



BUFA – Project Double Reed

GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER
STATE ENVIRONMENTAL QUALITY REVIEW APPLICATION
INITIAL SUBMISSION DECEMBER 12, 2025

REVISED FEBRUARY 18, 2026

SEQR DEVELOPMENT APPLICATION

BUFA - GCEDC Application

Revised February 18, 2026

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I | INTRODUCTION

Company Overview

Since 1999, Stream Data Centers has set new standards for innovation, operational excellence, and sustainability in the data center industry. With over 90% of its inventory leased to Fortune 100 customers, the company has acquired, developed, and managed complex data center projects for the world's most demanding users. From location strategy and site selection to data center construction and operations, Stream focuses on build-to-suit facilities for hyperscale users in major markets across the United States. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options. Stream Data Centers is a standalone technical real estate company specializing in hyperscale and enterprise data center solutions. Headquartered in Dallas, Texas, the company is strategically backed by Apollo Global Management-managed funds.

Why Stream?

We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

Our entire approach is defined by a commitment to responsible development and a dedication to achieving the minimal environmental impact, thereby setting a new benchmark for development within the park. We achieve this through the utilization of best-in-class, air-cooled technology, which results in zero consumptive water use for cooling. Furthermore, the project can be accommodated using the approved, existing STAMP infrastructure, ensuring its power needs are well within the planned capacity. Operationally, our footprint is significantly less than comparable facilities, not only in reduced land use but also in a dramatic 90% reduction in on-site electrical generation backup compared to conventional data center designs. This integrated design and operational standard extends to our architecture, where we elevate our solutions above conventional data center designs through thoughtful design and engineered solutions that ensure quiet operations.

By choosing Stream, you are not just selecting one of the best data center development and operational teams you are investing in a future filled with:

- **Job Creation:** Generating high-paying technical and skilled trade positions (including IT, engineering, and security roles) and a commitment to partnering with local programs to ensure these stable, long-term career opportunities are accessible to Genesee County residents.
- **Significant Revenue:** Delivering a major capital investment and substantial, sustained tax revenue to support vital community services and schools without placing a burden on public infrastructure or requiring expensive new services.
- **Community Pride:** A commitment beyond specialized technology infrastructure with a core value in creating tangible, lasting opportunity for the places we now call home. As a 30+ year long-term community partner, we are dedicated to fostering prosperity not just within our facility boundaries, but throughout the wider community—in its schools, businesses, and unique landscape. This means investing directly in schools, land conservation, and agricultural initiatives that are the backbone of this community's identity.

Let us work together to fully realize the opportunity ahead.

II | PROJECT DESCRIPTION

A State-of-the-Art Data Center Campus

Project Double Reed encompasses approximately 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project. Stream Data Centers has a long-term commitment to developing projects that benefit local communities and our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, our company is developing this facility to meet their exacting needs, and this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of at least AA-.

Economic Impact and Job Creation

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. This includes approximately 125 permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, Project Double Reed has incorporated a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid (National Grid). The Genesee Economic Development Center (GCEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 500MW of utility power and will utilize existing right-of-way for interconnection and distribution. As such, the project will not result in any additional impact beyond what has been anticipated to establish the STAMP Development.
- **Emergency Backup Power:** 12 Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT, networking, and house loads, such as lighting and essential health, safety, and security systems. Given the project's connection to high-voltage transmission infrastructure, it is likely that there will be infrequent use of these generators. Air emissions will follow applicable Federal, State, and Local regulations and requirements. The count of 12 generators across 3 buildings is approximately a 90% reduction in generator count over conventional data center designs and a huge reduction in terms of the potential impact of the development.

- **Networking:** Proposed telecommunication infrastructure will establish redundant, high-capacity connectivity between the North and South Campuses. This connection is necessary to support operational continuity, carrier diversity, and long-term scalability across the project's full built out. To achieve this the installation of duct banks housing conduit generally routed along Crosby Road will form a continuous north-south backbone between the campuses. The proposed alignment, shown in the following exhibits, will remain within a defined utility corridor and will be coordinated with the broader STAMP site infrastructure to ensure compatibility with existing and planned utilities, including compliance with required depth separations and utility spacing standards. Utility easements approximately 25-feet in width per alignment will be established to accommodate construction, maintenance access, and long-term operational needs. The proposed alignment was selected to maximize the use of existing disturbed utility and roadway corridors, and the project will coordinate with the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYS DEC) to implement construction methodologies designed to avoid or minimize impacts to environmental resources.
- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. This is assumed to be 20,000 gallons per day (approximately 125 staff over three buildings). Water consumption will primarily be for domestic purposes, such as restroom facilities and limited kitchen preparation. Building cooling will be achieved through the use of air-cooled technology. There will be no consumptive water use in the cooling system; the design being deployed here represents the best-in-class cooling system design for water efficiency.
- **Environmental Management:** The project's main development areas will avoid sensitive environmental resources such as wetlands and streams. Field delineations confirm that no jurisdictional or non-jurisdictional wetlands exist within the proposed property boundaries for the North and South Campuses; all such features are located entirely outside the main development work area and limit of disturbance. Further, best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume control. Stormwater plans are included in the following exhibits, outlining proposed locations for stormwater management features and outfall locations from the project site, which further align with existing observable rainwater surface flow regimes.

Additionally, the project will utilize Horizontal Directional Drilling (HDD) where utility installation intersects any sensitive environmental resources, employing the same construction methodologies successfully used for existing water and wastewater infrastructure at the STAMP site. This trenchless method will route utilities beneath sensitive features with minimal surface disruption and comply with a comprehensive Inadvertent Return Contingency Plan (IRCP) submitted to jurisdictional authorities. This plan includes real-time pressure monitoring, dedicated on-site inspection, and pre-positioned recovery equipment to ensure the timely detection and management of any fluctuations in the drilling environment.

- **Acoustics Approach:** A noise assessment and model have been completed for the proposed design, demonstrating that the project fully complies with NYS DEC guidelines. To achieve this, specific mitigation measures have been integrated into the project design, focusing on both architectural treatments and strategic equipment siting:
 - *Rooftop Screening:* Architectural treatments are utilized on the building roof to mitigate noise from chillers.
 - *Ground-Level Screening:* Dedicated screening walls are sited at ground level to manage sound from generators.
 - *Strategic Siting:* The project optimizes the placement of point sources (specifically generators) on the site to maximize distance from sensitive receptors.

Detailed professional acoustical modeling has informed the current site design and equipment selection. As the project progresses into final engineering phases, these findings will be used to further refine standard minimization options—such as silencers and enclosures—to ensure continued alignment with STAMP’s intended uses and all permitting requirements.

Stream remains committed to adhering to all STAMP GEIS requirements, with attention paid to sensitive receptors and sound levels at the park boundary. Additionally, as acoustic models are further calibrated, rooftop screening will be adjusted to reduce overall building height wherever possible while maintaining full regulatory compliance.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project has incorporated architectural design that enhances the site through landscape, building fenestration, and material detailing, adhering to the Town of Alabama Technology District Design Standards and Guidelines (‘TDDSG’) which establish design criteria and minimum standards for development within the STAMP area. These interventions are intended to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed.

Further progressed designs are shown in the following exhibits, which will be refined even further upon final technical requirements of the expected tenant. The design comprises three two-story buildings totaling about 2.2 million square feet, with an expected building height of 54 feet to the parapet and 65 feet to the top of the architectural rooftop screen. The top of the roof screen will be adjusted as needed based on detailed noise models to ensure compliance with noise limits for the park and reduced where possible as additional noise models are refined. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design worked to enhance the building's aesthetics, while also supporting biodiversity and improving stormwater management. The design will focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives and viewpoints. The proposed buildings are represented in the exhibits labeled “Architectural Renderings.” The three views were taken from pedestrian and building entry vantage points.

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From a design aesthetic and conceptual standpoint, the building can be understood as comprising two primary components: the Entry and Administration component, and the Data Hall component. Due to security and operational efficiency requirements, the Data Hall does not allow visual connectivity to the interior and therefore places primary emphasis on the building envelope. The proposed solution utilizes a precast concrete skin organized into vertical panels. To mitigate the scale and visual repetition of the approximately 1,000-foot-long façade, these panels incorporate a deliberate composition of reveals and tonal variation. This strategy introduces subtle moments of play and perceived randomness, helping to soften the massing and break down the building's overall length.

The façade articulation is further enhanced by the incorporation of egress stair towers located along the building's flanks. These elements introduce additional vertical and horizontal geometry and provide an opportunity for accentuation through materiality and color. The stair enclosures are envisioned as precast concrete along the sides, creating depth, texture, and visual contrast. Collectively, the use of reveals and the selected palette of natural, stone-inspired and earthy tones align with the STAMP Standards guidelines.

In contrast, the Administration component inverts the Data Hall's sense of opacity and introduces a more open and transparent architectural expression. Large, full-height curtain wall systems establish a strong visual connection between interior administrative spaces and the exterior environment, fostering engagement and openness. The principles of color variation and compositional rhythm remain consistent, with interchangeable precast wall panels interspersed between curtain wall segments to articulate the façade and reinforce its cadence. A more pronounced blue accent is introduced at the underside of the building entrance, signaling arrival and providing a clear visual marker.

The entry experience is further enriched through the use of three-dimensional articulation. The curtain wall façade is recessed approximately eight feet, creating opportunities for integrated shading devices, lighting elements, and shadow play, all of which contribute to a layered, dynamic, and visually compelling entry condition.

- **Public emergency services:** Demand on public emergency services for data centers are low. Data centers directly hire professional emergency and security services for added support of operations, reducing the demand for external services. Further, these advanced facilities have detailed emergency response plans, ensuring that an emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aide in determining appropriate escalation for emergencies, which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.
- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery/equipment maintenance. Data centers are staffed 24/7 with typically three, eight-hour shifts daily. Nighttime shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.
- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. Dust is managed through routine watering of disturbed areas, limiting exposed soils, and enforcing low-speed limits for construction vehicles. Noise impacts are minimized by restricting work to approved working hours, properly maintaining equipment, and carefully scheduling higher-noise activities to reduce duration and off-site

impacts. The construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning will be implemented. The project will be completed in (3) phases with commencement planned for the first phase in April 2026 and completion of the last phase in December 2030. Average daily water use during construction is anticipated to be 6,000 gallons/day.

