrollment or permanent employment generator; with new traffic generated by the Project estimated to be negligible and current traffic patterns remaining essentially unchanged.

V. Conclusions

In conclusion:

- ECC plans to construct the first phase of a new academic building on the North campus, by 2016 where the largest student population of the three campuses resides and accommodating infrastructures exist.
- ECC North Campus is well served both internally and externally by a robust transportation infrastructure that is regionally connected by public transit and augmented by a daily shuttle system with suitable on-campus parking.
- Observed transportation operations were within expectations of a network that accommodates moderate to substantial volumes of traffic for a suburban/urban environment.
- A documented decrease in student enrollment has been established and is expected to continue into the following academic year, beyond which enrollment is predicted to stabilize and, at best, remain flat into the foreseeable future.
- ECC is predicting an increased desire, from college bound students, to enter into the programs that the proposed building is anticipated to house.
- The addition of a new academic building to the campus will augment current programs and serve the shifting needs of a contracting college bound student population. The project is not expected to be an enrollment-generator. Therefore, the Project is not expected to generate an appreciable amount of new vehicular traffic or change traffic patterns such that there would be a measurable effect on the existing external or internal Campus transportation network.

APPENDIX C

Correspondence

New York Natural Heritage Program

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Joe Martens
Commissioner

January 15, 2014

Patrick McCarthy
Fisher Associates
325 Delaware Avenue, Suite 200
Buffalo, NY 14202

Re: Erie Community College -- STEM Building
Town/City: Amherst. County: Erie.

Dear Patrick McCarthy :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities, at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program

State Historic Preservation Office

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks,
Recreation and Historic Preservation

Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

March 11, 2014

Thomas Dearing
Erie County Department of Environment & Planning
95 Franklin St
Buffalo, New York 14202

Re: DEC, DASNY
Erie Community College New Academic Building
6205 Main St/NY 5/AMHERST, Erie County
14PR00530

Dear Mr. Dearing:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate Section 106 consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Enclosure

ARCHEOLOGY COMMENTS
14PR00530

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted for all portions of the project to involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archeological survey activities are conducted on State-owned land.If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities.The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private lands.

If you have any questions concerning archeology, please contact William B. Yates at 5182378643. ext 3288

From: Herter, Nancy (Parks)
Sent: Wednesday, March 19, 2014 10:58 AM
To: 'Robert Hanley'
Cc: 'Michael Cinquino'
Subject: RE: ECC North Campus Academic Building

Hi Bob,

I found the project review number (03PR1248) for the ECC Facilities Master Plan and our project log indicates that we received and DEIS. However, this document never made it to the Archaeology Unit for review but was responded to by Clair Ross a building/structure reviewer. I looked in our report bibliography database and Claire did not place the report in our library and the 2003 PR files are not accessible so I have no way of accessing the document. Sorry I am not able to help.

I just spoke with Mike and no Phase IA Report is necessary. The only background info I need is what is needed to support your recommendations.

There are no sites on the campus property.

Nancy

From: Robert Hanley [mailto:rhanley@panamconsultants.com]
Sent: Tuesday, March 18, 2014 1:10 PM
To: Herter, Nancy (Parks)
Cc: mcinquino@panamconsultants.com
Subject: ECC North Campus Academic Building

Hi Nancy,
Panamerican has been asked by Fisher Associates to conduct a Phase IB investigation for a proposed ECC North Campus Academic Building.
A Phase IA conducted in 2003 was referenced in a letter from Erie County DEP to SHPO (see page 2 on attached PDF).
I apologize that I dont have the SHPO project number for reference.

Would you be able to send us either a copy of the report or copies of any key information from the report?
Our client does not have a copy for us to use.

Thank you,

Bob

Robert J. Hanley, RPA
Senior Archaeologist
Panamerican Consultants, Inc.
Buffalo, NY 14227
(716) 821-1650
rhanley@panamconsultants.com

PCI **BUFFALO • TUSCALOOSA • MEMPHIS**

Panamerican Consultants, Inc. • 2390 Clinton St. • Buffalo, NY 14227 • (716) 821-1650 • Fax (716) 821-1607

May 2, 2014

Dr. Nancy Herter
Historic Preservation Program Analyst
Historic Preservation Field Services Bureau
NYS Office of Parks, Recreation, and Historic Preservation
P.O. Box 189, Peebles Island
Waterford, New York 12188-0189

SUBJECT: Phase IB Cultural Resources Survey for the Erie Community College Proposed Academic Building Project, Town of Amherst, Erie County, New York (#03PR1248)

Dear Dr. Herter,

On behalf of Fisher Associates, Panamerican Consultants, Inc. is pleased to submit a PDF file of the Phase IB cultural resources survey report for the Erie Community College Academic Building Project. A PDF copy of the report stored on CD-R will also be sent by mail. If you have any questions, or require any additional information, please do not hesitate to contact Dr. Michael A. Cinquino or me your convenience.

Sincerely,

Robert J. Hanley, M.A., RPA
Senior Archaeologist/Principal Investigator
rhanley@panamconsultants.com

cc: Patrick McCarthy, Fisher Associates
Frank Armento, Fisher Associates

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643

May 21, 2014

Frank J. Armento, AICP
Fisher Associates
325 Delaware Avenue
Buffalo, New York 14202

Re: SEQRA
Proposed Academic Building, Erie Community College
Town of Amherst, Erie County
14PR01923

Dear Mr. Armento, AICP:

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

Based upon this review, it is the OPRHP's opinion that your project will have **No Impact** upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

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

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Robert Hanley, Panamerican Consultants

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 LUKER ROAD
CORTLAND, NY 13045
PHONE: (607)753-9334 FAX: (607)753-9699
URL: www.fws.gov/northeast/nyfo/es/section7.htm

Consultation Tracking Number: 05E1NY00-2014-SLI-0621 April 17, 2014
Project Name: ECC Proposed Academic Building

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects

should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

United States Department of Interior
Fish and Wildlife Service

Project name: ECC Proposed Academic Building

Official Species List

Provided by:

New York Ecological Services Field Office
3817 LUKER ROAD
CORTLAND, NY 13045
(607) 753-9334
http://www.fws.gov/northeast/nyfo/es/section7.htm

Consultation Tracking Number: 05E1NY00-2014-SLI-0621
Project Type: Development
Project Description: Erie Community College is proposing to add a 110,000 sq ft building to their existing campus. The proposed site it currently mowed lawn and pedestrian walkways.

Project Location Map:

Project Coordinates: MULTIPOLYGON (((-78.7244659 42.9660445, -78.7234359 42.9662989, -78.7190585 42.9662973, -78.7186294 42.9564672, -78.7245517 42.9564657, -78.7244659 42.9660445)))

Project Counties: Erie, NY

Endangered Species Act Species List

There are a total of 1 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed on the **Has Critical Habitat** lines may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

northern long-eared Bat *(Myotis septentrionalis)*
Listing Status: Proposed Endangered

Critical habitats that lie within your project area

There are no critical habitats within your project area.

Responses to SEQR Lead Agency Request

Scan

TOWN OF ORCHARD PARK

S 4295 South Buffalo Street Orchard Park, New York 14127-2609

February 10, 2014

Maria R. Whyte, Commissioner
EC Dept. Environment & Planning
Edward A. Rath County Office Building
95 Franklin Street, 10th Floor
Buffalo, NY 14202

Re: Proposed Academic Building
Erie Community College North Campus
6205 Main Street
Amherst NY 14221

Dear Ms. Whyte:

In response to your letter of February 6, 2014 regarding Erie County acting as the SEQR Lead Agency for the proposed academic building at ECC North Campus, the Town of Orchard Park is in complete favor of this action.

I believe that this project will provide a tremendous opportunity for students seeking an education at Erie Community North Campus.

Sincerely,

Patrick J. Keem, Supervisor
Town of Orchard Park

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, New York 14203-2915
Phone: (716) 851-7165 · **Fax:** (716) 851-7168
Website: www.dec.ny.gov

Joe Martens
Commissioner

February 20, 2014

Ms. Maria Whyte, Commissioner
Erie County Department of
Environment and Planning
95 Franklin Street
Buffalo, New York 14202

Dear Ms. Whyte:

SEQR LEAD AGENCY DESIGNATION
ERIE COMMUNITY COLLEGE NORTH CAMPUS
TOWN OF AMHERST, ERIE COUNTY

This is in response to your February 6, 2014 letter requesting SEQR Lead Agency status for Erie County regarding a proposal to construct an additional instructional building on the Main Street campus. We reviewed the Environmental Assessment Form and performed an environmental screening of the site. Our comments are as follows:

1. This proposed project is considered a sewer extension since the average sanitary sewage flow is over 2,500 gallons/day. As such, the applicant would be required to provide a Downstream Capacity Analysis to the Erie County Department of Environment and Planning (ECDEP), Division of Sewerage Management. ECDEP acts as this Department's agent for Sewer Extension Approvals.

   Erie Community College will need to submit to ECDEP a detailed Downstream Sewer Capacity Analysis for the project. Recent wet weather flow monitoring data and proposed new development flow should be analyzed relative to theoretical capacity at key nodes in the downstream sewer system and at pump stations (if any) to determine if capacity exists.

   Recent wet weather system flow data can consist of:

- Information from recent Sanitary Sewer System Evaluation Studies, or
- Wet weather data collected at (minimum of 3) key downstream nodes specified by the municipality.
    - This dated information can consist of instantaneous flow measurements or continuous flow or sewer depth measurements obtained during significant wet weather events, preferably during high groundwater conditions. Peak sewer flow recording methods are an acceptable method to collect this information.

- Depth or flow measurements should continue until a significant wet weather event occurs, but would not have to extend beyond three months. A significant wet weather event is considered to be a daily rainfall amount of ½" or greater.

The Downstream Sewer Capacity Analysis must also contain a narrative and a detailed map showing the downstream routing of sewers from the proposed project site to the Wastewater Treatment Plant. Line sizes, theoretical capacity and pump stations must be identified and included in the analysis.

This Downstream Sewer Capacity Analysis can be part of the Project's Engineering Report, and must be received as part of a complete sanitary sewer extension plan submission from the municipality (sewer owner) that signs the "Application for Approval of Plans" form. If adequate capacity is not available, the sewer extension will not be approved until an acceptable remediation plan is developed.

2. Since project activities will involve land disturbance of 1 acre or more, a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required. This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-10-001, as well as the NOI form, is available on the Department's website at www.dec.ny.gov/chemical/43133.html.

   The Town of Amherst is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The MS4 SWPPP Acceptance form must be signed by the principle executive officer or ranking official from the MS4 community, or by a duly authorized representative of that person, and submitted, along with the NOI form, to NYSDEC, Bureau of Water Permits, 625 Broadway, Albany, New York 12233-3505, telephone: 518/402-8111 to receive Department approval before construction commences.

We concur that Erie County should act as SEQR Lead Agency, since the environmental impacts of the proposal are primarily of local significance.

If you have questions please contact Ms. Denise Matthews, of my staff, at (716) 851-7165.

Sincerely,

David S. Denk
Regional Permit Administrator

DSD:dcm

ecc: Honorable Barry Weinstein, Town of Amherst
Mr. Thomas Dearing, Erie County Department of Environment and Planning
Mr. William Reuter, Erie Community College

Scan

RECEIVED
MAR 20 2014

Village of Williamsville

716-632-4120
FAX: 716-632-6009
www.village.williamsville.ny.us

5565 Main Street
Williamsville, New York 14221

March 14, 2014

Maria R. Whyte, Commissioner
Rath Building
95 Franklin St.
Buffalo, NY 14202

Re: Proposed Academic Building
Erie Community College North Campus

Dear Commissioner Whyte:

The Village Board of Trustees is pleased to see Erie County re-investing in the North Campus and are agreeable to having the Erie County Department of Environment and Planning (DEP) serve as Lead Agency for the project.

However, please be advised that the Board has reviewed the above referenced project and have the following comments and concerns related to the project:

1. Requests that the speed limit be reduced to 30 mph on Wehrle Drive.
2. Address impact of additional traffic on surrounding areas.
3. Would like to see a round-about put in place at Wehrle and Aero.
4. Would like to see street trees planted on Wehrle Dr.
5. Will sanitary sewer flow through the Village sewer system?

If you should have any questions, please contact me at 716-632-4120, ext. 3007 or ljuul@village.williamsville.ny.us.

Sincerely,

VILLAGE OF WILLIASMVILLE

Lynda L. Juul
Administrator/Clerk-Treasurer

LLJ/dah

THE STATE EDUCATION DEPARTMENT / THE UNIVERSITY OF THE STATE OF NEW YORK / ALBANY, NY 12234

Deputy Commissioner
Office of Higher Education
Room 977, Education Building Annex
Albany, New York 12234

Tel: (518) 486-3633
Fax: (518) 486-2254
E-mail: jdagati@mail.nysed.gov

February 20, 2014

Maria R. Whyte, Commissioner
County of Erie
Rath Building
95 Franklin Street
Buffalo, NY 14202

Dear Commissioner Whyte:

I write in response to your letter of February 6, 2014 indicating Erie County's intention to serve as lead agency for review and coordination purposes during construction of a new instructional building on the grounds of Erie Community College's North Campus in Amherst, NY.

The New York State Office of Higher Education has no interest in the choice of lead agency and has no comments on this action at this time.

Thank you for keeping us informed.

Sincerely,

John L. D'Agati

SCA1

TOWN OF HAMBURG

6100 SOUTH PARK AVENUE * HAMBURG, NEW YORK 14075 * (716) 649-6111 * FAX (716) 649-4087

March 7, 2014

Maria R. Whyte, Commissioner
Erie County Dept. of Environment & Planning
95 Franklin Street
Buffalo, New York 14202

RE: Proposed Academic Building
Erie Community College North Campus
6205 Main Street
Amherst, New York 14221

Dear Ms. Whyte:

The Town of Hamburg has reviewed the above-referenced project and agrees with Erie County, acting through the Department of Environment & Planning, acting as SEQR Lead Agency.

If you have any questions regarding the above, please feel free to contact Ms. Sarah desJardins in the Planning Department at 649-2023.

Sincerely,

Honorable Steven J. Walters
Town of Hamburg Supervisor

Scan

Empire State Development

February 11, 2014

Maria R. Whyte
Commissioner
Erie County
Rath Building
95 Franklin Street
Buffalo, NY 14202

Re: Proposed Academic Building
Erie Community College North Campus
Coordinated SEQRA Review

Dear Ms. Whyte:

The Planning & Environmental Review division of the New York State Urban Development Corporation, d/b/a Empire State Development (ESD) received the lead agency notice and Full Environmental Assessment Form for the proposed Academic Building at the Erie Community College North Campus.

