

**SEQRA REVIEW
OF
WESTERN NEW YORK SCIENCE & TECHNOLOGY
ADVANCED MANUFACTURING PARK**

DRAFT SCOPING DOCUMENT

Generic Environmental Impact Statement

Lead Agency: Genesee County Economic Development Center

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1. INTRODUCTION

This Draft Scoping Document has been prepared pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law, and the regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). This Draft Scoping Document outlines the issues to be studied and analyzed in the Draft Generic Environmental Impact Statement ("DGEIS") for the proposed Western New York Science & Technology Advanced Manufacturing Park (the "Project").

GCEDC as Lead Agency

Subsequent to the successful completion of the DGEIS, the Genesee County Economic Development Center ("GCEDC") proposes to apply for a new zoning designation for the Project to be located on approximately 1,340.37 acres of land located in the Town of Alabama, Genesee County, New York. On January 26, 2010, GCEDC accepted Lead Agency status for the SEQRA review of the Project. Based on the information contained in the full Environmental Assessment Form ("EAF"), attached hereto as Appendix A, and in accordance with 6 N.Y.C.R.R. § 617.12, GCEDC issued a Positive Declaration, having determined that the Project may have a potential significant adverse impact on the environment which requires the preparation of a DGEIS. Involved and interested agencies that will participate in the SEQRA review process include the Town of Alabama Town and Planning Boards, the Genesee County Planning Board or County Planning Department, the Genesee County Industrial Development Agency ("IDA"), the Genesee County Health Department, the U.S. Army Corp. of Engineers ("ACOE"), the New York State Department of Transportation ("NYSDOT"), the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Department of Health ("NYSDOH"), the New York State Office of Parks, Recreation & Historic Preservation ("NYSOPRHP"), the New York State Department of Agriculture and Markets ("NYSDAM"), and the New York Empire State Development Corporation.

Pursuant to the applicable requirements of SEQRA, the DGEIS will be prepared to facilitate the environmental review process, seek public comment and constructive input, and provide a basis for informed decision-making. The DGEIS will present an analysis of the potentially significant adverse and beneficial environmental impacts of the Project, as well as potential measures to mitigate the potential adverse impacts to the maximum extent practicable. An alternative analysis will also be provided, with emphasis placed on the environmental review of the Project as the preferred alternative. In accordance with the SEQRA regulations, after acceptance of the DGEIS by the GCEDC, and the filing of the requisite notice of completion, a minimum 30-day public review and comment period shall commence. A public hearing on the DGEIS will also be conducted during this time period. A Final GEIS will then be developed which will include responses to any comments received on the DGEIS. Finally, a SEQRA Findings Statement will be prepared. The GEIS and Findings Statement will set forth, among other things, "specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance." The issuance of the findings statement will conclude the SEQRA review process.

2. PROJECT BACKGROUND

2.1 Historical and Current Site Use

Historically, the primary use of the WNY Science & Technology Advanced Manufacturing Park (“STAMP”) site has been farming and agriculture. Currently, the STAMP site is comprised of twenty three separate parcels, the majority of which are in farming and agricultural uses. In addition, the DGEIS archeological survey will determine the extent of past site use by the Tonawanda Indian Reservation, which abuts the western edge of the STAMP site.

2.2 Town Hall Meetings

In May and November of 2007, GCEDC conducted four “Town Hall Meetings” at the Town of Alabama Fire Hall in order to discuss the idea of a science and technology park located in the Town of Alabama. The format of the Town Hall Meetings included PowerPoint presentations describing typical character and makeup of technology manufacturing sites and facilities in other locations followed by question and answer periods. In all of the meetings, the discussion was interesting and informative. Much good information was exchanged by all parties and good relationships were formed.

2.3 Community Opinion Survey

Following the November 2007 Town Hall Meetings, GCEDC conducted a community opinion survey of all residents and property owners in the Town of Alabama to determine the community’s view towards continuing to investigate the feasibility of developing a science and technology park in the Town. The central question the survey asked was whether community residents would support continuing and finalizing a comprehensive feasibility study for the science and technology park initiative. The survey response rate was 42%, and of those responding, 78% indicated support for continuing the feasibility study.