- **Community Participation:** Stream Data Centers has already identified multiple local programs for participation and is actively working to establish deep-rooted relationships with local groups to provide tangible, long-term benefits to the community. We are currently engaged in a joint discovery process with the Oakfield-Alabama Central School District to ensure our support addresses specific challenges identified by local educators and families. These foundational initiatives represent just an initial indication of our long-term support and the beginning of a partnership designed to grow alongside our facility's development.

As a primary example of this commitment, we have established a framework to support high-priority programs within the district. This includes a **Vocational Technology Grant** to provide advanced equipment, such as a CNC Plasma Machine, which modernizes technical training and creates a direct link between students and high-tech industrial career paths. We also committed funds to the **After School Enrichment program**, providing essential childcare and social stability for local families. Furthermore, an **Agri-Tech Internship program** will be established to provide paid student opportunities that focus on regional land sustainability, bridging the gap between the classroom and the region's traditional agricultural pillars.

To ensure the community remains an active participant in Project Double Reed, Stream Data Centers will utilize regular information sessions. These sessions will serve as a platform for education on the data center's role in the local ecosystem and, more importantly, will facilitate the collection of direct comments and feedback from residents. We believe this proactive, two-way dialogue is essential for maximizing the local benefits of the development.

The project also is expected to deliver significant economic activity: the construction phase is projected to require over 1,000 workers, while the operational phase (estimated for 2027) will create 120+ direct, full-time technical and professional positions with starting salaries exceeding \$75,000. Our primary goal is to leverage the skilled labor available within Genesee County to fill these roles. By viewing this project through a 30-year lens, we are committed to improving the local tax base, infrastructure, and school districts, ensuring that our presence aligns with the Genesee County Economic Development Center (GCEDC) vision for long-term regional prosperity.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.

III | TECHNICAL SUMMARIES AND EXHIBITS

III-a | ARCHITECTURAL MASSING AND ELEVATIONS

Gensler

ARCHITECT
100 PARK AVENUE
NEW YORK, NY 10022
TEL: 212 512 2000
WWW.GENSLER.COM

ab associates

ARCHITECT
100 PARK AVENUE
NEW YORK, NY 10022
TEL: 212 512 2000
WWW.ABASSOCIATES.COM

Thompson

ARCHITECT
100 PARK AVENUE
NEW YORK, NY 10022
TEL: 212 512 2000
WWW.THOMPSONARCHITECT.COM

Bowman

ARCHITECT
100 PARK AVENUE
NEW YORK, NY 10022
TEL: 212 512 2000
WWW.BOWMANARCHITECT.COM



02 BUILDING PERSPECTIVE - FRONT VIEW



01 BUILDING PERSPECTIVE - CORNER VIEW

Sheet 1 of 4

PROGRESS SET
NOT FOR
CONSTRUCTION

Project Name

BUFA1

Project Number

06.7237.000

Discipline

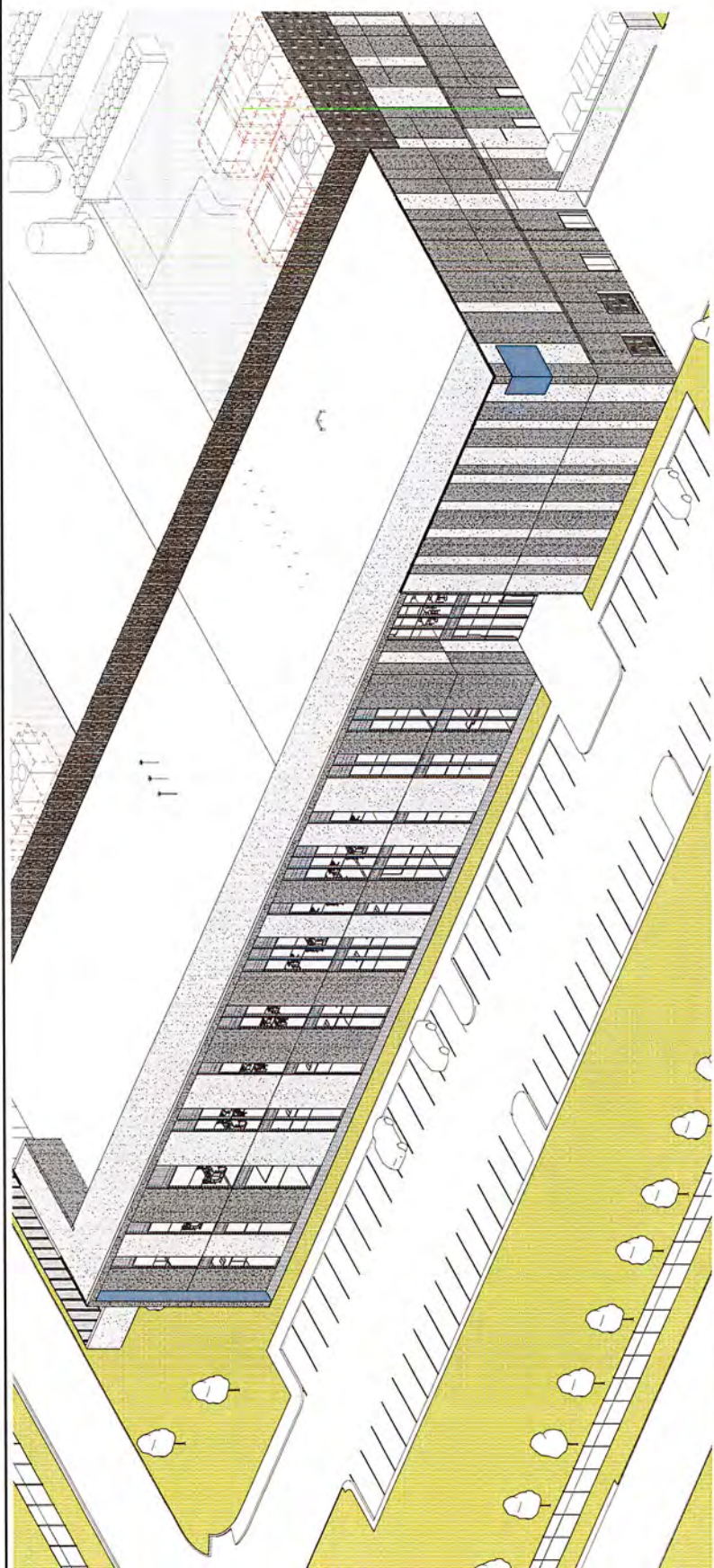
BUILDING PERSPECTIVES

Scale

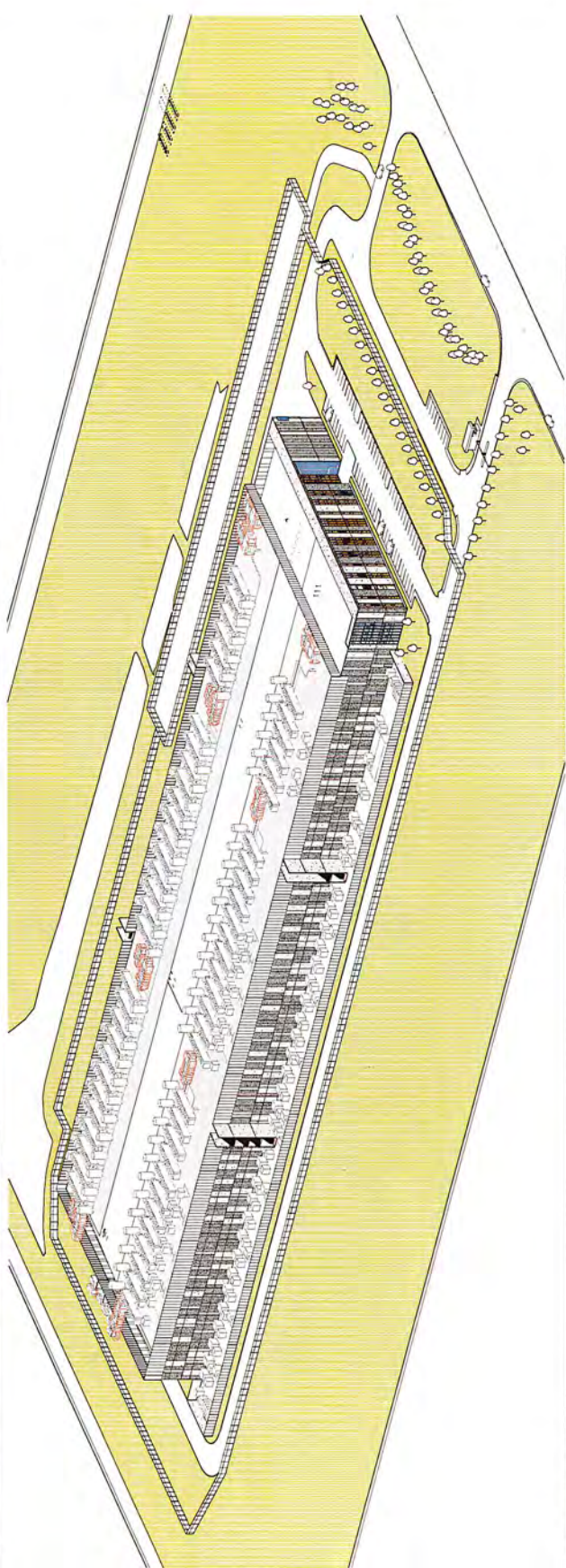
8" = 1'-0"