Please be advised that ESD has no objection to Erie County serving as lead agency for the SEQRA review of the proposed project. As an involved/interested agency pursuant to SEQRA, please be sure to notify ESD of any determinations, proceedings and hearings regarding this project.

If you have any questions regarding ESD's review of the project, please contact me at (212) 803-3253 or at skang@esd.ny.gov.

Sincerely,

Soo Kang,
Senior Planner
Planning & Environmental Review

APPENDIX D

Photographic Record

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 1

Date:
January 23, 2014

Description:
Looking north across western boundary of proposed location toward Gleasner Hall

Photo No. 2

Date:
January 23, 2014

Description:
Looking east across the southern boundary of the proposed site toward the Dry Memorial Library.

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 3

Date:
January 23, 2014

Description:
Looking northwest across the proposed site toward Youngs Road.

Photo No. 4

Date:
January 23, 2014

Description:
Looking north across the proposed site toward Gleasner Hall

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 5 **Date:** January 23, 2014 **Description:** Looking west along the southern boundary of the proposed site	

Photo No. 6 **Date:** January 23, 2014 **Description:** Looking west across the proposed site	

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 7 **Date:** January 23, 2014 **Description:** Looking southwest from the eastern boundary of the proposed site	

Photo No. 8 **Date:** January 23, 2014 **Description:** Looking southeast from the northern boundary of the proposed site toward the Dry Memorial Library and the Spring Student Center	

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 9 **Date:** January 23, 2014 **Description:** Looking south along the western boundary of the proposed site toward the Spring Student Center	

Photo No. 10 **Date:** January 23, 2014 **Description:** Looking southwest from the western boundary of the proposed site	

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 11 **Date:** January 23, 2014 **Description:** Looking east along the northern boundary of the proposed site toward the Dry Memorial Library	

Photo No. 12 **Date:** January 23, 2014 **Description:** Looking east at the Dry Memorial Library from the western boundary of the proposed site	

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 13 **Date:** January 23, 2014 **Description:** Looking northeast from the parking lot southwest of the proposed site	

Photo No. 14 **Date:** January 23, 2014 **Description:** Looking north along Youngs Road south of the proposed site	

FISHERASSOCIATES

PHOTOGRAPHIC RECORD

Client Name:	Site Location:	Project No.
Erie Community College	ECC North Campus. 6025 Main Street, Williamsville, NY	133026

Photo No. 15	
Date: January 23, 2014	
Description: Looking east at the proposed site from the west side of Youngs Road	

APPENDIX E

Alternative Site Analysis

Erie Community College
Proposed Academic Building

Alternative Site Review

Prepared For:

Erie County
Department of Environment and Planning
95 Franklin Street
Buffalo, New York 14202

Prepared By:

Fisher Associates
325 Delaware Avenue
Buffalo, New York 14202

FISHERASSOCIATES

June 2014

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Section **Page**

1.0 Introduction

This Alternative Site Review has been prepared on behalf of the Erie County Department of Environment and Planning in response to comments received from public and private entities regarding the location of the Erie Community College ("ECC") Proposed Academic Building. As discussed further within the Supplemental Report, Erie County and ECC, pursuant to a Memorandum of Understanding, identified the North Campus as the preferred location for the placement of the proposed academic building in order to address space and modernization needs in support of existing science, technology, engineering and math ("STEM")-related programs. During the course of the SEQRA process, entities including the City of Buffalo Common Council, have expressed a desire to have the proposed building located at a site proximate to the City Campus. Although not required under SEQRA, Erie County, in its role as lead agency, has requested completion of this Alternative Site Review to ensure that these comments have been adequately considered.[1]

This review includes a review of six (6) sites in Downtown Buffalo in close proximity to the existing City Campus facilities. These sites could potentially accommodate a new academic building of a similar size and scale proposed for the North Campus by Erie County and ECC, which has been evaluated and summarized in the Supplemental Report. The purpose of this review is to determine if one or more of these sites present a superior alternative to placement of the proposed academic building at the North Campus. The criteria used in the review of each alternative site included the following:

- Current Use
- Current Ownership/Ease of Acquisition
- Available Development Space
- Zoning
- Consistency with Municipal Plans
- Proximity to Existing Facilities
- Availability of Public Transportation
- Parking
- Pedestrian/Traffic Considerations
- Environmental Considerations
- Cost Considerations
- Project Schedule
- Synergy with Existing Academic Programs
- Consistency with ECC Mission and Strategic Plan

The ECC Board of Trustees has chosen a site on the existing North Campus as the optimal location for the proposed academic building. This decision was driven by the need to update the program space required to support the various STEM-related programs already housed at the

[1] Erie County, as SEQRA lead agency, compared the potential impacts that may reasonably be expected from the proposed project against the criteria in 6 NYCRR §617.7 (c) which are considered indicators of significant adverse impacts on the environment. Since no significant adverse impacts associated with the proposed project have been identified, a Positive Declaration, preparation of a Draft Environmental Impact Statement and corresponding evaluation of the range of reasonable alternatives to the project are not required under SEQRA.

North Campus. This decision was further validated by the *Program Needs Analysis and Space Utilization Assessment* conducted by JMZ. The North Campus site is shovel-ready with ample parking currently available to accommodate the anticipated student population.

The sites discussed herein, in part, have been previously identified by public and/or private entities as potential locations for a new academic building associated with the City Campus. Other potential sites were included in this review given their location, size, and current use. These are also sites where a relationship exists or a history has been established with the college via land ownership, parking lease, parcel identification for future college use in a prior study, or current academic use of the site. The following provides a description of each alterative site, an evaluation of each site against the aforementioned criteria, and a conclusions section.

2.0 Description of Potential Alternative Sites Reviewed

Based on public comments received by the County, proximity to the City Campus, current use by the College, and suitability to accommodate a new academic building (e.g., underutilized sites, minimum size, minimal on-site constraints, etc.); six (6) potential alternative sites were identified for further evaluation. These potential alternative sites are depicted in Figure 1.

Figure 1: Potential Alternative Site Locations

2.1 Site #1 (201 Ellicott Street)

This site is an approximately 2.5 acre surface parking lot owned by the City of Buffalo. This lot provides monthly parking for commuters and also some parking for nearby businesses. There are approximately 375 spaces available in this lot. The lot is located to the north of the Niagara Frontier Transportation Authority ("NFTA") bus terminal which is located across North and South Division Streets from the main City Campus building. The Erie County Central Library is

located to the north of this site.

2.2 Site #2 (NFTA Bus Turnaround Parcel)

This site is located directly north of the main City Campus building. The approximately 1.3 acre parcel is owned by the State of New York and consists primarily of pavement/parking areas and a small amount of green space. This site is utilized by the NFTA, via a lease arrangement with the New York State Department of Transportation ("NYSDOT"), for bus parking, turnaround space, and staging for entry to the bus terminal located on the north side of North Division Street. Approximately 45 permit-only parking spaces are also provided within the parcel.

2.3 Site #3 (100 North Division Street)

This site is located to the immediate north of 45 Oak Street. It consists of an approximately 1.3 acre parcel owned by Erie County and currently used for surface parking by ECC and Erie County Central Police Services. An enclosed, elevated walkway provides direct access from the parking lot to the 45 Oak Street building to the south. The northeast corner of the block contains a 0.3-acre privately-owned parking lot which is owned by NYSARC, Inc. It includes approximately 60 parking spaces and is used by Allentown Industries (a division of Heritage Centers) which operates a large facility to the north for disabled adults and transitioning students. Total number of parking spaces associated with both parcels is approximately 240 spaces.

2.4 Site #4 (45 Oak Street)

This site is occupied by a single story, 53,000± square foot building on an approximately 1.3-acre parcel. It is located directly northeast of the main City Campus building and is owned by Erie County. This single-story structure (formerly used for private offices and then as Erie County offices after it was acquired) was converted by ECC for use as an academic building in January 2008 and contains 20 classrooms and labs, faculty offices, and administrative offices. The building encompasses the entire parcel, with the exception of a small maintenance parking/ loading dock area located off of South Division Street. This site is connected to a college parking lot at 100 North Division Street via an elevated walkway.

2.5 Site #5 (Bates-Jackson Block)

This site is located to the immediate east of the ECC Burt Flickinger Athletic Center at the corner of Elm and South Division Streets. The block consists of five separate tax parcels totaling 1.59 acres and includes the 22,000 square foot, 5-story Gutman building located in the northwest corner, two privately owned parking lots, a vacant paved lot, and a privately owned mixed use building located in the southeast corner. The block is also bisected by Booth Alley, a city right-of-way, which runs east-west between Michigan Avenue and Elm Street. Combined, approximately 220 parking spaces used primarily by ECC students are available on this block.

The Gutman building (133 South Division) is a 5-story brick building constructed in 1909. It originally housed a clothing manufacturing facility. Currently, the building is largely unoccupied, though Bates Jackson, a printing company, and Gallagher Elevator still occupy portions of the structure. This parcel is approximately 0.12 acres and the building encompasses the entire parcel.

A privately owned, public parking lot (139 South Division) is located on the parcel located to the immediate east of the Gutman Building. The lot is approximately 0.68 acres.

A paved parking lot, vacant lot and mixed use building occupy the area south of Booth Alley (138, 158, and 162 Swan Street, respectively). The parking lot is 0.61 acres. The vacant parcel is 0.11 acres and likely serves as parking for 162 Swan Street. The two-story mixed use building at 162 Swan Street occupies a 0.07 acre lot. This building is currently unoccupied and the property owner is actively marketing this building for lease.

2.6 Site #6 (175 South Division Street)

This site is an approximately 1.35 acre surface parking lot under private ownership. The lot is leased to ECC for use as student parking and provides approximately 160 parking spaces. Site #5 (Bates Jackson Block) is located to the immediate west with residential uses to the east.

3.0 Alternative Sites Review

This section provides a discussion of the alternative site locations as they relate to the criteria used to further evaluate the suitability of each site for an academic building. This review provides the basis for the conclusions made regarding the suitability of each alternative site to house a new academic building evaluated in the Supplemental Report. Table 1 is provided at the end of this section which includes a summary of each site and the criterion evaluated.

3.1 Current Land Use

Sites that are vacant (preferably without buildings) or underutilized (e.g., surface parking lots) are preferential for urban infill projects because they are cost effective to develop (e.g., no demolition) and cause minimal disruption to existing uses that may house residences, commercial enterprises and/or other uses that provide employment and tax benefits for the community. Given the significant number of surface parking lots in the vicinity of the City Campus and the fact that these lots meet this "underutilized criteria" used in this review, several sites were identified as potentially accommodating a new academic building.

All of the sites, with the exception of Site #4 (45 Oak Street) and portions of Site #5 (Bates Jackson Block), meet the vacant or underutilized criterion described above. Site #4 is currently used by ECC for faculty and classroom space. Construction of a new academic building at this location would either involve adaptive reuse and expansion (i.e., at least one additional story) or demolition and new construction. In the case of adaptive reuse, a preliminary structural engineering review of as-built plans for the existing building indicate that it could not support one or more additional stories that would be needed to meet the total space requirements for the proposed academic building (i.e., 110,000 square feet). Therefore, adaptive reuse and expansion of the existing building would not be a viable option for the proposed academic building, leaving demolition and new construction as the only viable option at this site.

In the case of demolition and new construction, the existing use as ECC offices and classroom space would need to be temporarily housed elsewhere until construction is completed. Moreover, this existing office and classroom space would either need to be accommodated in the new on-site academic building, once completed, or permanently relocated to another site in proximity to the existing City Campus. This would add significant costs to the proposed project (i.e., demolition costs, off-site acquisition/development, etc.) and cause significant delays in the current schedule. Furthermore, this site would not have on-site parking available to accommodate a new academic building, although the at least some of the parking at Site #3 could be used. This scenario would require either underground parking beneath the new academic building or off-site parking (surface or structured), both of which would increase project costs significantly and cause significant schedule delays.

While technically meeting the definition of underutilized land, development on Site #2 (NFTA Turnaround Parcel) would be problematic as it currently serves as an important ancillary facility to the adjacent NFTA bus terminal. Development on this site could potentially cause significant disruption to the current operation at the bus terminal, and acquisition of the site from the State of New York is uncertain at best and could cause significant delays in the schedule. While the bus turnaround facility could arguably be relocated, the NFTA's willingness to relocate this facility to

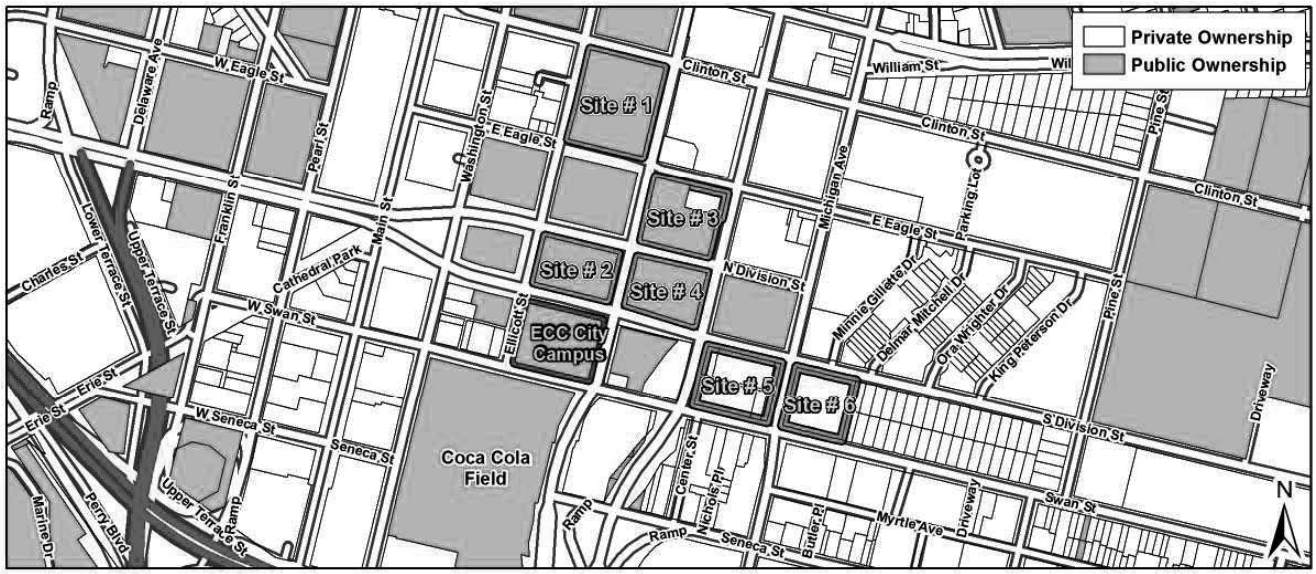
a nearby location combined with the process of identifying appropriate off-site locations to accommodate its operations and acquisition costs hampers the viability of this site as a location of a new academic building.