2.4 STAMP Feasibility Study

In November of 2008, IDC Architects/CH2M HILL completed a Feasibility Study for STAMP for the GCEDC. The study concluded that the STAMP site would be attractive to technology manufacturing companies due to a range of factors, including low-cost hydro power, a superb higher education system proximate to the site, a large, flexible site and the availability of state incentives. The master plan developed for the feasibility study indicates that over six million square feet of technology manufacturing and support uses, along with office, retail and possibly a renewable energy demonstration center, can be accommodated on the site at build-out in an ultra-low density configuration resulting in a floor area to total site area ratio of 0.16. The master plan also suggests investigation of a strong renewable energy theme for the STAMP development.

2.5 Land Assembly Status

Discussions between GCEDC and the owners of the twenty-three land parcels comprising the 1,340.37-acre STAMP site have been active, open, and underway since the inception of the STAMP idea over four years ago.

3. DESCRIPTION OF THE PROPOSED ACTION

3.1 Description of the Project

The Project is the zoning approval, construction and operation of STAMP, an advanced technology manufacturing campus on a 1,340.37-acre site located in the Town of Alabama. The Project will involve rezoning of the property either to an industrial zone with special use permits, planned unit development (“PUD”), or a newly-developed technology zoning district, as applicable under the Town of Alabama zoning laws to allow the land uses and off-site road mitigation measures and utility improvements including water, sewer, electric power, telecommunications, and natural gas.

3.2 Project Location

STAMP will be located along New York State Highway 77/63 approximately 5 miles north of I-90/New York State Thruway in the Town of Alabama.

Project maps will accompany this section to describe the specific location and site configuration of the proposed action.

3.3 Project Purpose, Need and Benefit

This section will identify the background for the Project, including a discussion of related potential social, economic and other benefits. This will include the following:

- **Purpose and Need**

The purpose of the Project is to develop STAMP as a world-class high technology manufacturing center, with a focus on renewable energy, serving as an economic development engine central to the economic sustainability and well-being of the western portion of New York State. STAMP will provide economic development opportunities not currently offered in the region, and will offer a variety of jobs for the residents of the Town of Alabama, Genesee County, and the greater Buffalo-Niagara and Rochester regions.

The Project will augment the region's existing economy through the development of jobs and businesses competitive in a global technology marketplace.

- **Economic Benefit**

- The Technology Manufacturing Industry: This section will define the technology manufacturing industry and present an overview of industry economic benefits.
- Local Siting Efforts: Efforts specific to STAMP undertaken by GCEDC, Empire State Development (“ESD”), and the Center for Economic Growth (“CEG”) will be summarized in this section.
- Industry Requirements
- Expected Employment Growth and Economic Impact
 - Direct Impact: The Project will lead to the employment of approximately 9,300 employees at full build-out. In addition, a construction workforce of 1,500 to 2,000 workers can be expected for up to 2 years during construction of each technology manufacturing facility.
 - Indirect Impact: The Project will lead to the employment of indirect employees, including a wide variety of service industry providers, material suppliers, retail establishments and professional service providers.

3.4 Preferred Development Alternative

This section will propose a complete planning-level master plan for the “full build out” and operation of the Project area, including green space, landscaping, general building locations, and configurations of development areas. Building footprint sizes and layouts, general layouts, and occupied square footages will be established. Overall permitted uses and the anticipated phasing of development within the Project area, including “ancillary development,” will be presented.

It is the intent of the Project’s master plan that the development areas and green space/buffers will be designated at inception as part of Project approval, and that such areas would remain permanent “green space” throughout campus operations. Such common space would support both designated forestry and potential public recreation uses in a manner consistent with GCEDC’s goal of taking a sustainable approach in designing STAMP.

The Project’s master plan and proposed zoning regulations will provide for mechanisms to update and amend the master plan with the Town (if necessary) in the future, particularly if the proposed development scenarios presented in the plan for the “anchor” industries require alteration due to specific industry requirements or changed circumstances. The following areas will be addressed through written and graphic descriptions:

- Proposed Master Plan
- Structures
- Site Access and Transportation
- Water
- Sewer
- Electric Power
- Other Utilities (natural gas, telecommunications)
- Stormwater management

- Parking
- Lighting
- Landscaping
- Green Space/ Buffers/ Recreation areas
- Forestry and Natural Habitats Management
- Common Area Management
- Security
- Land and Building Reuse

3.5 Technology Manufacturing Operations

This section will describe the technology manufacturing operations associated with a major component of the Project, including required support systems. The GEIS will generically address the potential impacts from technology manufacturing facilities similar to those proposed in the master plan to be the major facility “anchors.” The specific processes and potential impacts relative to technology manufacturing will be fully evaluated in detail in the DGEIS. Specific details will be provided for the envisioned construction and operation of the Project campus. Construction details will include the following:

- Phasing
- Schedule for Construction
- Location of staging areas
- Construction vehicle access
- Nighttime lighting
- Access during construction

3.6 Permits and Approvals

This section will describe the various permits and approvals, e.g., local, State, and Federal, that will be necessary before commencing the Project.