A0.200-0

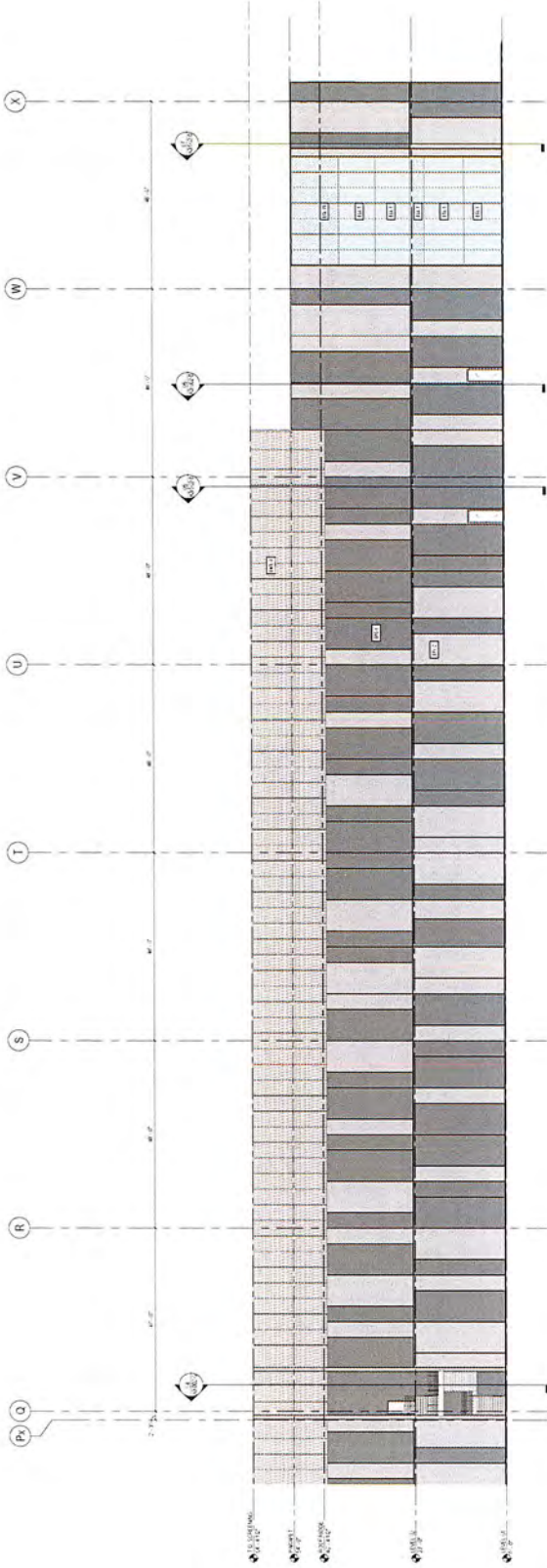
© 2020 Gensler



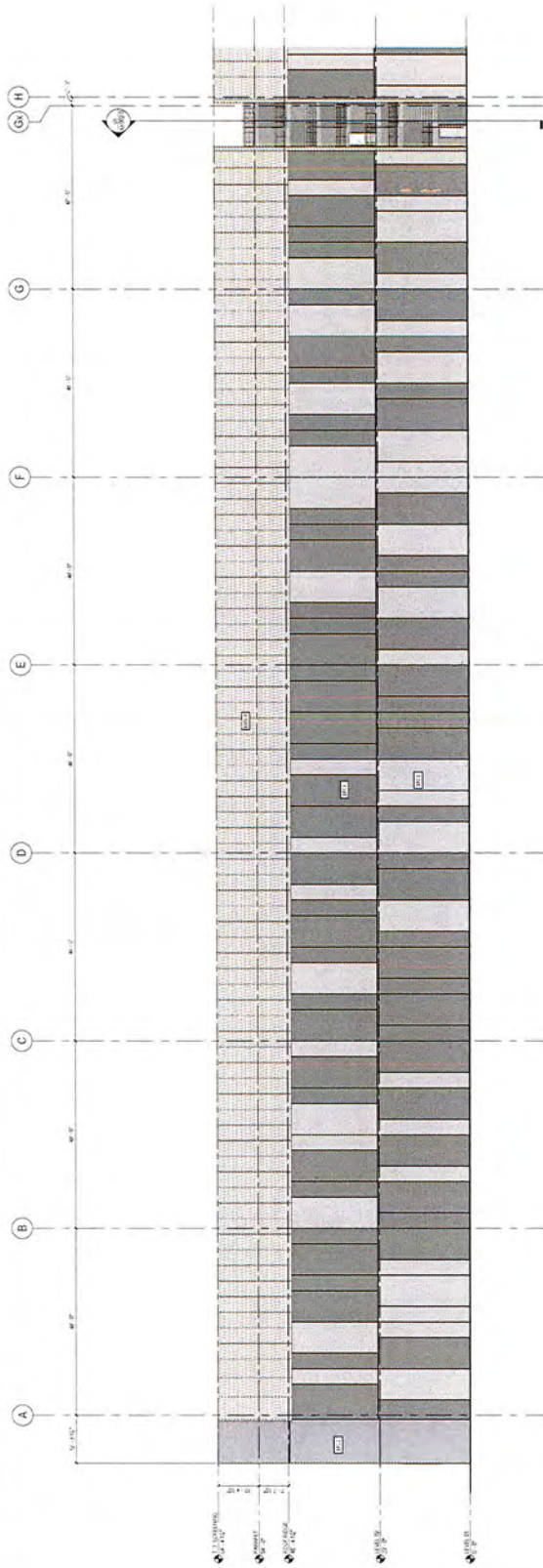
02 BUFA - BUILDING ENTRANCE AXON



01 BUFA - OVERALL SITE AXON



02 BUILDING SOUTH ELEVATION - ENLARGED



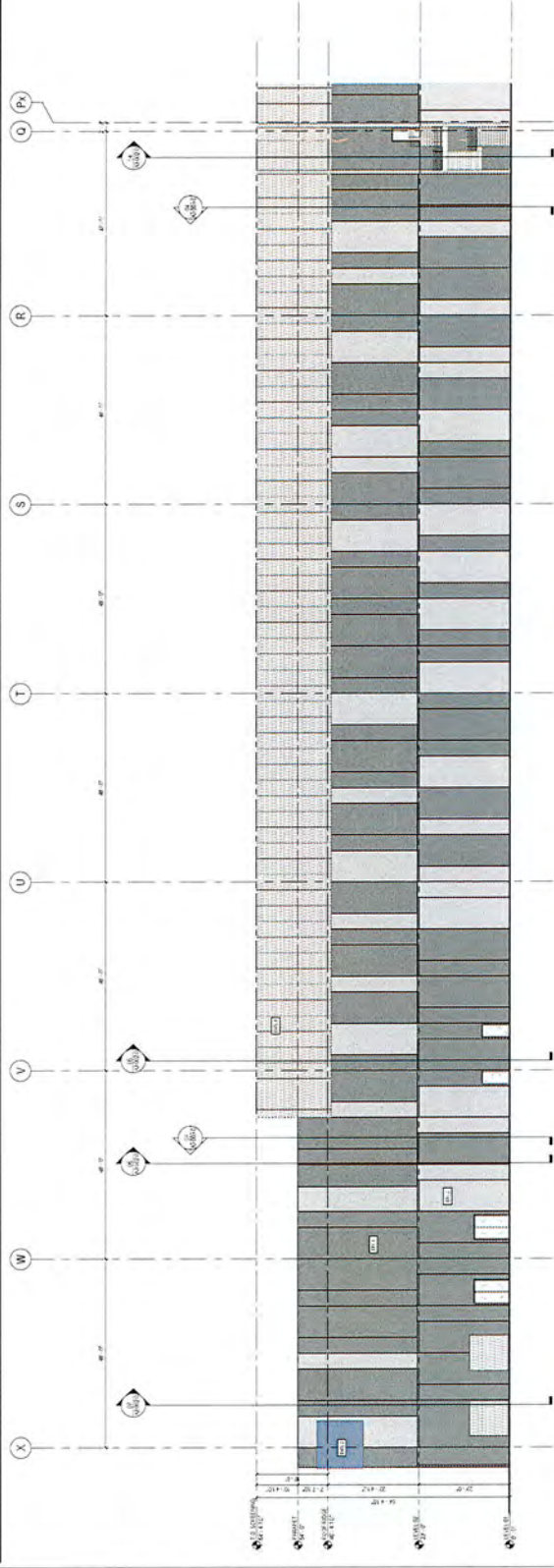
01 BUILDING SOUTH ELEVATION - ENLARGED - 2

GENERAL NOTES

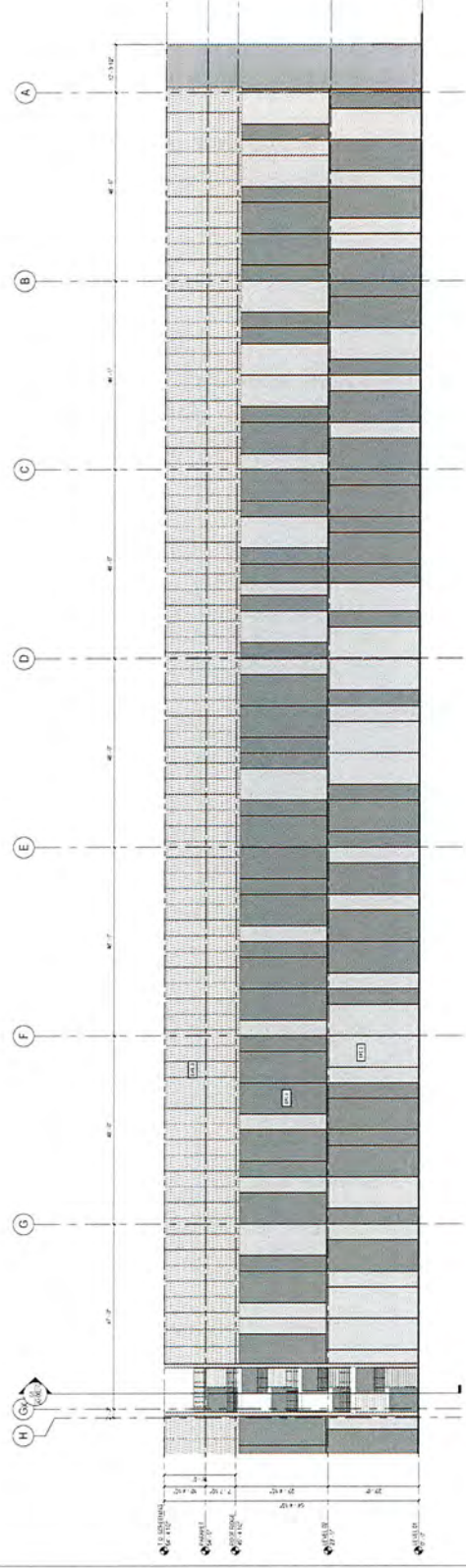
SHEET NOTES

MATERIALS IN ELEVATION





02 BUILDING NORTH ELEVATION - ENLARGED



01 BUILDING NORTH ELEVATION - ENLARGED - 2

GENERAL NOTES

SHEET NOTES

MATERIALS IN ELEVATION

1	BRICK	1/2" x 4" x 8"
2	CONCRETE	4" THICK
3	GLASS	1/2" THICK
4	STEEL	1/4" THICK
5	WOOD	1/2" THICK
6	PAINT	1/2" THICK
7	ROOFING	1/2" THICK
8	LANDSCAPE	1/2" THICK
9	WALL	1/2" THICK
10	FLOOR	1/2" THICK
11	CEILING	1/2" THICK
12	DOOR	1/2" THICK
13	WINDOW	1/2" THICK
14	STAIR	1/2" THICK
15	ELEVATOR	1/2" THICK
16	MECHANICAL	1/2" THICK
17	ELECTRICAL	1/2" THICK
18	TELEPHONE	1/2" THICK
19	TELEVISION	1/2" THICK
20	COMPUTER	1/2" THICK

III-b | VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY

The Visual Impact Analysis systematically assessed the project's presence across critical viewpoints.