Site #5 (Bates Jackson Block) includes two buildings and Booth Alley, a city right-of-way. These buildings and the city right-of-way represent constraints to development of the proposed academic building on this block. While these constraints can be overcome through site and right-of-way acquisition, demolition, etc., such activities would increase project development costs and significantly impact the project schedule.

3.2 Current Ownership/Ease of Acquisition

In order to minimize costs and schedule delays, sites that are owned by Erie County would be preferable for development of the new academic building due primarily to cost factors (i.e., site acquisition). Therefore, County-owned sites are given a higher priority over other publicly- or privately-owned sites. Parcels owned by public entities generally (e.g., City of Buffalo, State of New York) are also preferred due to the possibility of lower acquisition costs, although protracted negotiations typically associated with private owner fee transactions are also common with publicly-owned sites. While not an insurmountable constraint, privately-owned sites are usually the most difficult and costly to obtain. Conversion from private to public ownership also eliminates the tax revenue currently available to taxing jurisdictions. A map of sites within public and private ownership is depicted below in Figure 2.

Figure 2: Property Ownership



Service Layer Credits:

The number of parcels that would have to be acquired to develop the project is also a critical aspect of this criterion. Single parcels with adequate area to develop the proposed academic building would receive high consideration. Sites that would require the acquisition of multiple parcels to satisfy space requirements would be less desirable.

Site # 4 (45 Oak Street) and Site #3 (100 North Division) would be the preferred parcels under this criterion. Site #4 is wholly owned by the County and already functions as office/classroom space for ECC. No transfers or additional land purchases would be necessary for construction of a new facility at this location, however, additional parking would likely need to be acquired to accommodate the additional student population (see Sections 3.1 and 3.8). Site #3 meets the minimum size criterion, although the County may need to acquire the small private parcel for ease of site development. Development of this site would result in a loss of parking currently used by Erie County Central Police Services, which would have to be provided elsewhere near the adjacent County Public Safety Building.

Site #2 (NFTA Turnaround Parcel) and Site #1 (201 Ellicott Street) are both owned by public entities: the State of New York and the City of Buffalo, respectively. Development on these parcels would require transfer to the County, a potentially lengthy process notwithstanding these public entities' willingness to participate in negotiations for transfer to the County. As indicated under Section 3.1 above, it is anticipated that the NFTA would not be interested in moving its turnaround facility to another nearby location, as it currently provides an important function for the adjacent bus terminal. The City-owned surface parking lot, Site #1, currently generates significant revenue that could lead to protracted negotiations regarding the terms of a property transfer and additional acquisition costs.

The remaining alternative sites are wholly under private ownership. The multiple parcels and owners that comprise Site #5 (Bates Jackson Block), in addition to the city right-of-way (Booth Alley) that bisects it, make that alternative the least desirable under this criterion. It is expected that costs associated with acquisition of sufficient land to construct the proposed academic building would be significant. While Site #6 (175 South Division Street) is owned by a single, private owner, acquisition of the property would add to the cost of the project and result in the loss of parking currently dedicated to ECC students.

3.3 Available Development Space

The proposed academic building is currently envisioned as a two-story structure consisting of approximately 55,000 square feet per story (110,000 square feet total). This design requires a minimum footprint of approximately 1.26 acres, without consideration for other features such as landscaping or other buffers. A building on a smaller lot would require additional stories to meet the requisite interior square footage needed for the project, and therefore, construction and material costs could increase significantly if additional stories (above two) are needed to accommodate the project.

While all of the potential alternative sites generally meet the available space criterion, Site #5 (Bates Jackson Block) would be the least desirable. Development on this site would require the acquisition of several parcels to provide sufficient land for development of the proposed academic building and require either demolition or adaptive reuse of the existing Gutman Building. Additionally, the block is bisected by Booth Alley, a city right-of-way, which would need to be officially abandoned/transferred, causing schedule delays and potential increased costs. Neither the north of south portion of this site alone meets the minimum requirement for a two-story building footprint.

The other issue for consideration as part of the alternative sites review is whether each site has

adequate space to provide on-site parking or whether an adequate supply of off-site parking exists to accommodate the faculty and students utilizing the proposed academic building. This is discussed in more detail in Section 3.8.

3.4 Zoning

The City of Buffalo's existing Euclidean-based zoning code, originally promulgated in 1953, is currently being updated and will result in a new form-based zoning code. This new code is referred to as the Unified Development Ordinance or "Green Code." The draft Green Code has been released by the City of Buffalo for public review and comment. While the existing zoning code is currently in effect, this zoning review also includes the provisions of the Green Code (unmodified from the current draft) that would apply if the project were to be developed after the new code is adopted and in effect. It is noted that the question regarding whether the proposed project would be subject to local zoning requirements given public ownership is not considered as part of this zoning review.

Table 1 provides a summary of the applicable existing zoning requirements for each alternative site. Figure 3 depicts the zoning designations under the existing code. Table 2 provides a summary of the applicable proposed zoning requirements (i.e., Green Code) for each alternative site. Figure 4 depicts the zoning designations under the draft Green Code.

As indicated in Table 1 below, schools and institutions are not permitted in areas zoned M1 Light Industrial under the existing zoning. Therefore, assuming the County were not exempt from local zoning, the existing zoning would not permit the proposed academic building as-of-right on County-owned Site #3 (100 North Division Street) and Site #4 (45 Oak Street) (Note: Existing educational facility would be nonconforming under the existing zoning), and portions of Site #5 (Bates Jackson Block) unless variances were obtained from the City's Zoning Board of Appeals. The proposed project would be permitted on Sites #1 and #6 with minimal limitations. Site #2 (NFTA Turnaround Parcel) which is owned by the State of New York, has no designation under the existing zoning code.

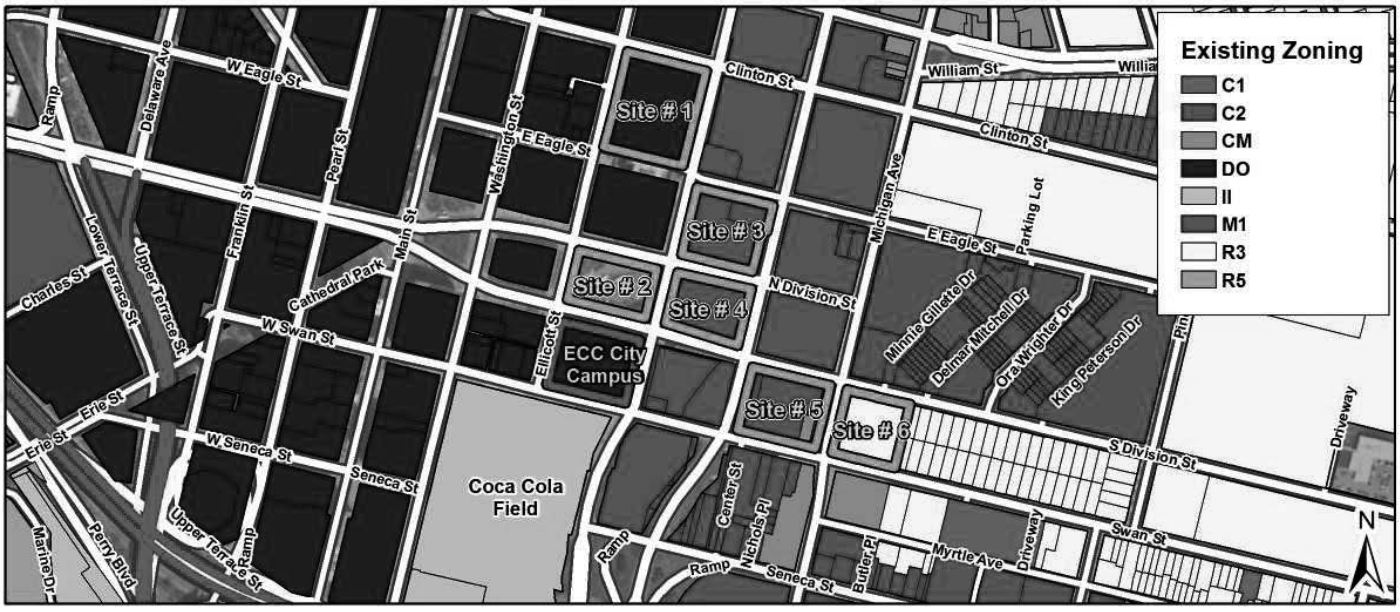
Table 1: Existing Zoning Requirements

Site ID	**Site #1** **201 Ellicott Street**	**Site #2** **NFTA Site**	**Site #3** **100 North Division St.**	**Site #4** **45 Oak St.**	**Site #5** **Bates Jackson Block**	**Site #6** **175 South Division St.**
Site Size (sq. ft.)	110,763	56,075	72,074	57,227	72,247	58,767
Zoning Regulations						
Existing Zoning Designation	DO Downtown Opportunity District	N/A	M1 Light Industrial District	M1 Light Industrial District	M1 Light Industrial District, CM Central Commercial District, C2 Community Business District	R3 Dwelling District

Table 1: Existing Zoning Requirements

Site ID	Site #1 201 Ellicott Street	Site #2 NFTA Site	Site #3 100 North Division St.	Site #4 45 Oak St.	Site #5 Bates Jackson Block	Site #6 175 South Division St.
Permitted Use	Res/Office/ Retail	N/A	Schools / Institutions prohibited	Schools / Institutions prohibited	Trade / industrial schools in CM/C2 No Schools / Institutions in M1	Schools / Institutions
Minimum Height	2 stories	N/A	N/A	N/A	N/A	
Maximum Height	N/A	N/A	Width of right-of-way	Width of right-of-way	Width of right-of-way	3 stories
Minimum Lot Size (Sq. Ft.)	N/A	N/A	N/A	N/A	--	4,000
Front Setback	0	N/A	0	0	--	20 (max.)
Side Setback	0	N/A	0	0	--	5 (min.)
Rear Setback	0	N/A	0	0	--	5 (min.)

Figure 3: Existing Zoning Districts



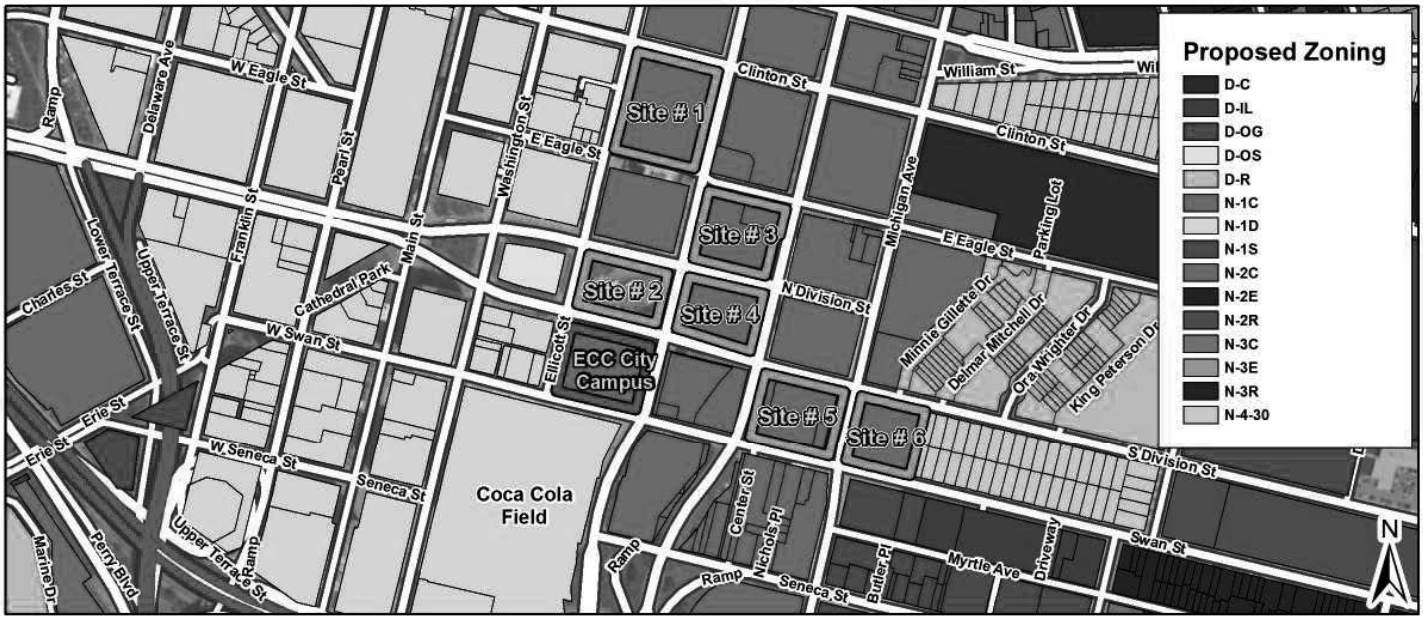
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

As indicated in Table 2 below, schools and institutions are permitted in areas zoned N-1C Mixed-Use Core. Therefore, assuming the County were not exempt from local zoning, the draft Green Code would permit the proposed academic building as-of-right on Site #1 (201 Ellicott Street), Site #3 (100 North Division Street), Site #4 (45 Oak Street), and Site #5 (Bates Jackson Block). The proposed project would not be permitted on Site #6 unless a variance was obtained from the City's Zoning Board of Appeals. Site #2 (NFTA Turnaround Parcel) which is owned by the State of New York, has no designation under the draft Green Code.

Table 2: Proposed Green Code Zoning Requirements

Site ID	Site #1 201 Ellicott Street	Site #2 NFTA Site	Site #3 100 North Division Street	Site #4 45 Oak St.	Site #5 Bates Jackson Block	Site #6 175 South Division
Site Size (Sq. ft.)	110,763	56,075	72,074	57,227	72,247	58,767
Zoning Regulations						
Proposed Zoning Designation	N-1C Mixed-Use Core	N/A	N-1C Mixed-Use Core	N-1C Mixed-Use Core	N-1C Mixed-Use Core	N-2C Mixed-Use Center
Permitted Use	Yes	N/A	Yes	Yes	Yes	No
Minimum Height	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Height	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size (Sq. Ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Front Setback	N/A	N/A	N/A	N/A	N/A	N/A
Side Setback	N/A	N/A	N/A	N/A	N/A	N/A
Rear Setback	N/A	N/A	N/A	N/A	N/A	N/A

Figure 4: Proposed Zoning Districts



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

3.5 Consistency with Municipal Plans

The City of Buffalo has completed several planning initiatives intended to guide future development patterns throughout the City. The *Queen City Hub: A Regional Action Plan for Downtown Buffalo* plan (the City's strategic plan for Downtown Buffalo) and the City's Comprehensive Plan (2006) served as the basis for developing the future land use plan, on which the draft Green Code is based. The development priorities and planning policies outlined in the Comprehensive Plan focus on reforming the city's secondary public education system, recognizing it as a major factor in attracting residents and supporting the new economy with a capable workforce. In addition, the Comprehensive Plan acknowledges that higher educational institutions support the City's emerging economy through job creation and workforce supply, in conjunction with manufacturing, government, health care, and banking. The Queen City Hub plan identifies Strategic Investment Areas, which include developing a new Downtown Education and Public Safety Campus around the ECC City Campus and the Buffalo and Erie County Public Library in support of downtown's role as a regional center.