3.7 Thresholds for Future Actions

The DGEIS will set forth conditions under which future actions may be undertaken or approved, including general requirements for any subsequent SEQRA compliance (if required). For example, should a subsequent proposed action be carried out in conformance with the criteria established in the GEIS, no further SEQRA compliance would be required. Conversely, if the elements of a subsequent proposed action differ from what was reviewed in the GEIS, or present the potential for its components to exceed the criteria set forth in the GEIS, then the appropriate environmental review documentation would be required to comply with SEQRA.

4. ENVIRONMENTAL REVIEW PROCESS

4.1 What is a Generic Environmental Impact Statement?

Because the Project is based upon a conceptual development plan involving a large area that would be developed over an extended period, it was determined that a GEIS was the most appropriate way of addressing the environmental assessment review.

Agencies may prepare a GEIS when there is a need to assess a wide variety of impacts at a more conceptual level on a larger geographic area, rather than on a project-specific or site-specific EISs. GEISs that are prepared before development or other activities are proposed give agencies an opportunity to plan their future courses of action to avoid or mitigate such impacts. A GEIS may include site-specific analyses for components of a proposed project that are well defined, and establish thresholds for impacts of project elements that are more conceptual and/or are not fully developed at the time of the assessment. Thus, the use of a GEIS at the planning stage can establish a framework that fully addresses potential significant adverse environmental impacts and substantially reduces SEQRA documentation requirements as new construction actually comes on-line.

4.2 Steps in the SEQRA Review Process

The SEQRA review process for the Project will involve the following steps:

- A Scoping Process has been initiated to identify the issues/methodologies that will be used to evaluate potential impacts resulting from the Project. As part of this process, two (2) meetings will be held to solicit comments from the public regarding the draft scoping document. Copies of the scoping document will also be provided to all involved and interested agencies for their review and input. In addition to comments received at the scoping meeting, a written comment period will be open. Comments received during the Scoping Process will be addressed as appropriate in the Final Scoping Document and the Draft GEIS (DGEIS).
- As Lead Agency, GCEDC will facilitate the preparation of the DGEIS to analyze potentially significant adverse environmental impacts that may result from the Project, and will address issues identified during the Final Scoping Document, as well as measures designed to mitigate any potential significant adverse impacts to the maximum extent practicable.
- After GCEDC determines that the DGEIS is complete, a Notice of Completion for the DGEIS will be distributed by GCEDC in accordance with SEQRA requirements and published in NYSDEC's Environmental Notice Bulletin. Copies of the DGEIS will be made available to the public and placed on GCEDC's website at www.gcedc.com. One or more public hearings will be held to solicit comments on the DGEIS (notice of the hearings will be published in appropriate local newspapers at least 14 days in advance) and a minimum 30-day public comment period on the DGEIS will be held.
- Following the close of the comment period on the DGEIS, all comments received in writing and at the public hearing will be reviewed and incorporated into the Final GEIS (FGEIS) for the Project, including all necessary revisions, additions, and clarifications to the document, as well as categorized responses to comments received.
- Once deemed completed by GCEDC, a Notice of Completion of an FGEIS will be distributed and again published in the ENB.
- Following a minimum 10-day period after the publication of the Notice of Completion for the FGEIS, a Statement of Findings in accordance with SEQRA will be issued by GCEDC and filed with all involved state/local agencies completing the SEQRA documentation on the Project.

5. PRELIMINARY SCOPE OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

The DGEIS will provide a clear and concise overview of the Project and its purpose; the underlying public need and benefits; the existing environmental setting; potential environmental impacts and mitigation measures; and alternatives considered in defining the Project. The following sections outline the key information to be addressed in the DGEIS. As appropriate, this section identifies the potentially significant adverse impacts associated with the Project, the extent and quality of information needed to address each impact, and the initial identification of mitigation measures.