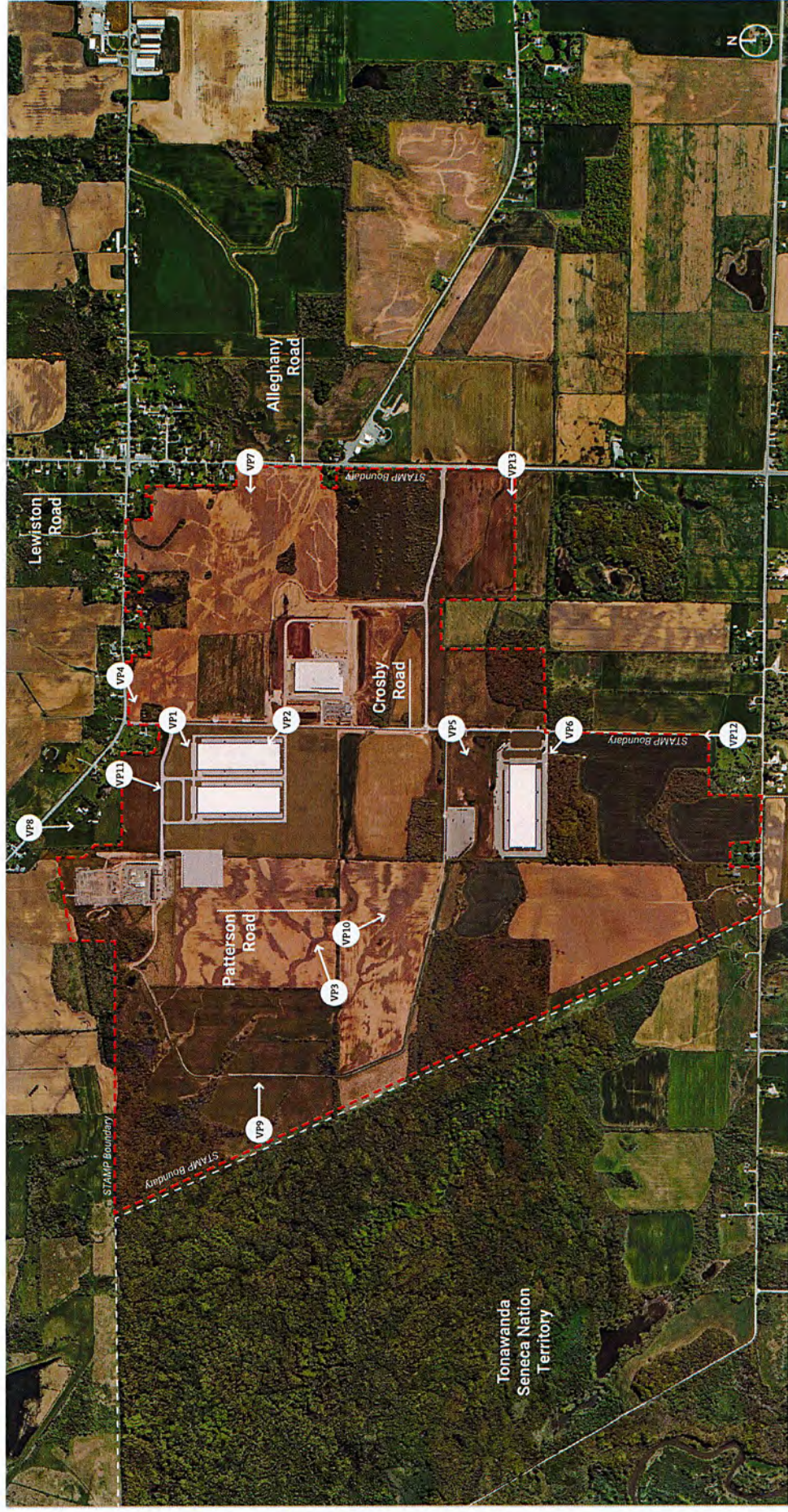
Crosby Road Viewpoints focused on the immediate on-site experience. This analysis defined the project's scale, materiality, and landscaping treatments for the North and South campus sites within the STAMP area. This determines the visual impression for site users.

Lewiston and Alleghany Road Viewpoints evaluated the project's regional presence, specifically its visibility from outside the main STAMP boundaries. This assessed potential visual intrusion into the broader landscape as seen by the traveling public.

The Tonawanda Seneca Reservation Viewpoint provided a dedicated assessment of the visual impact from the adjacent nation's perspective.

The following localized renderings correspond to the locations shown on the Key Viewpoint Location Map below, which identifies the precise geographic context for each viewpoint rendering.