The development priorities and planning policies identified in the City's plans informed the future land use plan and identification of future neighborhood and district zones. In the draft Green Code, the city has established a D-E Educational Campus district zone, which is intended to address educational campuses and multi-building sites that are centered on interconnected open space. These areas are intended to have higher density institutional uses with supporting land uses incorporated throughout. The D-E Educational Campus districts are located around the City's flagship four-year institutions, including D'Youville College, Buffalo State College, Canisius College, and the University at Buffalo. The City Campus or surrounding parcels, including the alternative sites referenced herein, are not designated D-E under the draft Green Code.

The alternative sites are designated as N1-C Mixed-Use Core (Sites #1, #3, #4, and #5) and N2-C Mixed-use Center (Site #6) zones under the draft Green Code. While institutional or educational uses are not precluded in N1-C zones, they are encouraged at higher densities and in planned development styles in areas designated for D-E Educational Campus. Given the Queen City Hub plan's identification of Strategic Investment Areas, which includes developing a new Downtown Education and Public Safety Campus centered around the City Campus and the Buffalo and Erie County Public Library, and other general statements in the City's municipal plans regarding the importance of educational institutions, the proposed academic building is consistent with the City's adopted municipal plans.

3.6 Proximity to Existing Facilities

The preferred location for a new academic building is adjacent or proximate to existing campus instructional buildings. This proximity provides for a cohesive campus network and minimizes the travel time between classes for students. Student schedules at ECC typically provide for a 10 minute break between classes. If instructional buildings are sited a significant distance from each other, travel time to and from classes (within the 10 minute break between classes) could be extended, particularly during times of inclement weather.

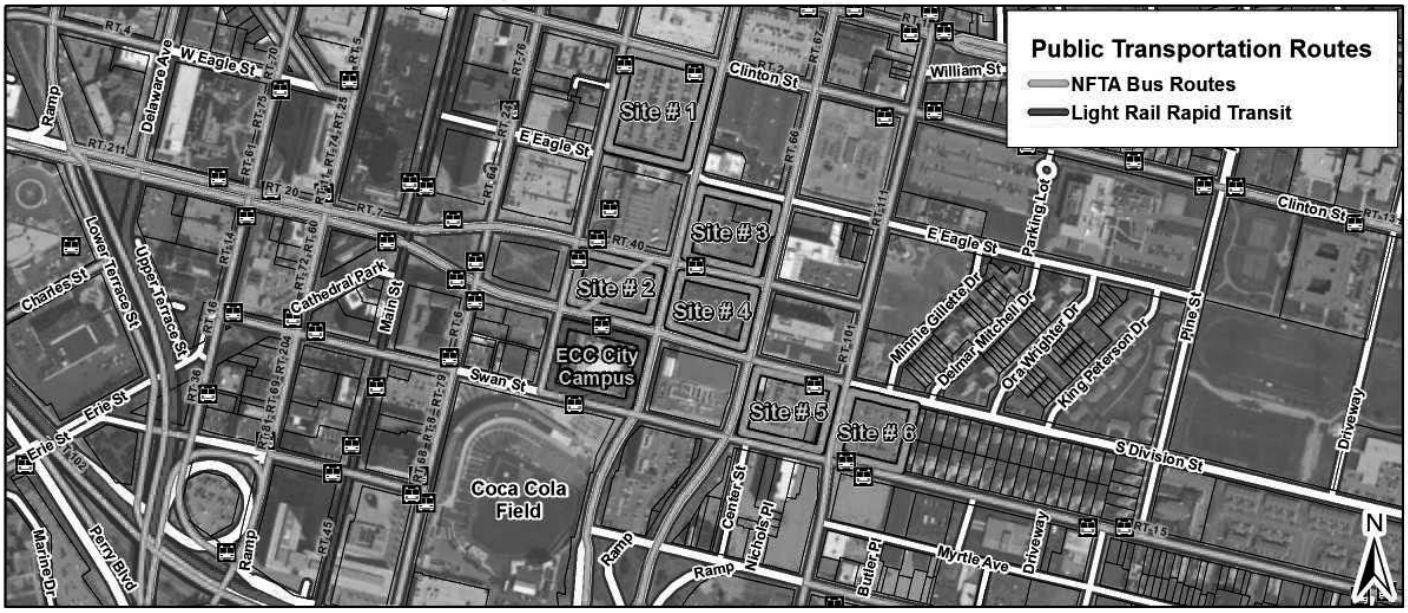
All six alternative sites are within a three block radius of the City Campus building. However,

walking time from the farthest points of Site #1 (201 Ellicott Street) and Site #6 (175 South Division Street) is approximately 5 minutes, without taking into account navigating through a building to get to class, vehicular traffic, or inclement weather. Site #1 is approximately 700 feet away and Site #6 is approximately 800 feet away from the main City Campus building. Therefore, these two sites are less optimal from a walking distance perspective but would nevertheless meet this criterion. The other sites (#2, #3, #4 and #5) are closer to the main City Campus building (with distances ranging from 85 feet at Site #2 to 450 feet at Site #5) and therefore are more desirable from a walking distance perspective. These sites would therefore also meet this criterion.

3.7 Availability of Public Transportation

All six sites are serviced by at least one transit route including one or more bus stops. From a review of the mapped routes depicted on Figure 5, Sites #1 (201 Ellicott Street) and Site #2 (NFTA Turnaround Parcel) appear to have the greatest exposure to the transit system, whereas Site #5 (Bates Jackson Block) and Site #6 (175 Ellicott Street) appear to have the least. The Light Rail Rapid Transit System, located along Main Street, is also proximate to the main City Campus building and provides additional opportunities for public transit use.

Figure 5: Public Transportation Routes



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

3.8 Parking Considerations

It is estimated that approximately 300 parking spaces could be needed to accommodate peak midday building population demand (not including spaces lost for snow storage, program shifts between campuses, or enrollment increases). This is based on the number of students and faculty utilizing the proposed academic building, the percentage of students driving to school (based on Student Survey from 2003 indicating that 55% to 60% of students drive to school). It is

anticipated these parking spaces needed to serve the proposed project would either be built in the form of a parking structure or surface lot (none of the six sites could fully accommodate enough on-site surface parking needed to support the facility) or accommodated within an existing parking facility or facilities resulting in a displacement of 300 spaces currently being used by others.

Sites #1, #3, #5, and #6 currently provide substantial public parking. At the time of review each of the sites appeared to have a utilization of 75% or more. Approximate parking capacities at these sites are as follows:

- Site #1 (201 Ellicott Street) – Surface lot, estimated parking capacity of 375 spaces
- Site #2 (NFTA Turnaround Parcel) – Surface lot, estimated parking capacity of 45 spaces
- Site #3 (100 North Division Street) – Surface lot, estimated parking capacity of 240 spaces
- Site #5 (Bates Jackson Block) – Surface lot, estimated parking capacity of 220 spaces.
- Site #6 (175 South Division Street) – Surface lot, estimated parking capacity of 160 spaces

Given that the students and faculty utilizing the proposed academic building will generate additional demand for parking in the area and the space constraints associated with each of the six sites, on-site structured parking (or a combination of structured and surface parking at Site #1) may be necessary. If existing off-site parking were utilized, existing parking would be displaced and would need to be accommodated at other location(s). In general, the need to provide parking is likely to significantly increase the cost of the overall project.

3.9 Traffic/Pedestrian Considerations

The six potential sites are located within one to three blocks of the City Campus. The street network surrounding these sites is a combination of Principal and Minor Arterials as well as Major Collectors. The network serves a range of daily traffic volumes, from a few thousand on the Major Collectors to upward of 16,000 on the Principal Arterials. Access to the I-190 and the expressway system is provided by on-ramps at Oak Street and a combination of off-ramps at Seneca Street and Elm Street.

The proposed project will increase traffic on the surrounding street network. Trip generation estimates for morning and evening commuter peak periods were developed from student/faculty/staff population and parking needs for the proposed academic building. Based on discussions with ECC, it is estimated that the peak student population associated with the proposed academic building would be approximately 500 with an additional 20 faculty/staff. And as noted above, parking need is estimated at 300 spaces to accommodate peak midday building population demand.

Project-related trip generation estimates, for the weekday morning and evening commuter peak hour period associated with a central business district (CBD), were developed based on the following data:

- Time of day distribution of parking demand for a Junior/Community College documented

in the Institute of Transportation Engineers Parking Generation Manual, 4th edition.
- Anticipated peak student population.
- Student Survey for the City Campus on modes of travel from 2003.

Trip generation estimation calculations are contained as an attachment to this report with results summarized as follows:

- The morning commuter peak hour period for the CBD was assumed to occur from 7:00 to 8:00 AM. For this time period, total estimated trips are 210 vehicles/hour (200 enter and 10 exit).
- The evening commuter peak hour period for the CBD was assumed to occur from 5:00 to 6:00 PM. For this time period, total estimated trips are 50 vehicles/hour (30 enter and 20 exit).

The specific impacts from increased traffic on the transportation network, such as at prominent intersections and new parking lot access points, would need to be determined once a specific site is chosen and preliminary site design is advanced.

In addition to increased traffic, the additional student population is expected to result in an increase in pedestrian crossing activity. It is noted that Sites #1, #3, #5 and #6 are moderately removed from the City Campus by two to three blocks. This disconnect is not a favorable condition for pedestrians as it requires them to cross multiple intersections between the two buildings, particularly along North and South Division Streets and the Elm-Oak arterial.

Several of the sites are bounded by one or more streets classified as a Principal Arterial, which depending on building orientation and parking facility locations, may need to be crossed by pedestrians. This type of street is built to facilitate relatively high volumes of traffic. However, most of the intersections that may be used by City Campus students include some form of pedestrian accommodation (crosswalks and/or pedestrian signals). The exception is Michigan Avenue and South Division Street where neither crosswalks nor pedestrian signals were identified. Mitigation measures such as traffic calming and improved pedestrian accommodations, particularly along North and South Division Streets and the Elm-Oak arterial, would be desirable to improve pedestrian safety for any of the six alternative sites included in this review.

3.10 Environmental Considerations

Given the location of the six alternative sites in the downtown portion of the City and past uses that could have contributed to environmental contamination, a Phase I Environmental Site Assessment would be appropriate prior to moving forward with development at any of the six sites. Contamination, ranging from residual to major, may be possible on one or more of these sites and would be determined through a Phase II Environmental Site Assessment. There is also an increased likelihood that these sites contain fill material that would have to be removed and transported off-site for disposal prior to construction. In these instances, clean fill would also likely need to be transported to the site to facilitate construction.

Based on a review of existing databases and given the urban nature of the six sites, no significant

natural resources would be impacted by development of a proposed academic building. All of the sites are located in an area of archeological sensitivity and therefore a Phase 1A/1B archeological survey would likely be required by the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") prior to construction to determine the presence or absence of cultural resources. In addition, given the proximity of the six sites to historic architectural resources (e.g., the main City Campus building is listed on the National Register of Historic Places), the design of the proposed academic building would likely require review by the OPRHP to obtain its opinion regarding its potential impact on visual and historic architectural resources.

Site #5 includes the Gutman Building, constructed in 1909 and eligible for listing on the National Register of Historic Places. This building would either need to be demolished, in order to assemble enough land to accommodate the proposed academic building, or somehow reused and incorporated into the design of a large facility. . Adaptive reuse of the building could add substantially to the cost of the project. In either case, the proposed action would need to be reviewed by the OPRHP to determine the projects potential effect on cultural resources.

3.11 Cost Considerations

Funding for development of the proposed academic building is being provided by the State of New York ($15 million), Erie County ($7.5 million) and ECC ($7.5 million). This allocation was based on a building to be located on the North Campus: a two-story building of approximately 55,000 square feet per floor built on vacant land already owned by the County. The allocation assumed that additional parking would not be required as the North Campus has sufficient parking available to accommodate the proposed project.

As discussed in this alternative sites review, placement of a facility in Downtown Buffalo proximate to the City Campus would involve additional costs above and beyond funds allocated for a building at the North Campus (e.g., site acquisition costs for sites not owned by the County, building demolition for improved sites, additional stories for smaller sites, surface and/or structured parking costs, replacement costs).

In addition to increased project costs, which would exceed the funding allocated for the project, tax revenue associated with privately owned sites (Site #5 and #6) would no longer available to taxing jurisdictions as the land developed for the project would be tax exempt. Another consideration is lost parking revenue, in particular associated with Site #1 which is owned and operated by the City of Buffalo.

3.12 Project Schedule

The project schedule would be affected significantly if one of these sites is chosen for the proposed academic building. This is due to a number of factors including, but not limited to, site acquisition, demolition, site design, provisions for structured and/or surface parking, replacement of existing facilities displaced by the project, and environmental considerations. In addition, since the funding for the proposed academic building has already been authorized for the North Campus, funding would have to be reauthorized causing additional schedule delays.

3.13 Synergy with Existing Programs

Development of the proposed academic building on any one of the six alternative sites would have synergistic impacts due to the lack of STEM-related programs at the City Campus. The building is currently envisioned to largely house laboratories, which serve as ancillary space for particular classes held in instructional spaces elsewhere on campus. At least some of the existing STEM-related programs already housed at the North Campus would need to be shifted to the City Campus in order to keep the instructional space proximate to the ancillary program space. This could also have an unintended effect on the North Campus facilities (e.g., lower utilization of existing academic buildings) and student enrollment (e.g., further shift of students to Niagara County Community College). Modifying the intended use of the proposed academic building is not considered in this review, as ECC has expressed a desire to develop and support its STEM programs.

3.14 Consistency with ECC Mission and Strategic Plan

The mission of ECC is to meet the needs of a diverse student body and contribute to regional economic vitality by providing excellent, flexible, affordable and accessible educational programs in a multi-campus environment committed to continuous improvement. In order to carry out this mission, ECC will need to continue to invest in and improve the three campuses that allow the college to serve a student population situated within a large geographic area.