5.1 Geology

This section will address existing conditions, potential impacts and proposed mitigation measures associated with site geology. The section will be prepared utilizing existing maps, reports and studies. Areas of focus will include:

- Regional Setting and Topography
- Bedrock
- Surficial Geology
- Soils

5.2 Water and Watershed Resources

This section will address existing conditions, potential impacts and proposed mitigation measures associated with water resources, including a review of the potential positive impacts the Project may have on watershed resources and planning. This section will be prepared utilizing existing maps, reports and studies, as well as wetlands delineation and mitigation assessment and stormwater management reports prepared for the DGEIS. Areas of focus will include:

- Groundwater
- Surface Water: Whitney Creek and tributaries have been identified as running within or contiguous to the Project area. The potential impact on surface water, including Whitney Creek and the approximately 7 acres of freshwater ponds, will be assessed.
- Wetlands: A total of approximately 36 acres of Federal Wetlands have been identified as within the Project area according to National Wetland Inventory (“NWI”) and New York State Department of Environmental Conservation NYSDEC Fresh Water Wetlands Maps. A field delineation will be performed to verify the existence and size of wetlands on the Project site. The potential impact on Federal wetlands within the site boundary will also be assessed.

5.3 Air Resources

This section will address existing conditions, potential impacts and proposed mitigation measures associated with air resources. This section will be prepared utilizing existing reports

and studies, including applicable on-line and regulatory agency sources and Industry Requirements and Environmental Health and Safety Impacts reports prepared for the DGEIS. Areas of focus will include:

- Climate
- Air Quality: This section will establish the existing ambient air quality based on NYSDEC standards. Potential impacts to air quality will be assessed for vehicular traffic and site development associated with the Project. Site development impacts will be approximated using data specific to the technology manufacturing industry and comparisons with the various New York State permitting thresholds.

5.4 Terrestrial and Aquatic Ecology

This section will address existing conditions, potential impacts and proposed mitigation measures associated with terrestrial and aquatic ecology. The section will be prepared using file research data from NYSDEC and the U.S. Fish and Wildlife Service (“USFWS”), field reconnaissance information for the Project area, and new Threatened and Endangered Species Assessments, Phases 1 and 2. Areas of focus will include:

- Vegetation
- Fish and Wildlife
- Threatened and Endangered Species: A number of possible threatened and endangered species have been identified by NYSDEC as having potential to occur within the vicinity of the Project site or adjacent to the Project site. A comprehensive endangered species investigation will be performed to assess potential adverse impacts, if any, to these threatened and endangered species.
- Critical Environmental Areas

5.5 Technology Industry Health and Safety

This section will address potential impacts and mitigation associated with chemical use and management, including industry and regulatory agency standards for prevention of accidental releases, including:

- Chemical Use, Storage, Management and Disposal: This section will identify typical chemicals and quantities used in the technology manufacturing industry proposed for the campus.
- Potential Onsite and Offsite Exposure Scenarios: This section will describe potential exposure scenarios for typical chemicals used in the manufacturing process.
- Preventative Measures

5.6 Transportation

This section will address existing conditions, potential impacts and proposed mitigation measures associated with traffic and transportation. The section will be prepared using data available from NYSDOT, additional field data collected in the Project area, and a traffic study prepared for the DGEIS. The potential traffic of future development on and adjacent to the Project area will be assessed during the AM and PM peak hours of adjacent street traffic. Areas of focus will include:

- Traffic Data Collection: An automatic traffic recorder will be installed on Alleghany Road for several days including a weekend, to document daily and hourly traffic variations. Peak hour intersection turning movement counts will be conducted at during the typical AM and PM peak hours. Existing roadway and traffic control conditions will be inventoried at the study area intersections including traffic control, lane width, shoulder width, and speed limits. The study area will include the following intersections:
 - Route 63/Route 77 (Lewiston Road/Alleghany Road)
 - Route 63/77 OLAP/Ham Road
 - Route 77 (Alleghany Road)/Route 63 (Judge Road)
 - Route 77 (Alleghany Road)/Ledge Road
 - Route 77 (Alleghany Road)/Akron Road
 - Route 77 (Alleghany Road)/NYS Thruway Exit 48A Access
 - Site Access Intersections
- Traffic Forecasting: Background traffic volumes will be estimated at the study area intersections for the No-Build condition for two design years. The future traffic volumes will be determined based on historical traffic growth rates and regional forecasts by others. The Design Years will include 2015 No-Build and 2035 No-Build.
 - Trip generation for the proposed site will be based on data published by the Institute of Transportation Engineers (ITE), Design Population (employment estimates), and experience on other similar sites.
 - The origins and destinations of traffic generated by the proposed development will be estimated and distributed onto the local roadway network and study area intersections for the two design years, and consistent with the access plan documented during the Master Planning phase. The trip distribution patterns will be based on a review of existing travel patterns and an assessment of the probable travel routes to/from the site. Traffic forecasts will be prepared for the following scenarios:
 - 2015 Phase I
 - 2035 Full Build
- Traffic Analysis: Capacity and Level-of-Service analyses will be conducted for the key intersections based on standard traffic capacity procedures set forth in the *Highway Capacity Manual* (HCM). The sufficiency of the improvements identified in the Master Plan will be evaluated. The need for additional or different improvements will be identified. Concepts

