

## **MEMORANDUM**

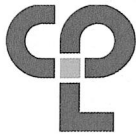
TO: Mark A. Masse, CPA, President & CEO, GCEDC  
FROM: Andrew R. Kosa, P.E. Associate Principal, CPL  
DATE: February 27, 2026  
RE: Project Double Reed - STREAM Data Centers SEQRA Application Summary

The Genesee County Economic Development Center (GCEDC) received an application for the Development of a 60-acre parcel and a 30-acre parcel at the WNY Science, Technology and Advance Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. In conjunction with GCEDC requirements and as a part of the State Environmental Quality Review (SEQR) act process, STREAM Data Centers has submitted a Long Environmental Assessment Form (LEAF) and associated material for the Double Reed project at STAMP.

### **SEQRA Process Update**

To date, the SEQRA process for Project Double Reed is summarized below:

- Stream submitted its initial SEQRA application documentation to GCEDC on December 12, 2025.
- On December 23, 2025, GCEDC sent its notice to all interested and involved agencies of its intent to act as lead agency for the SEQRA review of Project Double Reed.
- On January 5, 2026, GCEDC circulated preliminary comments and requests for clarification/information to STREAM in its anticipated role as lead agency.
- On January 27, 2026, GCEDC circulated a SEQRA update letter to all involved and interested agencies, explaining that, in its anticipated role as lead agency, GCEDC circulated preliminary comments and requests for clarification/information to Stream, and requested that involved and interested agencies provide any comment on updated SEQRA materials when they are received.
- Having received no objections from any involved agency within the 30 days permitted under SEQRA, by resolution at its regular board of directors meeting on February 5, 2026, GCEDC accepted lead agency responsibility for the review of Project Double Reed.
- On February 18, 2026, Stream submitted updated SEQRA documents to GCEDC for review.
- GCEDC circulated the updated SEQRA materials to all interested and involved agencies by letter dated February 23, 2026, requesting comment on same. Agencies were provided until March 31st to submit any additional comments on the application.
- GCEDC staff have updated the GCEDC Project Page website (located at



( <https://www.gciedc.com/projects> ) to include all SEQRA application documentation, including Town of Alabama Planning Board site plan application materials.

### **Project Summary**

In support of continued development at WNY STAMP, we have reviewed the SEQRA application materials per the revised LEAF submitted on February 20, 2026, to provide GCEDC with a preliminary summary of certain project details based upon the information submitted by STREAM to date. As the GCEDC is aware, the STAMP GEIS contemplates a full buildout with utility demands of 600 MW of power (as reviewed and approved by NYISO), 6,000,000 gallons/day of water and sewer demand, and related thresholds which will be evaluated against the project.

- Total acreage: 135 acres (90 acres of permanent development and 45 acres of construction lay-down area)
- Building Footprint: Approximately 2,200,000 square feet across three buildings.
- Noise Levels: According to the acoustic study received, noise levels are below 65 dBA at property line during day with all generators and chillers operating; Below 45 dBA at property line at night under same conditions.
- Water Usage: < 20,000 gallons/day, with existing water lines servicing the site and a County contract in place to supply capacity.
- Sanitary Sewer Usage: < 12,500 gallons/ day
- Electrical Demand: 500 MW, through NY Power Authority (NYPA) and National Grid (NG) with necessary infrastructure to be funded by STREAM.
- Surface water features: None on-site, no wetlands proposed to be impacted by development, and a stormwater pollution prevention plan has been submitted for review by GCEDC and the Town of Alabama.
- Project site is not within the 100-year floodplain.
- Project site is not within the 500-year floodplain.
- Archeological Resources: Phase I, II and III archeological investigations were completed on all sites several years ago except for 1 residential site pursuant to the Programmatic Agreement between GCEDC, USACE, NYSHPO, and NYSDEC, with a USACE end of fieldwork letter received. Archeological investigation will be completed of residence prior to beginning construction.

### **Next Steps in SEQRA Process**

- SEQRA review of Project Double Reed is ongoing. CPL has reviewed the updated SEQRA materials for Project Double Reed and is working with the STAMP Tech Team to generate additional comments for the applicant.
- To assist in the SEQRA review, we understand that GCEDC is proposing to engage independent noise and air consultants to review the project.
- CPL will work with GCEDC and the STAMP Tech Team to address comments from Interested and Involved Agencies, as well as members of the public. We understand that GCEDC intends to hold a public hearing on STREAM's application for financial assistance prior to issuing any determination pursuant to SEQRA.