In its most recent Strategic Plan (2012-2014), ECC laid out several strategic initiatives to continue to grow and foster the college's mission and vision. One of these initiatives was the modernization of the North Campus, including construction of a new building (at the time referred to as the "Center for Academic Excellence"). Another initiative was to examine opportunities to streamline, combine, and consolidate resources in order to increase effectiveness while continuing to be responsive to the college community. The Strategic Plan also included recommendations to develop and enhance niche programs that are responsive to market needs and priorities.

Placement of the proposed academic building at the City Campus would be inconsistent with the college's Strategic Plan. Limiting investment to a single campus would likely decrease the attractiveness of the other campuses and ultimately inhibit the college from achieving its mission. A new academic building has been proposed at the North Campus to meet a critical need to modernize an aging facility and make it more attractive to potential students.

4.0 Conclusion

Six (6) alternative sites in proximity to the main ECC City Campus building in Downtown Buffalo were reviewed against several criteria to determine their potential to accommodate a new academic building of a similar size and scale proposed by Erie County and ECC. Based on this review, it can be concluded that all of the sites could potentially accommodate a new academic building in some capacity. However, locating the Proposed Academic Building on any of the six sites has numerous obstacles that would have a significant impact on the overall cost and schedule for the project, as it is currently envisioned.

A significant consideration is the effect that shifting the project away from the North Campus would have on ECC's mission and strategic plan. In an effort to effectively and efficiently serve a large geographic area, ECC has committed to a three campus system. In furtherance of this mission, ECC has committed to invest in improving and upgrading all of the campuses. Focusing all investment opportunities on a single campus would be detrimental to the other campuses and counterproductive to the school's mission and commitment to maintaining the three campus system. The cost of the proposed project if one of the downtown sites reviewed was pursued would also be a significant concern. The added costs related to development at one of these downtown sites would likely exceed the funding currently authorized for construction of the proposed project. In addition, the State's funding share for the project, $15 million, has been earmarked for an academic building at the North Campus. Finally, the myriad issues surrounding the construction of the building on a downtown site would likely extend the construction schedule beyond the target opening date of Fall,2017, thereby further increasing building cost.

The proposed academic building would provide ancillary space to support the STEM programs, both existing and planned, at North Campus. However, it should be noted that ECC is also currently exploring numerous opportunities to improve and expand educational opportunities at the City Campus. These opportunities include focusing its nursing program in a new facility near the Buffalo Niagara Medical Campus and partnering in the development of a Regional Workforce Training Center in Downtown Buffalo.

In summary the review of alternative downtown sites did not uncover any significant finding that outweighed the many positive attributes of locating the building at the preferred site on the ECC North Campus. The College's goals and long range strategy to improve program/space needs espoused in both the College's Strategic Plan and aforementioned JMZ report are best met by utilizing the North Campus location.

Table 3: Site Location Criteria Comparison Summary

Resource/Issue	Site #1 (201 Ellicott Street)	Site #2 (NFTA Turnaround Parcel)	Site #3 (100 North Division Street)	Site #4 (45 Oak Street)	Site #5 (Bates-Jackson Block)	Site #6 (175 South Division Street)
Current Use (Section 3.1)	City of Buffalo-owned surface parking lot. Used for monthly parking and parking for the Hotel Lafayette.	Turn around, and staging for NFTA buses and vehicles	Parking for ECC, Central Police Services, and Allentown Industries	Office and instructional space for City Campus	Five story building in the NW corner, two-story commercial building in SE corner, privately owned public parking. Block is bisected by Booth Alley, a city-owned right-of-way	Privately owned parking lot used for ECC student and event parking.
Current Ownership/Ease of Acquisition (Section 3.2)	The land is owned by the City of Buffalo. Although the land is publicly owned, acquisition and transfer of the site may be difficult and cause project delays.	The land is owned by the State of New York. Although the land is publicly owned, acquisition and transfer of the site may be difficult and cause project delays.	The majority of the land is currently owned by Erie County. Small parcel in the northwest corner is privately owned. While sufficient land exists within the County-owned portion of the site to build a structure, the private parcel may need to be acquired for setbacks and to allow for an optimal site design.	Building currently owned by ECC. No issues relating to acquisition	The land consists of five privately owned tax parcels held by three different owners. Acquisition of sufficient space to place building would likely be costly and cause project delays. Booth Alley would also have to be abandoned by and acquired from the City.	The land is privately owned and leased to ECC for student parking. Acquisition of private land can be costly and cause project delays.
Available Development Space (Section 3.3)	2.5 acres	1.3 acres	County parcel: 1.3 acres Private parcel: 0.3 acres	1.3 acres	1.59 acres combined 133 South Division: 0.12 acres 139 South Division: 0.68 acres 138 Swan: 0.61 acres 158 Swan: 0.11 acres 162 Swan: 0.07 acres Total area north of Booth Alley: 0.80 acres Total area south of Booth Alley: 0.79 acres	1.35 acres
Zoning (Section 3.4)	Existing: DO Downtown Opportunity. Educational/Institutional uses permitted Proposed: N-1C. Educational/Institutional uses permitted	N/A. No zoning designations under existing or proposed zoning	Existing: M1. Educational/Institutional uses not permitted Proposed: N-1C. Educational/Institutional uses permitted	Existing: M1. Educational/Institutional uses not permitted Proposed: N-1C. Educational/Institutional uses permitted	Existing: M1, CM, C2. Educational/Institutional uses not permitted in M1. CM and C2 zones permit trade/industrial schools Proposed: N-1C. Educational/Institutional uses permitted	Existing: R3. Educational/Institutional uses permitted Proposed: N-2C. Educational/Institutional uses not permitted
Consistency with Municipal Plans (Section 3.5)	Generally consistent	Generally consistent	Generally consistent	Generally consistent	Generally consistent	Generally consistent
Proximity to Existing ECC Facilities (Section 3.6)	Approximately 620 feet to the City Campus building	Adjacent. Approximately 85 feet to City Campus building	Approximately 360 feet to City Campus building	Existing ECC facility. Approximately 120 feet to City Campus building	Approximately 430 feet to the City Campus building	Approximately 800 feet to the City Campus building
Public Transportation Availability (Section 3.7)	Yes	Yes	Yes	Yes	Yes	Yes

Table 3: Site Location Criteria Comparison Summary

Resource/Issue	Site #1 (201 Ellicott Street)	Site #2 (NFTA Turnaround Parcel)	Site #3 (100 North Division Street)	Site #4 (45 Oak Street)	Site #5 (Bates-Jackson Block)	Site #6 (175 South Division Street)
Parking Considerations (Section 3.8)	Approximately 375 spaces. City of Buffalo owned parking lot. Used for monthly parking and parking for the Hotel Lafayette. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.	45 spaces. Permit only parking for NFTA employees. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.	Approximately 180 spaces used by ECC and the Erie County Central Police Services and an additional 50 spaces on the NYSARC parcel. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.	Several spaces used by building staff. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.	Approximately 220 public parking spaces primarily used by ECC students. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.	Approximately 160 spaces leased to ECC for student parking. Provisions for parking to accommodate the proposed academic building on or off site would need to occur.
Traffic/ Pedestrian (Section 3.9)	Traffic: All sites would result in similar traffic impacts. Pedestrian: Requires three road crossings to reach the main City Campus	Traffic: All sites would result in similar traffic impacts. Pedestrian: Requires single road crossing to reach the main City Campus building	Traffic: All sites would result in similar traffic impacts. Pedestrian: If left in place, elevated walkway provides unobstructed access to 45 Oak. Access to main City Campus building would require three road crossings.	Traffic: All sites would result in similar traffic impacts. Pedestrian: Access to main City Campus building requires two road crossings.	Traffic: All sites would result in similar traffic impacts. Pedestrian: Directly across from Flickinger Center. Access to main City Campus building would require crossing Elm and Oak St, busy commuter arterials.	Traffic: All sites would result in similar traffic impacts. Pedestrian: Access to the main City Campus building would require crossing three busy arterials, including Michigan Avenue which does not currently have a crosswalk or pedestrian signals.
Environmental Concerns (Section 3.10)	Given past historical uses, site should be evaluated for contamination and fill material. Area of archeological sensitivity and historical sites that will require consultation with OPRHP. Phase 1A/1B survey likely required.	Given past historical uses, site should be evaluated for contamination and fill material. Area of archeological sensitivity and historical sites that will require consultation with OPRHP. Phase 1A/1B survey likely required.	Given past historical uses, site should be evaluated for contamination and fill material. Area of archeological sensitivity and historical sites that will require consultation with OPRHP. Phase 1A/1B survey likely required.	Building should be evaluated for the presence of hazardous materials given its past use. This can be accomplished through a Phase I Environmental Site Assessment.	Given past historical uses, site should be evaluated for contamination and fill material. Area of archeological sensitivity and historical sites that will require consultation with OPRHP. Phase 1A/1B survey likely required. Gutman Building will need to be evaluated by OPRHP for historical value as a site eligible for listing on the National Register.	Given past historical uses, site should be evaluated for contamination and fill material. Area of archeological sensitivity and historical sites that will require consultation with OPRHP. Phase 1A/1B survey likely required.
Cost Considerations (Section 3.11)	Unfunded acquisition costs and provisions for parking to accommodate the proposed academic building on or off site would need to occur. Also,necessary to replace displaced parking and to accommodate new student traffic.	Unfunded acquisition costs and provisions and provisions for parking to accommodate the proposed academic building on or off site would need to occur. Also, necessary to replace displaced parking and to accommodate new student traffic.	Unfunded acquisition costs if small parcel in northeast corner of block is necessary. Provisions for on or off site parking to accommodate the proposed academic building would need to occur. Also, necessary to replace displaced parking and to accommodate new student traffic.	Demolition of existing building will be required since it is not structurally capable of supporting vertical addition. Provisions for on or off site parking to accommodate the proposed academic building would need to occur. Also, necessary to replace displaced parking and to accommodate new student traffic.	Acquisition of land from multiple parties, demolition/ reuse of existing building. Provisions for on or off site parking needs to accommodate the proposed academic building would need to occur. Also, necessary to replace displaced parking and to accommodate new student traffic.	Unfunded acquisition costs and provisions for on or off site parking to accommodate the proposed academic building would need to occur. Also, necessary to replace displaced parking and to accommodate new student traffic.

Table 3: Site Location Criteria Comparison Summary

Resource/Issue	Site #1 (201 Ellicott Street)	Site #2 (NFTA Turnaround Parcel)	Site #3 (100 North Division Street)	Site #4 (45 Oak Street)	Site #5 (Bates-Jackson Block)	Site #6 (175 South Division Street)
Project Schedule (Section 3.12)	Design contingent on acquisition of property. Significant delays possible. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.	Design contingent on acquisition of property. Significant delays possible. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.	Property held by the County. Design could begin immediately. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.	Property held by the County. Design could begin immediately. Additional construction time needed for demolition of existing building. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.	Design contingent on acquisition of property. Significant delays possible. Additional construction time needed if demolition of existing building is required. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.	Design contingent on acquisition of property. Significant delays possible. Current funding targeted for North Campus development. Reauthorization of funding will lead to delays.
Synergy with Existing Class Availability (Section 3.13)	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.	Placement of STEM laboratories at City Campus that serve an ancillary function for existing instructional space located at North Campus increases inefficiencies in both scheduling and student travel.
Consistency with ECC Mission and Strategic Plan (Section 3.14)	No	No	No	No	No	No

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

February 6, 2014

Honorable Steven J. Walters
Supervisor, Town of Hamburg
6100 South Park Avenue
Hamburg, NY 14075

Re: Proposed Academic Building
Erie Community College North Campus
6205 Main Street
Amherst, NY 14221

Dear Supervisor Walters:

Erie County is proposing to construct a new instructional building on the grounds of the existing Erie Community College North Campus in Amherst, New York. The Project would involve the construction of an approximately 110,000-gross-square-foot (gsf) building to house certain of the college's Science, Technology, Engineering, and Math (STEM) and Health Science programs, and would include classrooms, laboratories, ancillary space. Minor site improvements and landscaping are also planned. The proposed building would be located within an approximately 4±-acre portion of the 116± -acre North Campus off Youngs Road. This location is currently maintained as green space and includes concrete walkways that provide pedestrian connections to existing campus facilities.

The Project would be conducted in two phases with construction beginning in January 2015. The first phase would be approximately 55,000 gsf and would primarily house Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. Construction of the second phase is estimated to commence in 2019 when additional funding is secured and would include an additional 55,000 gsf of space for various respiratory care, nursing, mathematics, and physics programs as well as support space.

Erie County, acting through the Department of Environment and Planning (DEP), intends to serve as lead agency for review and coordination purposes pursuant to Part 617.6(b) of the New York State Environmental Quality Review Act (SEQR). DEP has classified the undertaking as a

Type I action for the purposes of this SEQR review. You are receiving this notice due to your agency's role as a potentially involved agency. A completed Part 1 of the Full Environmental Assessment Form, which includes a Section F – Additional Information attachment, a list of potentially involved and interested agencies, a site location exhibit, and conceptual site plan drawings, are enclosed for your information and review. The enclosed information is also being provided as a courtesy to "interested" agencies which do not have discretionary decisions and do not participate in the coordinated review.

All potentially involved agencies are encouraged to inform this office of their concurrence with Erie County acting as the SEQR lead agency by March 10, 2014 and describe its likely jurisdiction over the Project. It would also be appreciated if your response would articulate any issues or impacts that should be considered in the SEQR review.

Any agency that does not concur with Erie County acting as SEQR lead agency must provide me with a written response to that effect no later than 4:00 pm on March 10, 2014.

Please note that failure to respond by the above date will be an indication that your agency has no interest in the choice of lead agency and has no comments on the action at this time.

In the event you have any questions concerning this matter, please contact Erie County Deputy Commissioner of Planning and Economic Development, Thomas J. Dearing, at 716-858-7256 or Thomas.Dearing@Erie.gov.