plans (scaled plan view drawings using aerials as base maps) will be developed to illustrate the potential improvements. Primary issues associated with implementation of the improvements will be identified, such as physical impact areas, apparent right-of-way, and planning level cost estimates. Site access improvements will be explored. The goal of this task will be to identify and confirm the necessary traffic mitigation measures for the project.

- **Traffic Engineering Report:** The preferred access alternative will be refined and a technical traffic engineering report will be prepared to summarize the recommendations. The report will include an executive summary, text, tables, concept plans (Plan view drawings to illustrate the improvements), and technical appendices for reviewing agencies.

5.7 Land Use and Zoning

This section will address existing and potential future conditions and impacts, as well as proposed mitigation measures associated with land use and zoning. Existing planning documents for the Town of Alabama and Genesee County will be used to complete this section. Areas of focus will include:

- **Existing Land Uses:** The following land uses on and surrounding the Project area have been identified: agriculture, residential, commercial, the Tonawanda Indian Reservation and the John White Wildlife Management Area.
- **Existing Town of Alabama Zoning/Permitted Uses:** The majority of the site is currently zoned A-R (Agricultural-Residential) and would have to be rezoned for advanced manufacturing use. The southeast corner of the site is part of the John White Wildlife Management Area and is zoned L-C (Land Conservation).
- Oakfield/Alabama Comprehensive Plan
- Genesee County Smart Growth Plan
- Genesee County Farmland Protection Plan
- **Proposed Zoning Regulations for Project:** This section will review a set of proposed zoning regulations for the Project and analyze the potential impacts of re-zoning the Project area either to an industrial zone with special use permits; a planned unit development (“PUD”); or a newly-developed technology zoning district as applicable under the Town of Alabama zoning laws.

5.8 Utilities

This section will address existing conditions, potential impacts and proposed mitigation measures associated with site utilities. Existing data sources and utility reports prepared for the DGEIS will be used to complete this section. Areas of focus will include:

- Water

- Sewer
- Electric Power
- Natural Gas
- Telecommunications
- Renewable Energy: The Project lies within the Niagara Hydro Power Zone and near a proposed wind farm to be located to the southeast of the Project.

5.9 Community Facilities

This section will address existing conditions, potential impacts and proposed mitigation measures associated with community facilities. Existing data sources will be used to complete this section. Areas of focus will include:

- Emergency Services: This section will be developed through interviews with officials from existing service providers to discuss their present and anticipated future capabilities and organization. The section will address the potential impacts of the Project on existing emergency services in the study area and assess the capabilities of emergency service providers to service the associated increased demand. Potential additional resources, training, support or coordination, if any, that will be necessary for the phased development will be listed for the following:
 - Police
 - Fire
 - Ambulance
- Waste Management: This section will address solid and hazardous waste management and disposal, including the use of potential solid waste facilities, and the disposal of hazardous waste that may be produced by the Project.
- Educational Facilities
- Public Lands and Recreation: This section will evaluate potential significant adverse impacts to existing recreational and open space resources in the Town of Alabama, as well as on the Project area.

5.10 Community Character

This section will address existing conditions, potential impacts and proposed mitigation measures associated with community character. Observations, existing reports and studies, along with a noise study and a visual impact analysis conducted for the DGEIS, will be used as source material for this section. Areas of focus will include:

- Aesthetics: Potential visual impacts of the preferred alternative, including utilities and roads, will be assessed in this section using computer viewshed projections for a 3-mile radius and visual simulations. NYSDEC criteria for visual impacts will be used to define other visual receptors.
- Noise Levels: Potential impacts during construction and operation of the Project will be assessed. Existing noise levels for construction and operation will be approximated using industry standards and comparative noise levels from similar existing facilities, and modeled for comparison to existing site line noise levels established in a Baseline Noise Analysis conducted for the DGEIS. The potential noise impacts will be evaluated using NYSDEC standards to determine impacts.
- Socioeconomics: Potential impacts (positive and negative) to the local and regional socioeconomic setting will be identified and evaluated. This evaluation will include factors identified in other sections of the DGEIS including demographic indicators (population, housing, etc.); community services; and expected employment growth both within the Project and related employment growth as a result of the Project. These potential impacts will be assessed taking into consideration the existing community character. Appropriate mitigation measures will be identified as well as funding mechanisms as necessary. Planning information and studies pertaining to similar communities elsewhere in the U.S. where technology manufacturing centers have developed over the past 10-20 years will be included and evaluated. The positive and negative impacts related to existing facilities will be identified and mitigation proposed in order that the Project emulates these successes and adjusts plans as necessary to avoid past problems.