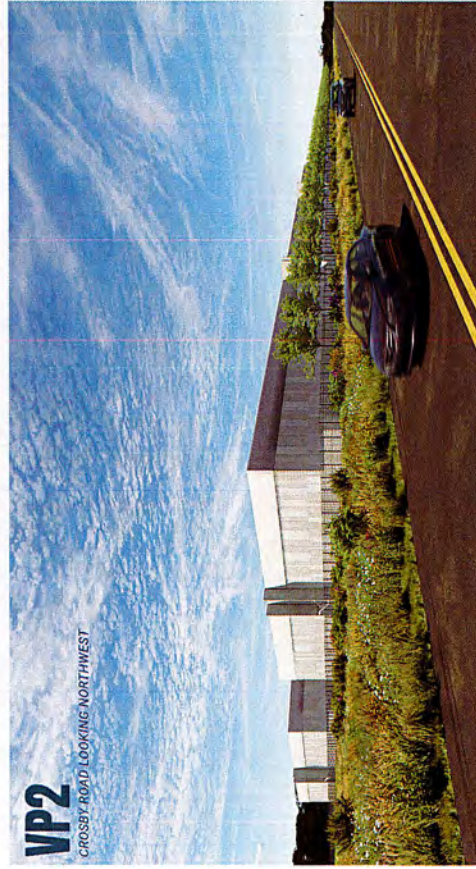
STREAM BUF A1 SITE MAP





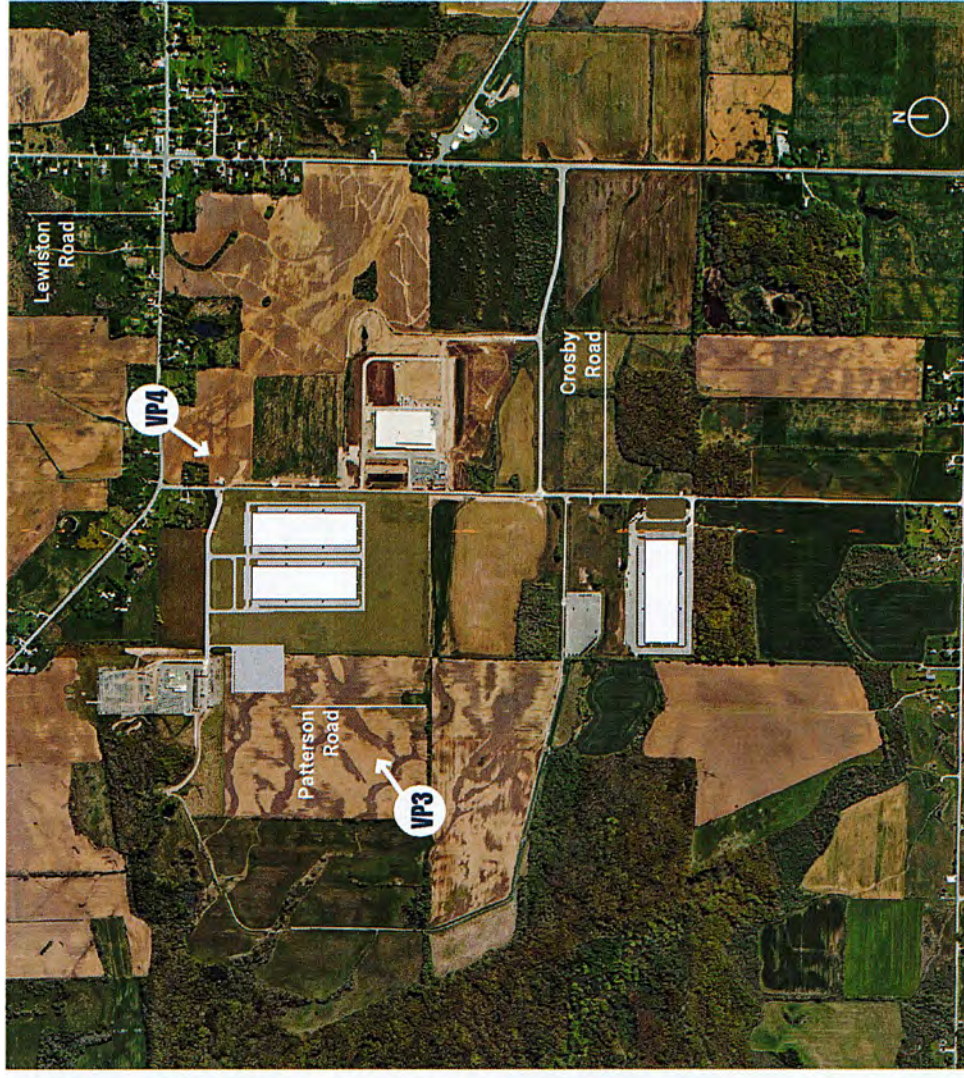
VP1

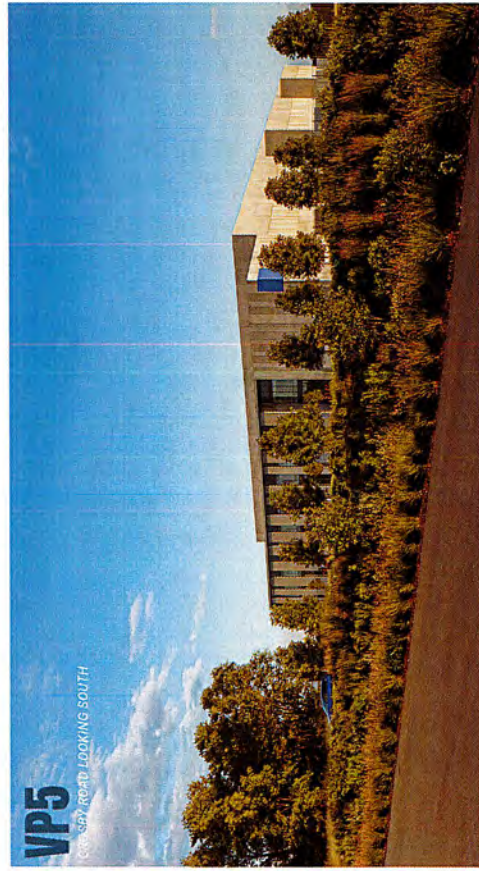
CROSBY ROAD LOOKING SOUTH



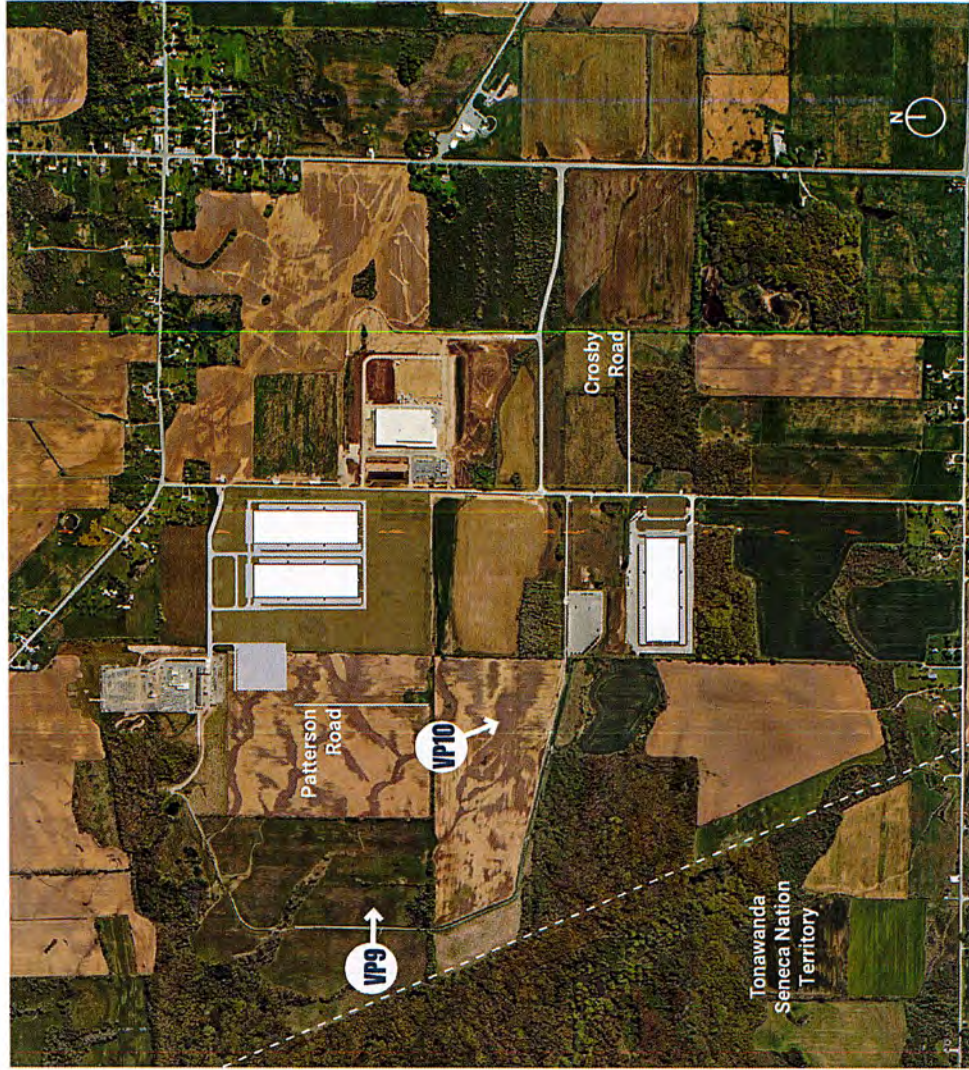
VP2

CROSBY ROAD LOOKING NORTHWEST





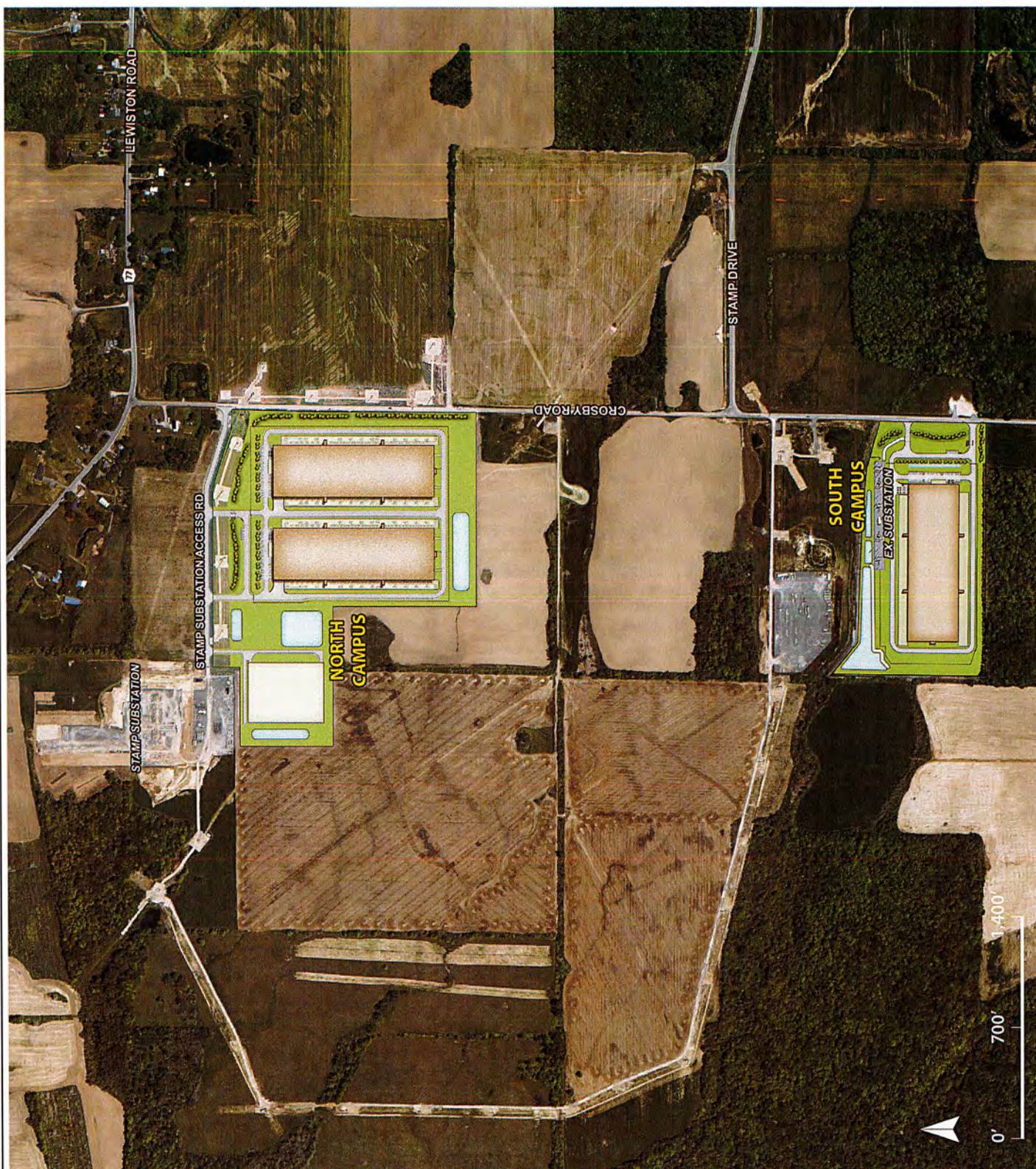








III-c | SITE PLANS



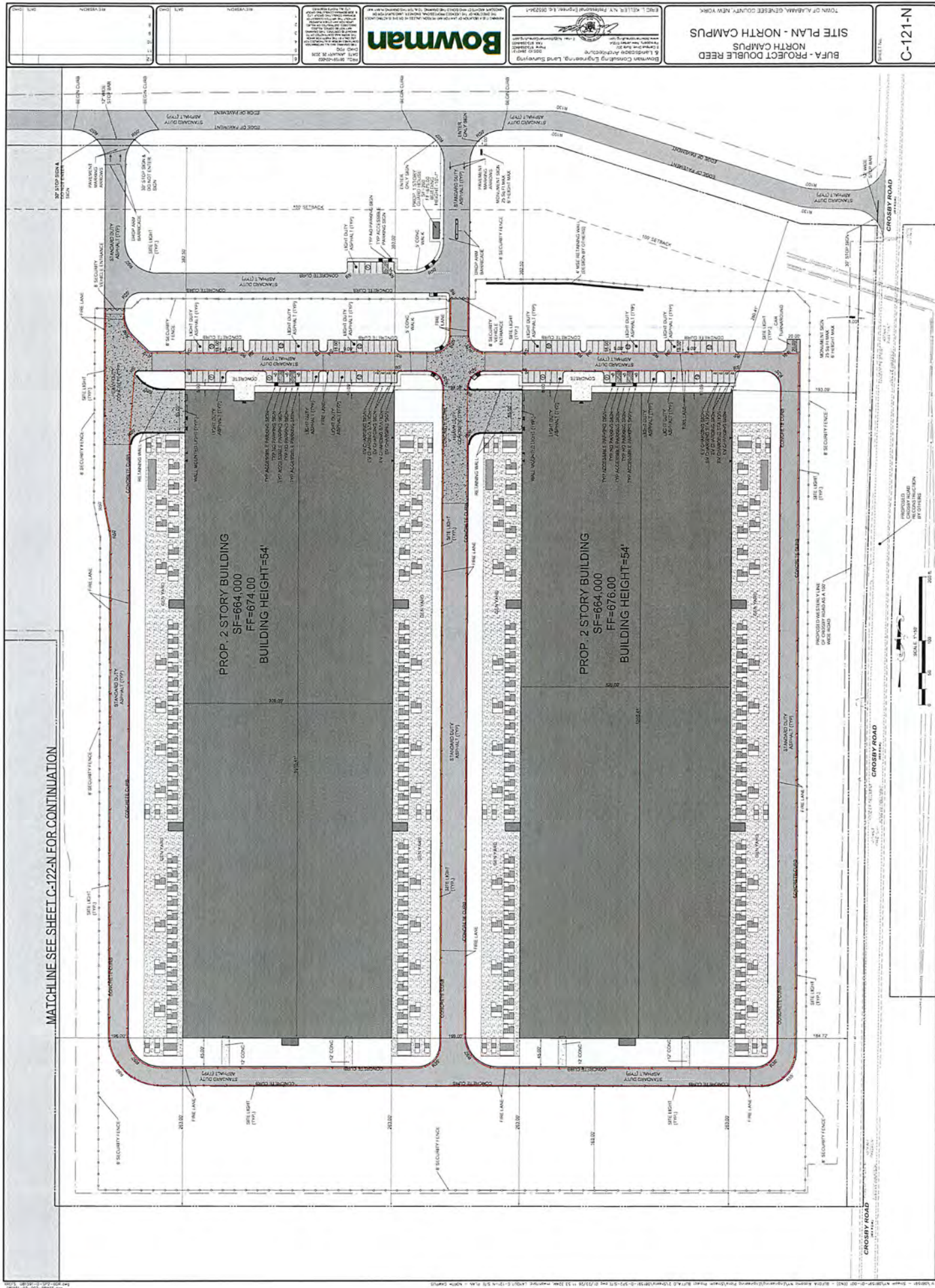
MATCHLINE SEE SHEET C-122-N FOR CONTINUATION

PROP. 2 STORY BUILDING
SF=664,000
FF=674.00
BUILDING HEIGHT=54'

PROP. 2 STORY BUILDING
SF=664,000
FF=676.00
BUILDING HEIGHT=54'



CROSBY ROAD



1997

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10-Acre Logistics Area Layout

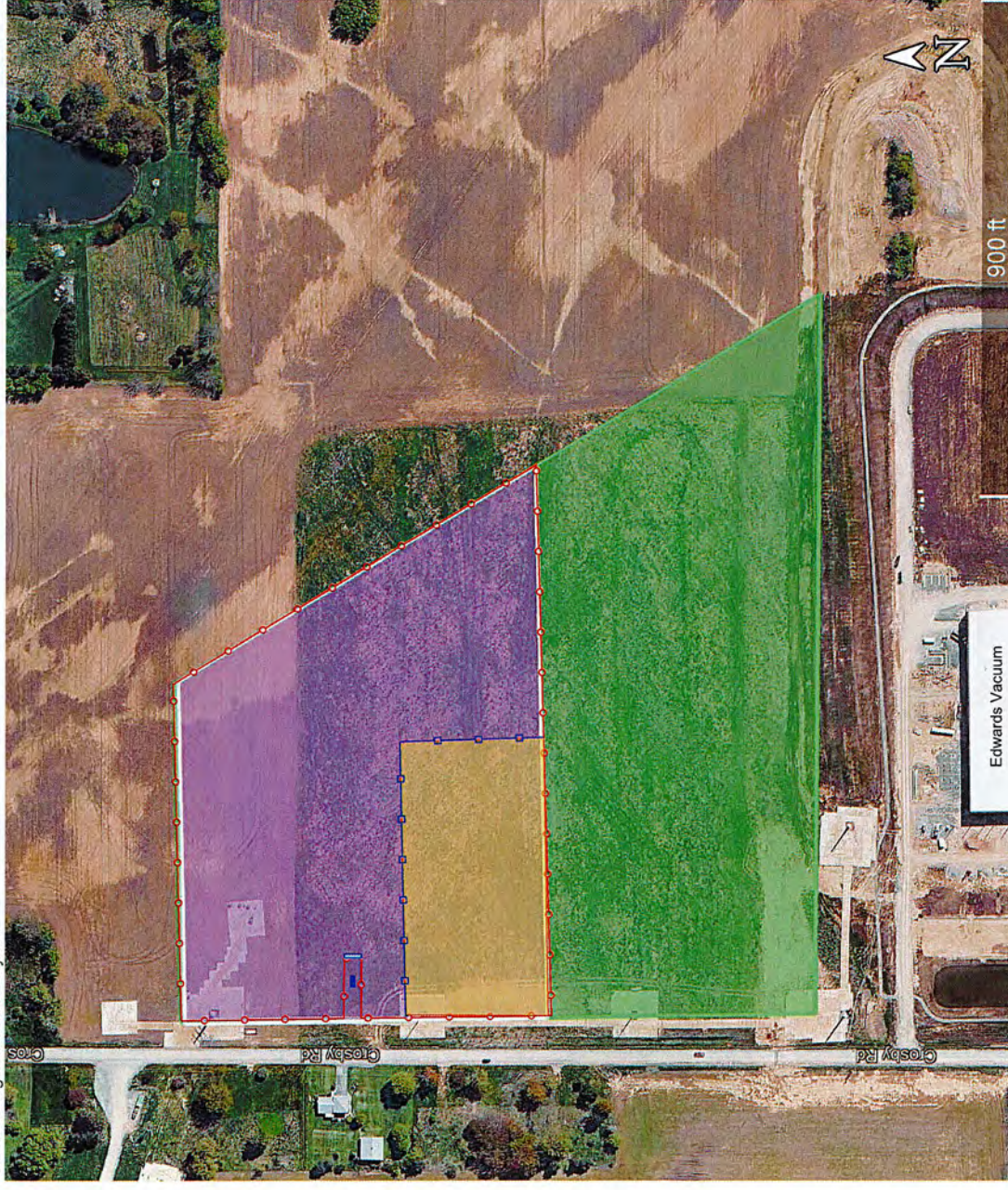


Key

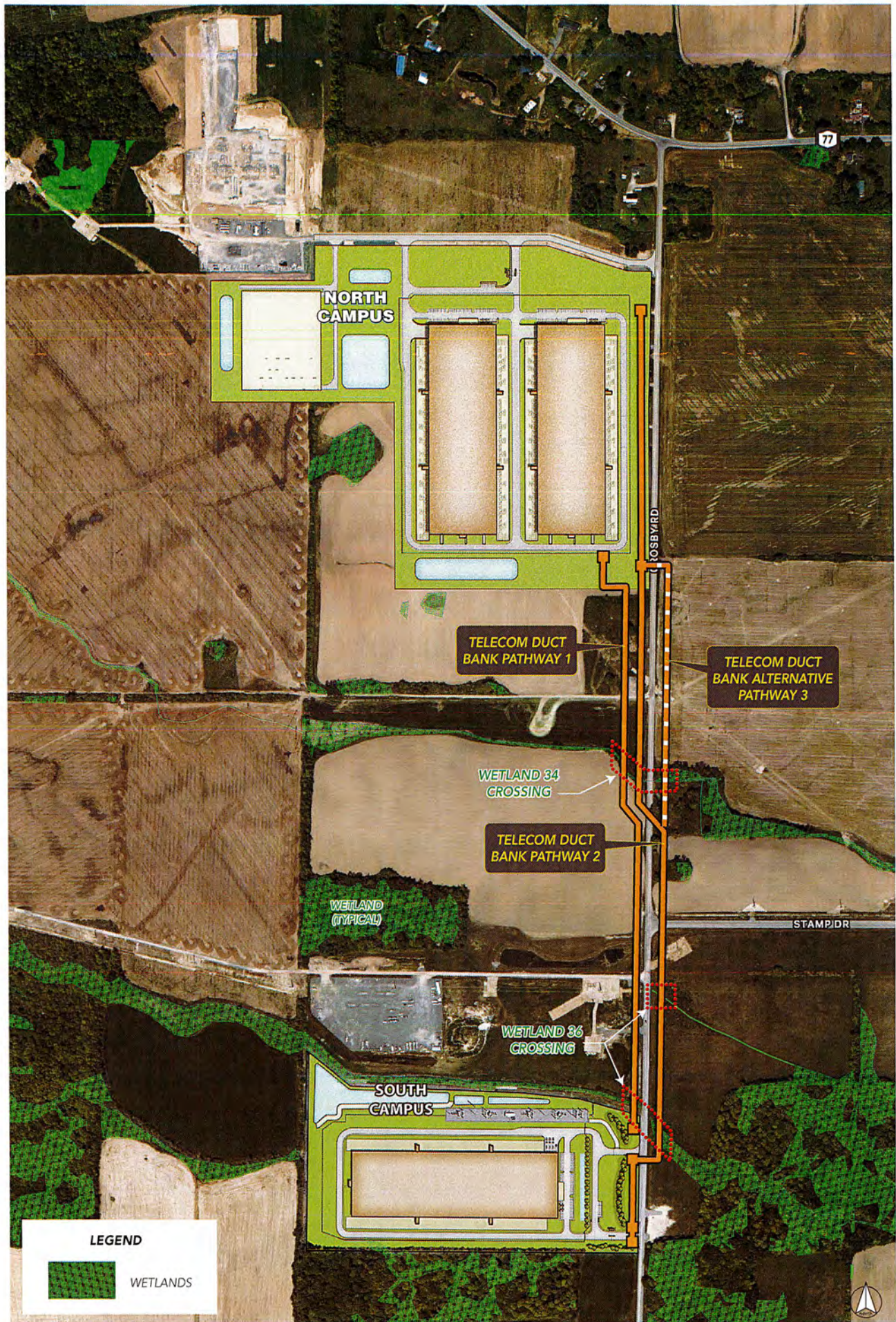
-  Sliding Gate
-  High Powerlines
-  Perimeter Security Fencing
-  Jersey Barrier
-  Stone Walkway
-  Guard House/ Access Control
-  Subcontractor Trailer
-  Management Trailer
-  Tent
-  Employee Parking (888)
-  Management Parking (66)
-  Concrete Washout
-  Dumpster/ Recycling
-  Restroom
-  Muster Point
-  Office Trailer
-  Medical Tent

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30-Acre Logistics Area Layout



12/29/2025



III-d | STORMWATER TECHNICAL SUMMARY

Project Double Reed has committed to sustainable stormwater management practices. The project has incorporated a comprehensive stormwater management system to capture, treat, and release rainwater runoff, minimizing its impact on localized surface and groundwaters.