Very truly yours,

Maria R. Whyte

MARIA R. WHYTE
Commissioner

Enclosures

Cc: William Reuter

Erie Community College

Proposed Academic Building
6025 Main Street
Town of Amherst, Erie County, New York
2/5/14

Potentially Involved Agencies

Ms. Ruth Pierpont, Deputy Commissioner/ Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island Resource Center
PO Box 189
Waterford, NY 12188-0189

David Denk, Regional Permit Administrator
New York State Department of Environmental Conservation
Region 9
270 Michigan Avenue
Buffalo, NY 14203

Jack D. Homkow, Director
Office of Environmental Affairs
Dormitory Authority State of New York
One Penn Plaza, 52nd Floor
New York, NY 10119-0098

Gale R. Burstein, MD, MPH, FAAP, Commissioner
Erie County Department of Health
Edward A. Rath County Office Building
95 Franklin Street, 9th Floor
Buffalo, NY 14202

Robert Gaylord, Executive Director
Erie County Water Authority
350 Ellicott Square Building
295 Main Street
Buffalo, NY 14203-2494

John Loffredo, P.E. , Commissioner
Erie County Department of Public Works
95 Franklin Street, 14th Floor
Buffalo, New York 14202

Honorable John Mills
Chairman, Erie County Legislature
92 Franklin Street – 4th Floor
Buffalo, New York 14202

Steve Boyd, Chairperson
Erie Community College, Board of Trustees
c/o William Reuter
ECC City Campus
121 Ellicott, Room 160
Buffalo, NY 14203

Brian Armstrong
Assistant Municipal Engineer
Town of Amherst Engineering Department
1100 North Forest Road
Williamsville, NY 14221

Potentially Interested Agencies

Chancellor Nancy L. Zimpher, Ph.D
The State University of New York
State University Plaza
353 Broadway
Albany, NY 12246

Honorable Barry A. Weinstein
Supervisor, Town of Amherst
5583 Main Street
Williamsville, NY 14221

Thomas Ketchum, Commissioner
Town of Amherst Building Department
5583 Main Street
Williamsville, NY 14221

Eric Gillert, AICP
Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

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Director, Public Transit
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181 Ellicott Street
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Niagara Frontier Transportation Authority
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Erie Community College
Proposed Academic Building
6025 Main Street
Town of Amherst, Erie County, New York
2/5/14

Kenneth Adams
President & CEO and Commissioner
Empire State Development
633 Third Avenue
New York City, New York 10017

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Office of Higher Education
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City of Buffalo, Common Council
1315 City Hall
Buffalo, NY 14202

Honorable Byron W. Brown
Mayor, City of Buffalo
201 City Hall
Buffalo, NY 14202

Brian J. Kulpa
Mayor
Village of Williamsville
5565 Main Street
Williamsville, NY 14221

Honorable Patrick J. Keem
Supervisor, Town of Orchard Park
4295 South Buffalo Road
Orchard Park, NY 14127

Honorable Steven J. Walters
Supervisor, Town of Hamburg
6100 South Park Avenue
Hamburg, NY 14075

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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Erie Community College Science, Technology, Engineering, and Math ("STEM") Building		
Project Location (describe, and attach a general location map): Erie Community College North Campus, 6205 Main Street, Amherst, NY		
Brief Description of Proposed Action (include purpose or need): Erie Community College is proposing to construct a new instructional building on the grounds of the existing Erie Community College North Campus in Amherst, NY. The approximately 110,000-gross-square-foot (gsf) building is needed to house the college's Science, Technology, Engineering, and Math ("STEM") program, and would include classrooms, labs, ancillary space, and new sidewalks. The proposed building would be located within an approximately 4+/- acre portion of the 116.6-acre North Campus property. This location is currently maintained as green space and pedestrian walkways. The project would likely be conducted in two phases, dependent on the availability of funding. Initially, the STEM Building will primarily house Biology, Chemistry, Engineering Science, and other science related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. Please see Section F for a detailed purpose and need discussion.		
Name of Applicant/Sponsor: Erie County	Telephone: E-Mail:	
Address: 95 Franklin Street		
City/PO: Buffalo	State: NY	Zip Code: 14202
Project Contact (if not same as sponsor; give name and title/role): Thomas Dearing, Deputy Commissioner, Erie County Dept. of Environment and Planning	Telephone: 716-858-7256 E-Mail: thomas.dearing@erie.gov	
Address: 95 Franklin Street		
City/PO: Buffalo	State: New York	Zip Code: 14202
Property Owner (if not same as sponsor): Erie Community College c/o William D. Reuter; Chief Administrative & Financial Officer	Telephone: 716-851-1700 E-Mail: reuter@ecc.edu	
Address: 121 Ellicott Street		
City/PO: Buffalo	State: New York	Zip Code: 14203

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☐Yes☑No		
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Erie Community College Board of Trustees, Town of Amherst Engineering Department	2014 (SEE SECTION F FOR MORE DETAILS)
e. County agencies ☑Yes☐No	Department of Public Works, Department of Health, Erie County Water Authority, Erie County Legislature	2014
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	Dormitory Authority State of New York, New York State Department of Environmental Conservation	Expenditure of bond proceeds and undertaking - 2014
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

If Yes,

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Community Facilities (CF)

b. Is the use permitted or allowed by a special or conditional use permit? SEE SECTION F ☑ 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? Williamsville

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

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

d. What parks serve the project site?
Recreational facilities are located on the campus

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)? Community facility - educational building

b. a. Total acreage of the site of the proposed action? 4 acres
b. Total acreage to be physically disturbed? 1.5 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 116.6 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 20 Units: gross square feet

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) Jan month 2015 year
- Anticipated completion date of final phase Dec month 2020 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Timing of the second phase is dependent on the availability of funding. See Section F for additional details.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 25 height; 280 width; and 196 length

iii. Approximate extent of building space to be heated or cooled: 110,000 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? Building foundation

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

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

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Material to be excavated include topsoil and subsoil. Topsoil material may be used on site for grading and restoration purposes. Subsoil will be used offsite as clean fill material.

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No
If yes, describe. If site conditions are such that dewatering is required, appropriate Best Management Practices (BMPs) will be implemented to prevent offsite sedimentation transport.

v. What is the total area to be dredged or excavated? 1.5 +/- acres

vi. What is the maximum area to be worked at any one time? 1.5 +/- 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:
Upon completion of construction, the area surrounding the proposed building will be restored, seeded, and maintained as mowed lawn.

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: 12,500 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: Erie County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 12,500 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, laboratory liquid waste

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

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Facility #16
- Name of district: Amherst Sewer District #16
- 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: _____

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):

N/A

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

N/A

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 1.5+/- acres (impervious surface)

_____ Square feet or 116.6 acres (parcel size)

ii. Describe types of new point sources. no new point sources are proposed

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)?

Stormwater runoff from storm events will be managed on site utilizing subsurface stormwater detention structures to capture building runoff prior to discharging to dry wells.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ 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)

N/A

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

Portable power generators

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

Heating, Backup power generation, laboratory exhaust fans

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

If Yes:

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

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

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing 2,435 Proposed 0 Net increase/decrease 0

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

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

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? See Section F for additional details ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

i. During Construction:

- Monday - Friday: 7:00 am - 6:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7:00 am - 6:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

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

Describe:

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Exterior lighting will be consistent with the current lighting on the campus

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

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

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

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

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

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): community facilities

ii. If mix of uses, generally describe:

Land around the campus generally consists of office buildings, small manufacturing operations, and residential neighborhoods

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.5 +/-	+ 1.2 +/-
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Mowed lawn	3.7	2.5 +/-	-1.2 +/-

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:

E.C.C North Campus operates a child-care facility for students, staff, and faculty

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:

ECC is registered as a small-quantity generator of hazardous waste. It is licensed to generate as much as 2,000 lbs of up to seven different waste types including lead, arsenic, and ignitable hazardous wastes.

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): See Section F

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2-4 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:

Wassaic Silt Loam	100 %
	%
	%

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

e. Drainage status of project site soils:

☑	Well Drained:	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: _____

m. Identify the predominant wildlife species that occupy or use the project site:
gray squirrel, various bird species

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ 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:
- 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? ☐ Yes ☑ No

Consultation with NYSDEC Natural Heritage Program indicated no state-listed species or significant natural communities occur in proximity to the site. Consultation with the USFWS identified one species proposed to be listed as endangered, the Northern Long-Eared Bat (Myotis septentrionalis), has the potential to occur at the project site. However, no suitable habitat is found in proximity to the site, therefore the project would not affect this species.

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? ☐ Yes ☑ No

Based on consultation with the Natural Heritage Program, no rare or special concern species occur within the site

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☑ 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: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

ii. Is the activity consistent with development restrictions contained in 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 Erie County, acting through the Erie County Department of Environment and Planning Date 2/5/14

Signature Maria R. Whyte Title Commissioner

PRINT FORM

Full Environmental Assessment Form
Proposed Science, Technology, Engineering and Math (STEM) Building
Erie Community College North Campus
Amherst, NY

Section F. Additional Information

A. Project Purpose and Need

Erie County is proposing to construct a new instructional building on the grounds of the existing Erie Community College North Campus in Amherst, New York. More specifically, the proposed Project would involve the construction of an approximately 110,000-gross-square-foot ("gsf") building that is needed to house the college's Science, Technology, Engineering, and Math ('STEM') and Health Science programs, and would include classrooms, laboratories, ancillary space and new sidewalks. The proposed building would be located within an approximately 4±-acre portion of the 116.6-acre North Campus property. This location is currently maintained as green space and pedestrian walkways.

The proposed Project would likely be conducted in two phases, dependent on the availability of funding. The first phase of the proposed STEM Building would be approximately 55,000 gsf and would primarily house Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include smart classrooms, computer labs, and meeting spaces. The second phase would include square footage for various respiratory care, nursing, mathematics, physics, and physics programs as well as support space.

Planning for ECC is currently embodied in a May 24, 2013 report entitled *Program Needs Analysis and Space Utilization Assessment*. It was prepared by JMZ Architects and Planners on behalf of Erie County and ECC. The document includes a comprehensive analysis of space needs and academic programs, as well as opportunities for the College in addressing the workforce requirements of the region. It also provides basic observations concerning the condition of the institution's classrooms, labs, and other physical facilities.

The report is the current roadmap for ECC officials as they undertake wide ranging program changes and improvements to the 3-campus environment. A major recommendation of the plan is for the construction of a new STEM building on the North Campus. Although referred to as the STEM Building, it would also provide space for certain Health Science programs. Such a building would have a variety of benefits for the College and cause a synergistic effect of solving other academic space problems present throughout the multi-campus system. The building also reinforces the College's important role in the region's workforce development training needs.

Graduates from programs offered at the STEM building would likely continue on to a 4-year degree program. This concept would be supplemented by the Western New York Economic Development Council's plan to construct a Regional Workforce Advancement Center in the City of Buffalo. ECC, in cooperation with other public and private sector organizations and educational institutions, is working to ensure its role as a major partner in the county's new training elements. ECC students and others utilizing the Center's programs are likely to have training, degrees, and/or certificates, which would aid in gaining immediate entry into the regional workforce.

A Memorandum of Understanding ("MOU") between ECC and Erie County was executed on August 27, 2013. The MOU clearly states the commitment of both partners to the findings and recommendations contained in the JMZ report.

The STEM building is being proposed for the North Campus, the largest enrolled and staffed campus of ECC's three campuses. The property has excess land and parking that is currently available, along with existing infrastructure, which could support an academic building. The campus also has had little capital investment/reinvestment since 1960, when the original build-out occurred. As such, the existing facilities are becoming outdated and potentially hindering the college's ability to attract students interested in STEM programs.

North Campus currently houses a majority of ECC's most costly, space- and capital-intensive programs that are within the Academic Divisions of Engineering and Technologies as well as Health Sciences. Most of the programs offered within these two academic divisions are only offered at North Campus.

In summary, a new STEM building is needed at the North Campus for a variety of reasons, including the following:

- The North Campus already houses a large number of ECC's STEM-based programs, such as Civil Engineering Technology, Electrical Engineering Technology, Engineering Science, Environmental Science, and the College's high-level Math and Science courses. Other programs offered at the North Campus include Dental Hygiene, Dietetic Technology, Nursing, Ophthalmic Dispensing, Respiratory Therapy, Criminal Justice, and Hotel Restaurant Management. The infrastructure is present for these programs at North Campus, yet a need to physically upgrade their space requirements is clearly evident.

- The majority of ECC's existing STEM-related and Health Science facilities located on North Campus are outdated and in need of renovation and expansion. New pedagogies demand new types of spaces that foster active learning and collaboration. The STEM Building would provide a new, 21st century learning environment that would be used by a wide variety of ECC programs and students.

- The proposed STEM building would complement many of the existing programs offered at the North Campus and would significantly decrease the amount of Erie County tax dollars lost to Niagara County Community College through chargebacks. Erie County residents annually send approximately $5 million in payments to community colleges other than ECC. Not only would this building save taxpayer dollars, but it would contribute additional revenues to ECC.

- The College owns the land on which the North Campus is located and there is ample space for a new building. A new building would complement and tie together the existing facilities. Placement of a new building at the proposed site would create a welcoming entrance to the college from Youngs Road.

- The new building would also provide definition to the existing expansive green space, forming an academic quadrangle. Once improved with appropriate hard and soft landscape features, the quad would serve as the focal point of the North Campus. The

STEM Building, Spring Student Center, Dry Memorial Library, and Gleasner Hall would all face this new "heart" of the campus, which could be used for gatherings, recreation, graduations, and other College events.

- Construction of the STEM Building would result in approximately 38,700 Net Assignable Square Feet ("NASF") of vacant space when existing programs move to the new building; most of it on the North Campus. This vacant space would provide many possible uses for the College:

    - Classrooms could be "right-sized" to better serve a mix of course selection sizes. Growing programs could expand in place or be relocated to more appropriate space.
    - It would allow for renovation projects that would address academic priorities while also remedying facilities deficiencies such as inefficient building envelopes, aging building systems, and poor environmental conditions (e.g., buildings that are too hot, cold, stuffy, etc.). Improvements in these areas could also lower the College's operating costs.
    - Offices could be provided for adjunct faculty.
    - More informal gathering spaces could be created for students.
    - Some existing space on the North Campus could potentially be "retired/demolished," thus reducing operating costs by taking an inefficient and aging building off line.

B. Government Approvals, Funding, or Sponsorship

Discretionary approvals may include the following:

Erie Community College Board of Trustees
Approvals: Funding
Submittal Date: 2014

Dormitory Authority State of New York (DASNY)
Approvals: Authorization to Expend Bond Proceeds and Undertake Construction
Submittal Date: 2014

Erie County Legislature
Approvals: Funding
Submittal Date: 2014

New York State Department of Environmental Conservation (NYSDEC)
Approvals: State Pollutant Discharge Elimination System (SPDES) General Permit for Storm Water Discharges from Construction Activity
Submittal Date: 2014 (prior to construction)

Erie County Department of Public Works
Approvals: Building Permit
Submittal Date: 2014

Erie County Department of Health
Approvals: Backflow Prevention
Submittal Date: 2014

Erie County Water Authority
Approvals: Water Connection
Submittal Date: 2014

Town of Amherst Engineering Department
Approvals: Sewer Connection
Submittal Date: 2014

C.2 Adopted Land Use Plans

The 2011 Amherst Bicentennial Comprehensive Plan mentions the North Campus property in the context of potential reuse if the campus were to be abandoned by ECC. Proposed reuse includes community recreation facilities and athletic fields, location for a Family Center, and a mixed-use center with office space, neighborhood commercial, science technology, and educational uses. While the proposed Project does not contemplate closure of the facility, the placement of an educational building supporting Science, Technology, Engineering and Math and Health Science programs fits within the potential uses contemplated in the Comprehensive Plan.