5.11 Demography

This section will address existing conditions, potential impacts and proposed mitigation measures associated with potential changes in site demographics. Existing data sources and reports will be used to complete this section. Areas of focus will include:

- Existing Employment Base
- Sensitive Receptors (Residences, Churches and Schools)

5.12 Historic and Archaeological Resources

This section will address existing conditions, potential impacts and proposed mitigation measures associated with historic and archaeological resources. This section will summarize findings of Phases IA and IB Archeological Surveys prepared for the DGEIS. Areas of focus will include:

- STAMP site implications related to the adjacent offsite Tonawanda Indian Reservation

5.13 Agricultural Resources

This section will address existing conditions, potential impacts and proposed mitigation measures associated with agricultural resources. Areas of focus will include:

- Prime and Non-Prime Farmland
- An analysis of the Project's impact on agricultural resources taking into consideration the total amount of resources available in the community.

5.14 Cumulative Impact Analysis

A cumulative impact is an impact on the environment that could result from incremental impacts of a proposed action when added to other past, present, or reasonably foreseeable future actions by other entities separate from the proposed action. Cumulative impacts can result from individually minor but collectively significant actions that take place over time.

This section will include a qualitative analysis of the relationship and implications of such projects when added to the Project, noting any future environmental documentation efforts to be conducted with such foreseeable projects when substantially defined. Elements included in this assessment will only involve projects which have advanced to an appropriate level of detail to warrant consideration. Areas of focus will include:

- Background Growth and Development Trends in Project Area
- Cumulative Impact with Other Existing and Propose Industrial Development Projects
- Potential Induced Growth

5.15 Unavoidable Adverse Impacts

This section will summarize those environmental impacts that cannot be avoided and include an analysis weighing those unavoidable adverse impacts against the potential positive benefits of the Project. Areas of focus will include:

- Loss of Agricultural Lands
- Increased Demand for Water Supply and Sanitary Sewer Treatment
- Increased Demand for Energy
- Increased Impervious Surfaces
- Loss of Habitat for Non-Endangered Plant and Animal Species
- Potential Noise Increases
- Increased Demand for Community Services

5.16 Irreversible and Irretrievable Commitment of Resources

This section will identify any irreversible and irretrievable commitments of environmental resources that cannot be avoided or adequately mitigated, and include an analysis weighing the loss of those resources against the potential positive benefits of the Project.

5.17 Effects on Use and Conservation of Energy

This section will identify the energy sources to be used, the anticipated levels of consumption and will suggest ways to reduce energy consumption. Areas of focus will include:

- Electric Power
- Natural Gas

- Petroleum Products
- Building Standards – Energy Efficiency
- LEED

6. PROJECT ALTERNATIVES

The DGEIS will describe and evaluate a range of reasonable alternatives to the Project that are feasible considering the goals, objectives and capabilities of the GCEDC. Alternatives that will be considered during the DGEIS are described below:

6.1 No-Build Alternative

The No-Build Alternative is considered in order to establish a base line to help qualitatively and quantitatively assess the benefits and impacts associated with identified feasible alternatives.

6.2 Existing Zoning Alternative

The DGEIS will examine the social, economic and environmental impacts of a development alternative based on existing site zoning.

6.3 Preferred Alternative

The DGEIS will examine the social, economic and environmental impacts of an advanced technology manufacturing development alternative based on the STAMP master plan as shown in the STAMP Feasibility Study.

6.4 Residential Alternative

The DGEIS will examine the social, economic and environmental impacts of a development alternative based on the site developing as a suburban residential area.

7. APPENDICES

The following is a list of specific studies and reports to be provided with the DGEIS as appendices.

- Aerial Topographic Survey
- Industry Requirements Report
- Project Area Maps
- Proposed Zoning Regulations
- Traffic Impact Study
- Environmental Health & Safety Impacts Report
- Water Service Preliminary Report
- Sewer Service & WWTP Preliminary Report
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