Key Stormwater Management Features:

- **Stormwater Management Basins:** These basins have been strategically proposed on the site to capture and store stormwater runoff, reducing peak flow rates, and preventing flooding.
- **Permeable Surfaces:** The project has explored opportunities to incorporate permeable paving materials, such as porous asphalt or permeable concrete, in parking areas and walkways to allow rainwater to infiltrate the ground.
- **Green Infrastructure:** Green infrastructure elements, such as rain gardens and bioswales, have been integrated into the site design to filter pollutants, reduce runoff volume, and create attractive green spaces.

The project requires site clearing and preparation, adherence to NYSDEC water quality standards, as well as final acceptance and permit issuance under State Pollutant Discharge Elimination System (SPDES), and subsequent filing of a Stormwater Pollution Prevention Plan (SWPPP). Stormwater Best Management Practices (BMPs) have been incorporated to handle the expected increased peak flows from development and further designed to detain release of surface waters at or below a lower rates.

Stormwater basins and associated outfalls have been aligned with existing observable rainfall surface flow regimes and are depicted on the provided Stormwater Plans. The Stormwater Pollution Prevention Plan (SWPPP) for the South Campus considers the natural hydrology with a bypass swale provided along the southern portion of the property which collects and conveys off-site runoff to the same tributary located along the western portion of the site. The approved and constructed Stormwater Management Programs (SMP's) along the northern portion of the tract collect runoff from the developed portion of the tract and discharge this runoff, after treatment, into the existing tributary along the northern property boundary. The modified design for this project has also added a dry swale east of the parking lot. This dry swale collects runoff that sheet flows off the parking lot and a portion of the bypass driveway, through a gravel diaphragm, and into the swale which is provided with two check dams and an outlet structure. The discharge from this swale is connected to the on-site collection system.

The stormwater design for the North Campus detains stormwater flows within several SMP's and maintains four (4) points of discharge to the existing downstream water courses maintaining the natural hydrology of this portion of STAMP.

The temporary laydown yard for the South Campus is provided with a construction ditch with check dams along the western side of the property. Silt fence and/or fiber roll is provided along the southern portion of the laydown yard.

Erosion and sediment control for the temporary laydown yard for the North Campus is provided by the following controls: run-on diversion berms to the east where needed based on topography, broad stone lined swales with check dams spaced in accordance with NYSDEC standards, perimeter silt fence/filter sock, a stabilized construction entrance and grass buffer area between the gravel laydown yard and adjacent ditch.

The South Campus has already been fully disturbed as a result of the prior approval and construction that had commenced. A 5-acre waiver will be required for this site. The North Campus (containing approximately 60 acres in total) will be disturbed beginning with the SMP's, which in total will require a 5 acre waiver due to the extent and number of SMP's. The sub-station area will follow, which will also require a waiver as the area exceeds 5 acres. The western building and adjacent driveways will follow though likely will be concurrent with the sub-station construction which will disturb approx. 22 acres (each building alone is almost 8 acres) which will require a waiver as well. The final construction will involve the eastern building and surrounding driveways disturbing approx. 20 acres and will also require a waiver

As per the NYSDEC stormwater regulations, the basins design has incorporated both the 10-year, 24 hour storm event (for overbank flood protection), as well as the 100-year, 24 hour storm (for extreme flooding events). The peak flow attenuation for both the 10 and 100-year storm events have been integrated into the design. Through progression into final design, collaborations with NYSDEC and Civil Engineers/Subject Matter Experts will continue to explore innovative stormwater management techniques.



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I | INTRODUCTION

Company Overview

Since 1999, Stream Data Centers has set new standards for innovation, operational excellence, and sustainability in the data center industry. With over 90% of its inventory leased to Fortune 100 customers, the company has acquired, developed, and managed complex data center projects for the world's most demanding users. From location strategy and site selection to data center construction and operations, Stream focuses on build-to-suit facilities for hyperscale users in major markets across the United States. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options. Stream Data Centers is a standalone technical real estate company specializing in hyperscale and enterprise data center solutions. Headquartered in Dallas, Texas, the company is strategically backed by Apollo Global Management-managed funds.

Why Stream?

We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

Our entire approach is defined by a commitment to responsible development and a dedication to achieving the minimal environmental impact, thereby setting a new benchmark for development within the park. We achieve this through the utilization of best-in-class, air-cooled technology, which results in zero consumptive water use for cooling. Furthermore, the project can be accommodated using the approved, existing STAMP infrastructure, ensuring its power needs are well within the planned capacity. Operationally, our footprint is significantly less than comparable facilities, not only in reduced land use but also in a dramatic 90% reduction in on-site electrical generation backup compared to conventional data center designs. This integrated design and operational standard extends to our architecture, where we elevate our solutions above conventional data center designs through thoughtful design and engineered solutions that ensure quiet operations.

By choosing Stream, you are not just selecting one of the best data center development and operational teams you are investing in a future filled with:

- **Job Creation:** Generating high-paying technical and skilled trade positions (including IT, engineering, and security roles) and a commitment to partnering with local programs to ensure these stable, long-term career opportunities are accessible to Genesee County residents.
- **Significant Revenue:** Delivering a major capital investment and substantial, sustained tax revenue to support vital community services and schools without placing a burden on public infrastructure or requiring expensive new services.
- **Community Pride:** A commitment beyond specialized technology infrastructure with a core value in creating tangible, lasting opportunity for the places we now call home. As a 30+ year long-term community partner, we are dedicated to fostering prosperity not just within our facility boundaries, but throughout the wider community—in its schools, businesses, and unique landscape. This means investing directly in schools, land conservation, and agricultural initiatives that are the backbone of this community's identity.

Let us work together to fully realize the opportunity ahead.

II | PROJECT DESCRIPTION

A State-of-the-Art Data Center Campus

Project Double Reed encompasses approximately 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project. Stream Data Centers has a long-term commitment to developing projects that benefit local communities and our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, our company is developing this facility to meet their exacting needs, and this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of at least AA-.

Economic Impact and Job Creation

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. This includes approximately 125 permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, Project Double Reed has incorporated a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid (National Grid). The Genesee Economic Development Center (GCEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 500MW of utility power and will utilize existing right-of-way for interconnection and distribution. As such, the project will not result in any additional impact beyond what has been anticipated to establish the STAMP Development.
- **Emergency Backup Power:** 12 Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT, networking, and house loads, such as lighting and essential health, safety, and security systems. Given the project's connection to high-voltage transmission infrastructure, it is likely that there will be infrequent use of these generators. Air emissions will follow applicable Federal, State, and Local regulations and requirements. The count of 12 generators across 3 buildings is approximately a 90% reduction in generator count over conventional data center designs and a huge reduction in terms of the potential impact of the development.

- **Networking:** Proposed telecommunication infrastructure will establish redundant, high-capacity connectivity between the North and South Campuses. This connection is necessary to support operational continuity, carrier diversity, and long-term scalability across the project's full built out. To achieve this the installation of duct banks housing conduit generally routed along Crosby Road will form a continuous north-south backbone between the campuses. The proposed alignment, shown in the following exhibits, will remain within a defined utility corridor and will be coordinated with the broader STAMP site infrastructure to ensure compatibility with existing and planned utilities, including compliance with required depth separations and utility spacing standards. Utility easements approximately 25-feet in width per alignment will be established to accommodate construction, maintenance access, and long-term operational needs. The proposed alignment was selected to maximize the use of existing disturbed utility and roadway corridors, and the project will coordinate with the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYS DEC) to implement construction methodologies designed to avoid or minimize impacts to environmental resources.
- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. This is assumed to be 20,000 gallons per day (approximately 125 staff over three buildings). Water consumption will primarily be for domestic purposes, such as restroom facilities and limited kitchen preparation. Building cooling will be achieved through the use of air-cooled technology. There will be no consumptive water use in the cooling system; the design being deployed here represents the best-in-class cooling system design for water efficiency.
- **Environmental Management:** The project's main development areas will avoid sensitive environmental resources such as wetlands and streams. Field delineations confirm that no jurisdictional or non-jurisdictional wetlands exist within the proposed property boundaries for the North and South Campuses; all such features are located entirely outside the main development work area and limit of disturbance. Further, best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume control. Stormwater plans are included in the following exhibits, outlining proposed locations for stormwater management features and outfall locations from the project site, which further align with existing observable rainwater surface flow regimes.

Additionally, the project will utilize Horizontal Directional Drilling (HDD) where utility installation intersects any sensitive environmental resources, employing the same construction methodologies successfully used for existing water and wastewater infrastructure at the STAMP site. This trenchless method will route utilities beneath sensitive features with minimal surface disruption and comply with a comprehensive Inadvertent Return Contingency Plan (IRCP) submitted to jurisdictional authorities. This plan includes real-time pressure monitoring, dedicated on-site inspection, and pre-positioned recovery equipment to ensure the timely detection and management of any fluctuations in the drilling environment.