C.3.b. Is the use permitted or allowed by a special or conditional use permit

The construction of a new academic building on the campus would be consistent with the current zoning of the site, Community Facilities (CF), based on the Town of Amherst's Zoning Ordinance. However, it should be noted that pursuant to Section 375(3) of the *New York State Education Law*, facilities constructed for state university purposes are not subject to local regulation, including zoning.

D.1. Proposed and Potential Development

D.1.e. Project Phasing

Phase 1 would be constructed starting January 2015, pending funding and approvals. Phase 2 is anticipated to commence in 2019 when additional funding becomes available.

D.1.j. Traffic

A substantial increase in traffic volume in the area is not anticipated to occur as a result of the proposed Project. The proposed STEM Building is anticipated to replace existing classroom space on campus and, therefore, no significant increase in enrollment or associated student/faculty traffic would be anticipated. Nonetheless, a traffic assessment would be completed as part of the impact review conducted for the Proposed Project.

D.1.k. Energy Demand

The new facility would be replacing classroom space currently being used elsewhere on campus. Those aging classrooms are not anticipated to be reused in the foreseeable future. In addition, a new modern facility is expected to include the latest in energy efficient systems and technologies.

As such, the Proposed Project is not expected to generate new or additional demand for energy and may even result in a net decrease in the energy used on the campus.

D.2.e.iv. Minimization of Impervious Surfaces

Typically, a 110,000-gsf building would require significant parking to accommodate the vehicles of its occupants. The proposed STEM Building would utilize existing parking on campus and no new spaces are proposed. Therefore, other than the footprint of the new building, the proposed facility would only add approximately 1.5 acres +/- of impervious surfaces to the campus

E.1.h. Potential Contamination History

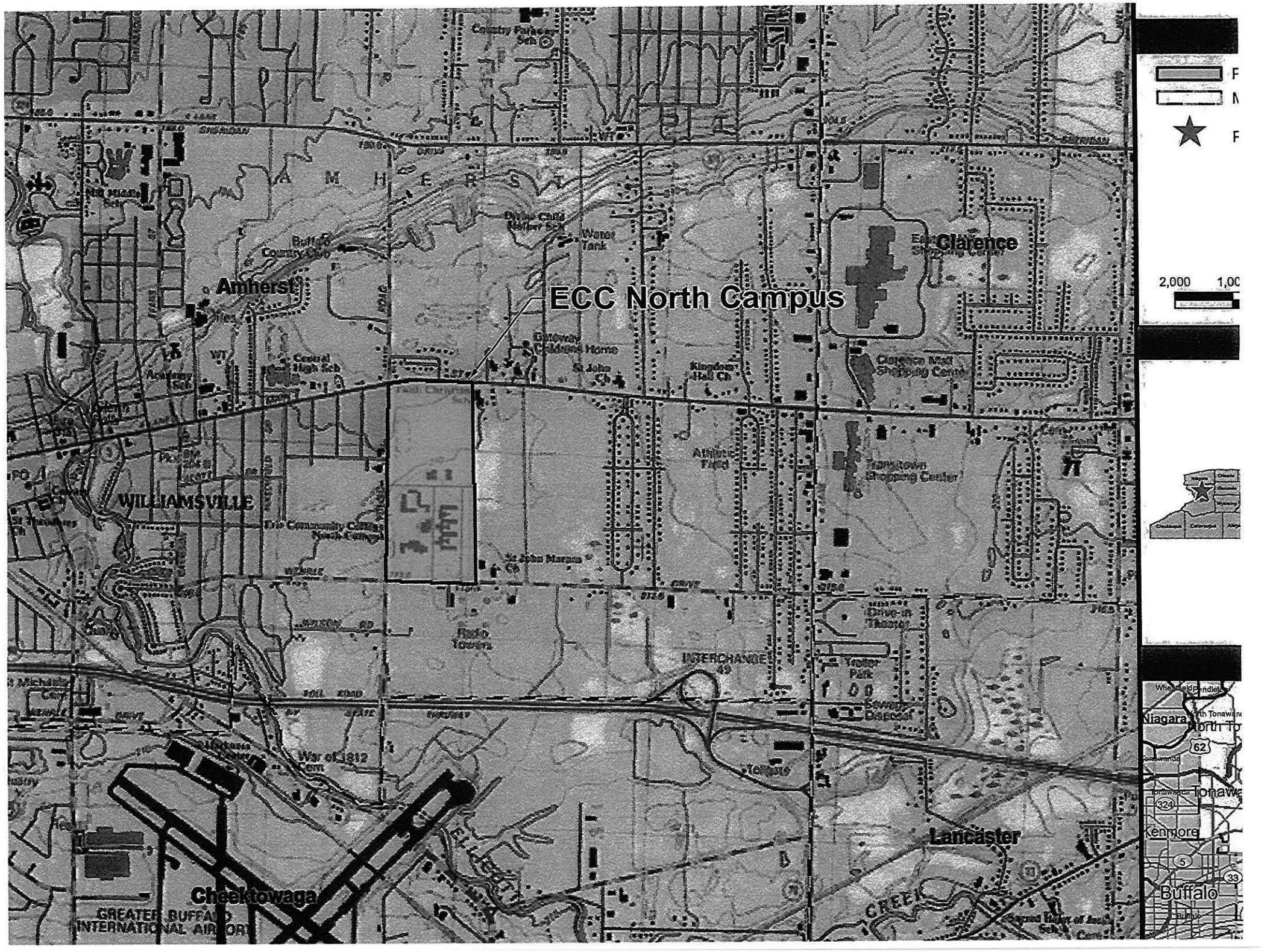
While several spills, as described below in E.1.i, have been documented at the North Campus, the records do not indicate that any have impacted the approximately 4±-acre area being considered for the STEM building. All seven recorded spills have been closed out by the NYSDEC. Nonetheless, a Phase 1 Environmental Site Assessment would be completed as part of the impact review associated with the proposed Project.

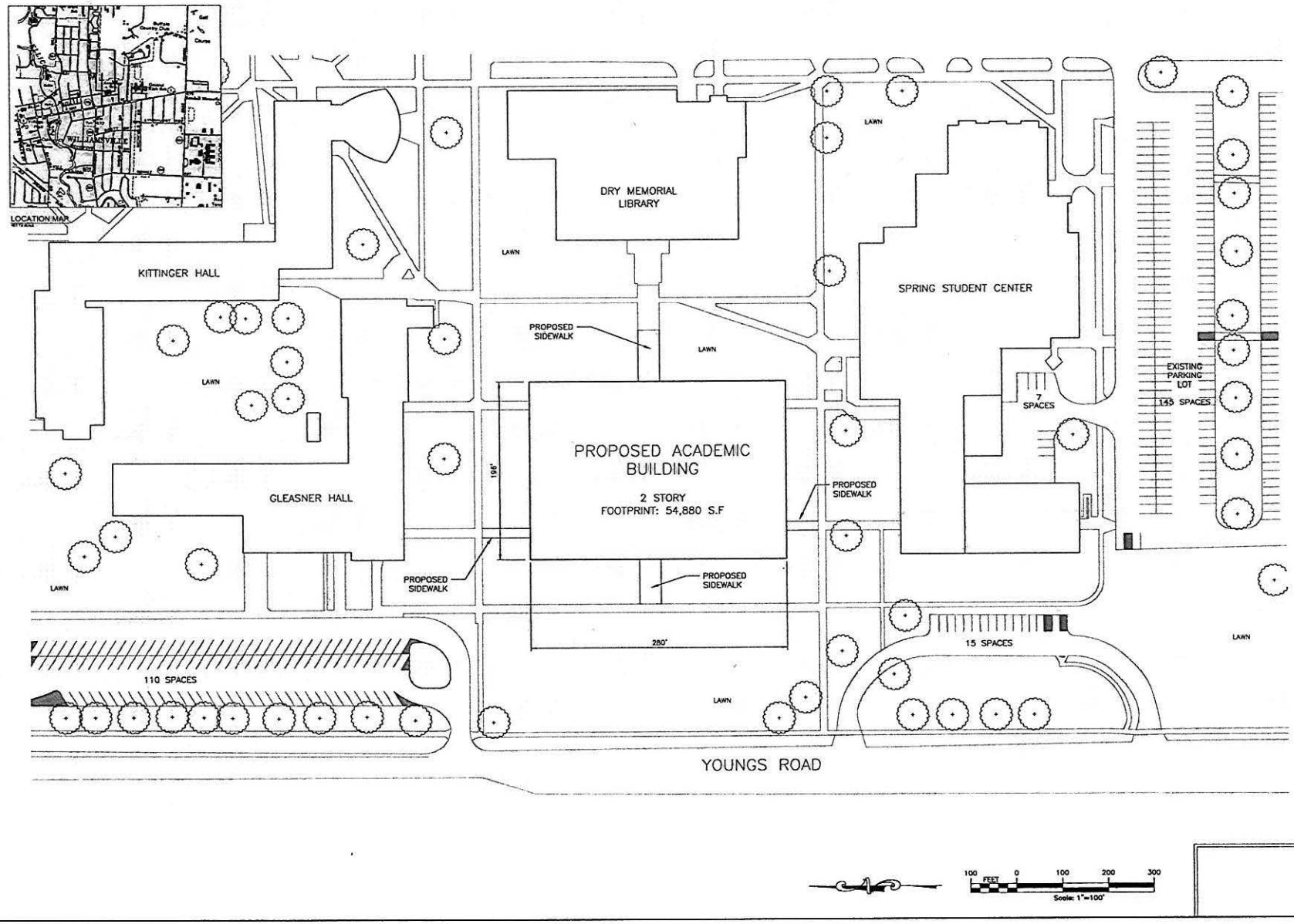
E.1.i. Information from the NYSDEC Spill Incidents Database:

The NYSDEC Spill Incidents Database contained records of seven spills occurring on the ECC North Campus. As indicated above, all of the recorded spills have been closed by the NYSDEC. Table 1 provides additional information regarding these spills.

Table 1
Results of NYSDEC Spill Incidents Database

Spill Number	Date Reported	Type	Resource Affected	Date Closed
8707399	11/06/1987	#2 Fuel Oil	Groundwater	08/24/1988
8707682	12/07/1987	#2 Fuel Oil	Groundwater	12/15/1987
8707889	12/12/1987	#4 Fuel Oil	Groundwater	03/30/1988
9104381	07/24/1991	Gasoline	Groundwater	11/25/1992
9402789	05/25/1994	Gasoline	Groundwater	04/29/1997
9506621	08/29/1995	Nitric acid	N/A	08/30/1995
0550842	08/18/2005	Unknown Petroleum	Groundwater	08/22/2005


ECC North Campus
Amherst
Clarence
WILLIAMSVILLE
Cheektowaga
Lancaster
GREATER BUFFALO INTERNATIONAL AIRPORT
2,000
1,00
Niagara
Tonawanda
Kenmore
Buffalo
62
324
5
33



REV	DESCRIPTION	DATE	BY
1			
2			
3			
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6			
7			

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F.A. PROJECT NO.
133026
PROJECT MANAGER
F. ARMENTO
DRAWN BY
N. MIX
SCALE
AS SHOWN
ISSUE DATE
01/09/2014

FISHER ASSOCIATES
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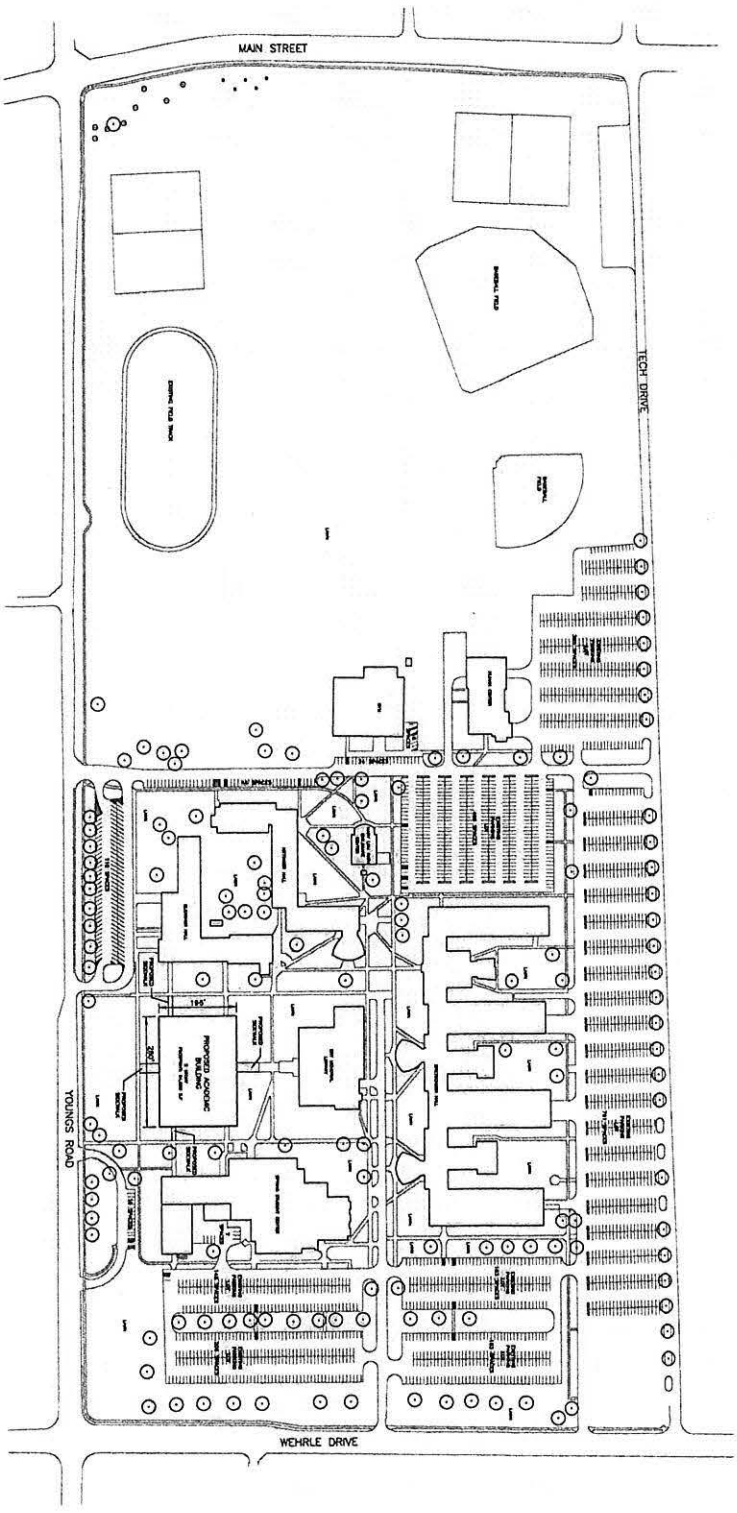
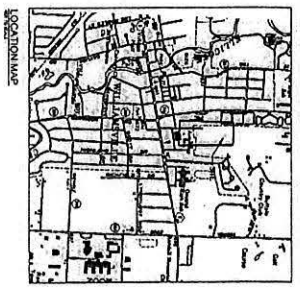
PROJECT
ERIE COMMUNITY COLLEGE - ACADEMIC BUILDING
TOWN OF AMHERST, ERIE COUNTY, NY

TITLE OF DRAWING
CONCEPTUAL SITE PLAN - ENLARGMENT

DRAWING NO.
C-101

2 of 2





DRAWING NO.	C-100
	1 of 2
PROJECT	ERIE COMMUNITY COLLEGE - ACADEMIC BUILDING TOWN OF AMHERST, ERIE COUNTY, NY
TITLE OF DRAWING	CONCEPTUAL SITE PLAN
FISHERASSOCIATES	www.fisherassoc.com
FA PROJECT NO.	133026
PROJECT MANAGER	F. ARMENTO
DRAWN BY	N.MIX
SCALE	AS SHOWN
ISSUE DATE	01/09/2014

REV	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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

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

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

Tips for completing Part 2:

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

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

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

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	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

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	□	□
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	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
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	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
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	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

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)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
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	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
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	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
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	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D,2,h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	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)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
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	□	□
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	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
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	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

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.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☑	☐
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	☑	☐
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	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Yes", 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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ 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 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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

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)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ 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 a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
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	□	□
c. Other impacts: _____ _____		□	□

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 - g. 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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☑	☐
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	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
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	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

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

	Relevant Part I Question(s)	No,or small impact may cccur	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	□	□
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	□	□
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	□	□
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	□	□
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	□	□
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	□	□
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	□	□
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	□	□
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	□	□
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	□	□
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	□	□
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	□	□
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

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

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

	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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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, Elb	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

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

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

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

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.

A written Negative Declaration has been prepared by Erie County, as Lead Agency. In addition, a supplemental report has been provided. This report assesses the impacts identified in Part 2 as well as additional impacts that may potentially occur as a result of the Project.

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
provided in the supplemental report and in the written Negative Declaration

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Erie County 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: Proposed Academic Building on the Erie Community College North Campus

Name of Lead Agency: Erie County

Name of Responsible Officer in Lead Agency: Maria R. Whyte

Title of Responsible Officer: Commissioner, Erie County Department of Environment and Planning

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Thomas Dearing

Address: 95 Franklin Street, 10th Floor, Buffalo, NY 14202

Telephone Number: (716) 858-8390

E-mail: Thomas.Dearing@erie.gov

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

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: **July 10, 2014**

Lead Agency: **Erie County**
95 Franklin Street
Buffalo, NY 14202

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

Erie County (the "County") has reviewed the Proposed Action, which involves construction of a new academic building on the Erie Community College ("ECC") North Campus, and has determined that the Proposed Action will not have a significant adverse environmental impact and that a Draft Environmental Impact Statement ("DEIS") will not be prepared.

Name of Action: Erie Community College Science, Technology, Engineering, and Math ("STEM") Building

Location of Action: Erie Community College
North Campus
6025 Main Street
Amherst, NY

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

Review Type: Type I Coordinated Review

Description of Proposed Action:

Erie County is proposing to construct a new academic building on the grounds of the existing Erie Community College ("ECC" or "College") North Campus in the Town of Amherst, Erie County, New York ("the Proposed Project"). The Proposed Project would involve the construction of an approximately 110,000-gross-square-foot ("gsf") building that is needed to support the College's Science, Technology, Engineering, and Math ("STEM") programs. The majority of the space would be dedicated to state-of-the-art laboratory facilities that would replace or supplement outdated facilities already existing on the campus. In addition, the building would contain some instructional space, offices for professors, ancillary space and exterior site improvements including new sidewalks. The proposed academic building would be located within an approximately 4±-acre portion ("Proposed Development Site") of the 116.6-acre North Campus property. This location is currently maintained as green space and pedestrian walkways.

The Proposed Project would likely be conducted in two phases, dependent on the availability of funding. The first phase of the proposed academic building would be an approximately 55,000 gsf, single-story building which would primarily house support facilities for Biology, Chemistry, Engineering Science, and other science-related programs. The proposed building would include laboratories, smart classrooms, computer labs, and meeting spaces. The second phase would be accomplished by adding a second story to the single-story building completed under Phase I. The addition would include square footage for various mathematics and physics programs, as well as additional support space.

Construction of Phase I is anticipated to commence in the second quarter of 2016 with an estimated completion date of August 2017. Phase II is dependent on the future availability of funding but it is anticipated Phase II would occur in the spring of 2019 with completion scheduled for the winter 2019/2020.

Reasons Supporting this Determination:

The County completed this environmental review pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the Environmental Conservation Law ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the New York Code, Rules and Regulations ("N.Y.C.R.R."), which collectively contain the requirements for the SEQR process. In addition, since the Proposed Project would include authorization by the Dormitory Authority of the State of New York ("DASNY"), to expend bond proceeds and undertake construction through a Project Management Agreement, a Smart Growth Impact Statement ("SGIS") for the Proposed Project was completed by DASNY.

The Erie County Department of Environment and Planning, acting on behalf of the Erie County Legislature, classified the Proposed Project as a Type I action pursuant to 6 NYCRR 617.4(b)(6)(iv) (the proposed academic building exceeds the 100,000 square foot threshold for a Type I action) and prepared Part 1 of the full Environmental Assessment Form ("EAF"), dated February 5, 2014.

On February 6, 2014, the County initiated the coordinated review process pursuant to SEQRA by circulating a lead agency request letter, including the EAF-Part 1, Potentially Involved and Potentially Interested Agencies. There being no objection to the County assuming SEQRA lead agency status, the County completed Part 2 of the EAF, which was used to identify potential impacts of the Proposed Project. The County also prepared a Supplemental Report which summarizes its analysis of potential impacts of the Proposed Project and completed Part 3 of the EAF.

Potential environmental impacts associated with the project were identified in the Environmental Assessment Form and the Supplemental Report to assess potential adverse environmental impacts and compared to the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3). Based on the above, and the additional information set forth below, Erie County as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.

(i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

The Proposed Project will not create a substantial adverse change in existing ground or surface water quality or quantity and will not increase the potential for erosion, flooding, leaching and drainage problems on or adjacent to the site. The site is not located in close proximity to any wetlands or waterbodies, nor within the 100-year floodplain of any stream. Construction-related erosion and sediment controls, including compliance with the New York State Department of Environmental Conservation's ("NYSDEC") SPDES General Permit for Storm Water Discharges from Construction Activity and development and implementation of a Storm Water Pollution Prevention Plan, will be utilized during construction of the facility. Stormwater runoff on the campus is collected via underground pipes and conveyed to the athletic fields north of Arrow Drive. Stormwater is discharged to the surface and then allowed to dissipate to groundwater.

Sanitary wastewater generated from the Proposed Project would be discharged to the Town of Amherst municipal sewer system via a new connection. According to the Town of Amherst Engineering Department, no major issues with the public sanitary sewer system exist in the vicinity of the North Campus. However, the Department indicated minor upgrades to the lift station that services the campus may be needed to allow for addition of a new building.

NYSDEC has indicated that the anticipated sanitary sewage flow from the Proposed Project may constitute a sewer extension. As such, the project may be required to provide a Downstream Capacity Analysis to the Erie County Department of Health ("ECDOH"). If necessary, this analysis will be completed during the design and engineering phase of the Project in coordination with ECDOH and the Town of Amherst Engineering Department. The proposed layout and design of the sanitary wastewater system will be provided to applicable agencies for review and comment prior to finalization.

The Proposed Project will not create a substantial adverse change in existing air quality or noise levels. Impacts from construction are expected to be minimal and temporary, consistent with typical site work and building construction activities. While the building will have HVAC systems and laboratory exhaust fans, both potential point sources of air emissions, they will be designed to minimize impacts to potential receptors. There may be an increase in overall noise due to the various mechanical pumps installed to support the HVAC equipment, but such increase is consistent with the current use and any noise impacts will not be significant. Similarly, additional noise and exhaust from vehicle traffic during operations will not be significant, as the new building is not anticipated to greatly increase the campus population. Contractors will be responsible for disposing construction and demolition debris at appropriate off-site waste facilities. The addition of a building housing laboratories and ancillary facilities will not significantly increase the school population or associated waste generation.

To assess the potential impacts of the Proposed Project on traffic within and adjacent to the campus, a transportation assessment was conducted. This effort included on-site observations, data collection/analysis, and an evaluation of the project's needs regarding public transportation, parking, and traffic. The Transportation Assessment concluded:

- ECC North Campus is well served both internally and externally by a robust transportation infrastructure that is regionally connected by public transit and augmented by a daily shuttle system with suitable on-campus parking.

- Observed transportation operations were within expectations of a network that accommodates moderate to substantial volumes of traffic for a suburban/urban environment.

- A documented decrease in student enrollment has been established and is expected to continue into the following academic year, beyond which enrollment is predicted to stabilize and, at best, remain flat into the foreseeable future.

- ECC is predicting an increased desire, from college bound students, to enter into the programs that the proposed building is anticipated to house.

- The addition of a new academic building to the campus will augment current programs and serve the shifting needs of a contracting college-bound student population. The Project is not expected to be an enrollment-generator. Therefore, the Project is not expected to generate an appreciable amount of new vehicular traffic or change traffic patterns such that there would be a measurable effect on the existing external or internal campus transportation network.

Based on the conclusions provided in the Traffic Assessment, the Proposed Project is not anticipated to have a significant adverse impact on traffic.

(ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or

endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

The area of the campus where work will be undertaken is currently maintained as mowed lawn and pedestrian walkways and does not contain unique natural resources. While construction of the Proposed Project would result in the loss of approximately 1.3 acres of lawn area, it represents a relative small portion of the green space currently available within the 116-acre campus. As the site is currently located within a maintained portion of an existing college campus, the Proposed Project will not result in the removal or destruction of large quantities of vegetation or fauna or substantially interfere with the movement of resident or migratory fish or wildlife.

Based on consultations with the New York State Department of Environmental Conservation and the U.S. Fish and Wildlife Service, the Project area does not contain significant habitat area, and the Proposed Project will not have a substantial adverse impact on a threatened or endangered species of animals or plants, or the habitat of such a species, or have other significant impacts to natural resources.

(iii) the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;

The developed campus is not within or adjacent to a *Critical Environmental Area* as designated pursuant to 6 NYCRR § 617.14(g) and thus will not impair the environmental characteristics of a *Critical Environmental Area.*

(iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

The Proposed Project will not create a conflict with the community's current plans or goals as officially approved or adopted. The Project site is located within the footprint of an existing campus, in an area zoned by the Town of Amherst as Community Facilities. The addition of a new, modern academic building on the campus is consistent with approved community planning documents including the *Erie Community College Strategic Plan: 2012-2014*, the *Program Needs Analysis and Space Utilization Assessment* conducted for ECC by JMZ in 2013, the *Town of Amherst Bicentennial Comprehensive Plan* adopted by the Town Board in 2011, and the *Framework for Regional Growth – Erie + Niagara Counties, New York* adopted by the Erie County Legislature in 2007. This investment in the North Campus helps to ensure it continues to grow and be a viable education center in the Town of Amherst.

(v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

The Proposed Project is not expected to impair the character or quality of important historical, archeological, architectural, or aesthetic resources. Project information was submitted

to the State Office of Parks, Recreation and Historic Preservation (“SHPO”) for its review. As the Project area is within an area identified as archeologically sensitive, a Phase IB field study was conducted within the Project footprint to assess the potential impact to archeological resources. The survey effort did not uncover any archeologically sensitive items and a report documenting the findings was submitted to the SHPO for review. Upon review of the report, the SHPO provided correspondence concluding that the Proposed Project would have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places. The campus is not a listed historic site, and site work is not expected to impair archeological features.

The addition of a new academic building on the North Campus will not impair existing community or neighborhood character. The building will be designed to complement the existing campus and surrounding area, while also serving as a new focal point and welcoming entrance to the campus. In addition, the proposed placement of the building will result in the formation of a more traditional “quad” area between the instructional buildings and the library. This area may be further enhanced in the future and serve as a gathering area for students and campus activities.

(vi) a major change in the use of either the quantity or type of energy;

The addition of an 110,000 square foot building on the campus will result in more energy use. However, it will not create a major change in the quantity of electricity or natural gas to be used and will not affect the community's sources of fuel or energy supply. ECC intends to pursue a silver LEED designation for the Proposed Project. As such, sustainable design elements would be incorporated into the design of the structure which may include day lighting, installing high-efficiency fixtures, and low-flow devices.

(vii) the creation of a hazard to human health;

The Proposed Project will not result in the creation of a hazard to human health. The building is located within the footprint of an existing college campus and will be designed to meet, or exceed, all safety and fire standards and regulations. A Phase I Environmental Site Assessment was conducted for the Project area and no recognized environmental conditions were identified.

(viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

The Proposed Project is located within the existing ECC North Campus, which was originally constructed in the 1960's. Although the addition of a new, modern facility may attract additional students to the campus, no significant increase in student enrollment is anticipated due to projected future declines in registrations. Therefore, there will not be a substantial change in the use or intensity of use, and the site is capable of supporting the Proposed Project. While the Proposed site is 4 acres, the total building footprint is approximately 1.3 acres. This represents only a minor loss of lawn area within the 116-acre campus.

(ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

The Proposed Project consists of the addition of a new building that serves as ancillary space for classes that largely already exist on the campus. Any new programs supported by the facility would likely require additional staff and attract additional students. However, enrollment has been declining in recent years, and is expected to continue to fall. Post project enrollment is expected to remain steady, as increased enrollment would only serve to offset projected declines. The proposed academic building is not expected to offer any programs or events that would draw large crowds that would not otherwise be attending the campus.

(x) the creation of a material demand for other actions that would result in one of the above consequences;

The Proposed Project consists of an academic building on an existing campus and will not create the material demand for any other actions that would result in one of the above consequences. While the Proposed Project is anticipated to be conducted in two phases, the analysis conducted as part of the SEQRA review considered the entire final build out.

(xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or

The Proposed Project will not result in changes in two or more elements of the environment which, when considered together, would result in a substantial adverse impact on the environment.

(xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Proposed Project is anticipated to occur in two phases. Phase 1 would be the construction of a single story, approximately 55,000 square foot building. The building would be designed to accommodate the addition of a second story to be added in Phase 2. Both phases of the Proposed Project have been reviewed together and do not meet any of the above criteria.

For Further Information:

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