- **Acoustics Approach:** A noise assessment and model have been completed for the proposed design, demonstrating that the project fully complies with NYS DEC guidelines. To achieve this, specific mitigation measures have been integrated into the project design, focusing on both architectural treatments and strategic equipment siting:
 - *Rooftop Screening:* Architectural treatments are utilized on the building roof to mitigate noise from chillers.
 - *Ground-Level Screening:* Dedicated screening walls are sited at ground level to manage sound from generators.
 - *Strategic Siting:* The project optimizes the placement of point sources (specifically generators) on the site to maximize distance from sensitive receptors.

Detailed professional acoustical modeling has informed the current site design and equipment selection. As the project progresses into final engineering phases, these findings will be used to further refine standard minimization options—such as silencers and enclosures—to ensure continued alignment with STAMP’s intended uses and all permitting requirements.

Stream remains committed to adhering to all STAMP GEIS requirements, with attention paid to sensitive receptors and sound levels at the park boundary. Additionally, as acoustic models are further calibrated, rooftop screening will be adjusted to reduce overall building height wherever possible while maintaining full regulatory compliance.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project has incorporated architectural design that enhances the site through landscape, building fenestration, and material detailing, adhering to the Town of Alabama Technology District Design Standards and Guidelines (‘TDDSG’) which establish design criteria and minimum standards for development within the STAMP area. These interventions are intended to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed.

Further progressed designs are shown in the following exhibits, which will be refined even further upon final technical requirements of the expected tenant. The design comprises three two-story buildings totaling about 2.2 million square feet, with an expected building height of 54 feet to the parapet and 65 feet to the top of the architectural rooftop screen. The top of the roof screen will be adjusted as needed based on detailed noise models to ensure compliance with noise limits for the park and reduced where possible as additional noise models are refined. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design worked to enhance the building's aesthetics, while also supporting biodiversity and improving stormwater management. The design will focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives and viewpoints. The proposed buildings are represented in the exhibits labeled “Architectural Renderings.” The three views were taken from pedestrian and building entry vantage points.

BUFA - GCEDC Application

Revised February 18, 2026

From a design aesthetic and conceptual standpoint, the building can be understood as comprising two primary components: the Entry and Administration component, and the Data Hall component. Due to security and operational efficiency requirements, the Data Hall does not allow visual connectivity to the interior and therefore places primary emphasis on the building envelope. The proposed solution utilizes a precast concrete skin organized into vertical panels. To mitigate the scale and visual repetition of the approximately 1,000-foot-long façade, these panels incorporate a deliberate composition of reveals and tonal variation. This strategy introduces subtle moments of play and perceived randomness, helping to soften the massing and break down the building's overall length.

The façade articulation is further enhanced by the incorporation of egress stair towers located along the building's flanks. These elements introduce additional vertical and horizontal geometry and provide an opportunity for accentuation through materiality and color. The stair enclosures are envisioned as precast concrete along the sides, creating depth, texture, and visual contrast. Collectively, the use of reveals and the selected palette of natural, stone-inspired and earthy tones align with the STAMP Standards guidelines.

In contrast, the Administration component inverts the Data Hall's sense of opacity and introduces a more open and transparent architectural expression. Large, full-height curtain wall systems establish a strong visual connection between interior administrative spaces and the exterior environment, fostering engagement and openness. The principles of color variation and compositional rhythm remain consistent, with interchangeable precast wall panels interspersed between curtain wall segments to articulate the façade and reinforce its cadence. A more pronounced blue accent is introduced at the underside of the building entrance, signaling arrival and providing a clear visual marker.

The entry experience is further enriched through the use of three-dimensional articulation. The curtain wall façade is recessed approximately eight feet, creating opportunities for integrated shading devices, lighting elements, and shadow play, all of which contribute to a layered, dynamic, and visually compelling entry condition.

- **Public emergency services:** Demand on public emergency services for data centers are low. Data centers directly hire professional emergency and security services for added support of operations, reducing the demand for external services. Further, these advanced facilities have detailed emergency response plans, ensuring that an emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aide in determining appropriate escalation for emergencies, which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.
- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery/equipment maintenance. Data centers are staffed 24/7 with typically three, eight-hour shifts daily. Nighttime shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.
- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. Dust is managed through routine watering of disturbed areas, limiting exposed soils, and enforcing low-speed limits for construction vehicles. Noise impacts are minimized by restricting work to approved working hours, properly maintaining equipment, and carefully scheduling higher-noise activities to reduce duration and off-site

impacts. The construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning will be implemented. The project will be completed in (3) phases with commencement planned for the first phase in April 2026 and completion of the last phase in December 2030. Average daily water use during construction is anticipated to be 6,000 gallons/day.

- **Community Participation:** Stream Data Centers has already identified multiple local programs for participation and is actively working to establish deep-rooted relationships with local groups to provide tangible, long-term benefits to the community. We are currently engaged in a joint discovery process with the Oakfield-Alabama Central School District to ensure our support addresses specific challenges identified by local educators and families. These foundational initiatives represent just an initial indication of our long-term support and the beginning of a partnership designed to grow alongside our facility's development.

As a primary example of this commitment, we have established a framework to support high-priority programs within the district. This includes a **Vocational Technology Grant** to provide advanced equipment, such as a CNC Plasma Machine, which modernizes technical training and creates a direct link between students and high-tech industrial career paths. We also committed funds to the **After School Enrichment program**, providing essential childcare and social stability for local families. Furthermore, an **Agri-Tech Internship program** will be established to provide paid student opportunities that focus on regional land sustainability, bridging the gap between the classroom and the region's traditional agricultural pillars.

To ensure the community remains an active participant in Project Double Reed, Stream Data Centers will utilize regular information sessions. These sessions will serve as a platform for education on the data center's role in the local ecosystem and, more importantly, will facilitate the collection of direct comments and feedback from residents. We believe this proactive, two-way dialogue is essential for maximizing the local benefits of the development.

The project also is expected to deliver significant economic activity: the construction phase is projected to require over 1,000 workers, while the operational phase (estimated for 2027) will create 120+ direct, full-time technical and professional positions with starting salaries exceeding \$75,000. Our primary goal is to leverage the skilled labor available within Genesee County to fill these roles. By viewing this project through a 30-year lens, we are committed to improving the local tax base, infrastructure, and school districts, ensuring that our presence aligns with the Genesee County Economic Development Center (GCEDC) vision for long-term regional prosperity.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.

III | TECHNICAL SUMMARIES AND EXHIBITS

III-a | ARCHITECTURAL MASSING AND ELEVATIONS

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www.thomson-tomasetti.com

Bowman

100 West 25th Street
New York, NY 10001
Tel: 212.279.6000
Fax: 212.279.6000
www.bowman.com



02 BUILDING PERSPECTIVE - FRONT VIEW



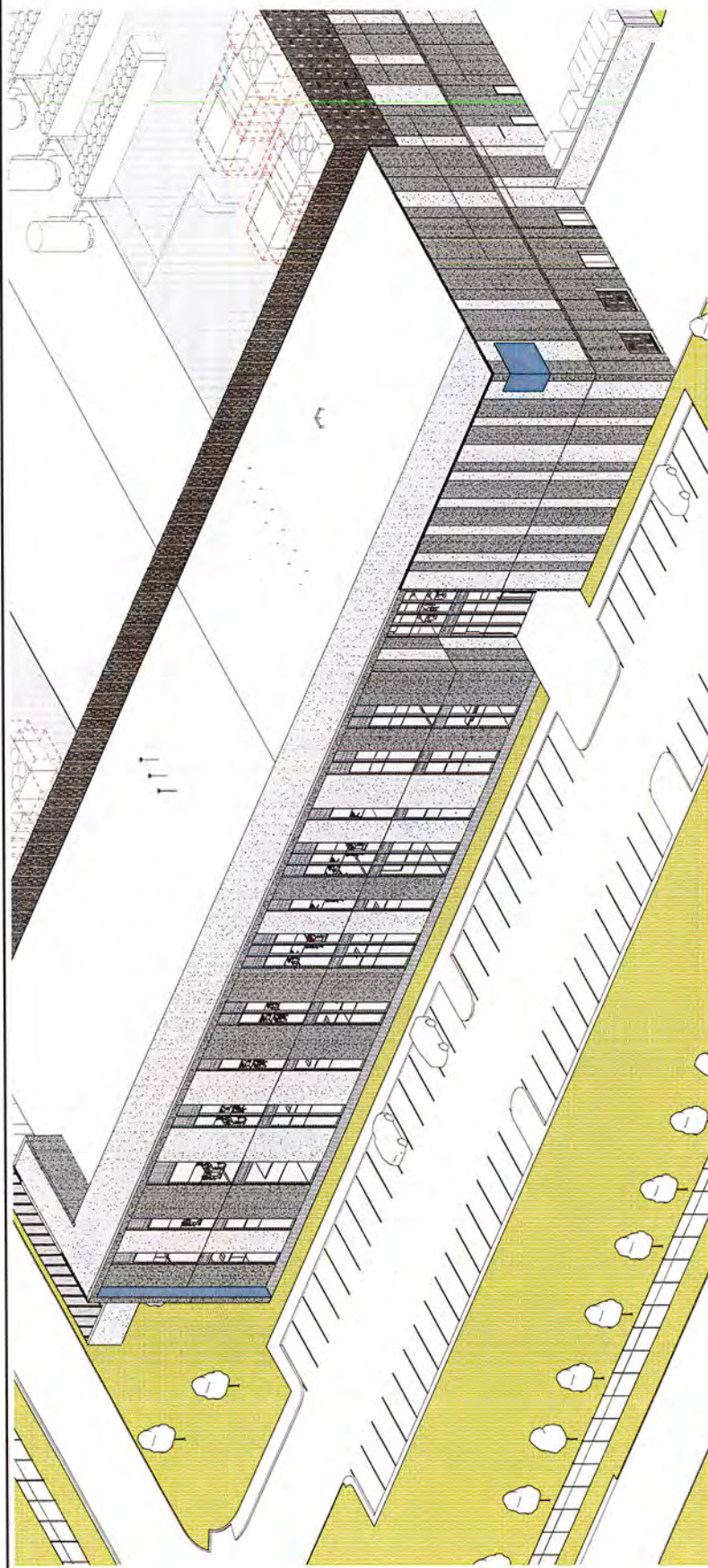
01 BUILDING PERSPECTIVE - CORNER VIEW

PROGRESS SET
NOT FOR
CONSTRUCTION

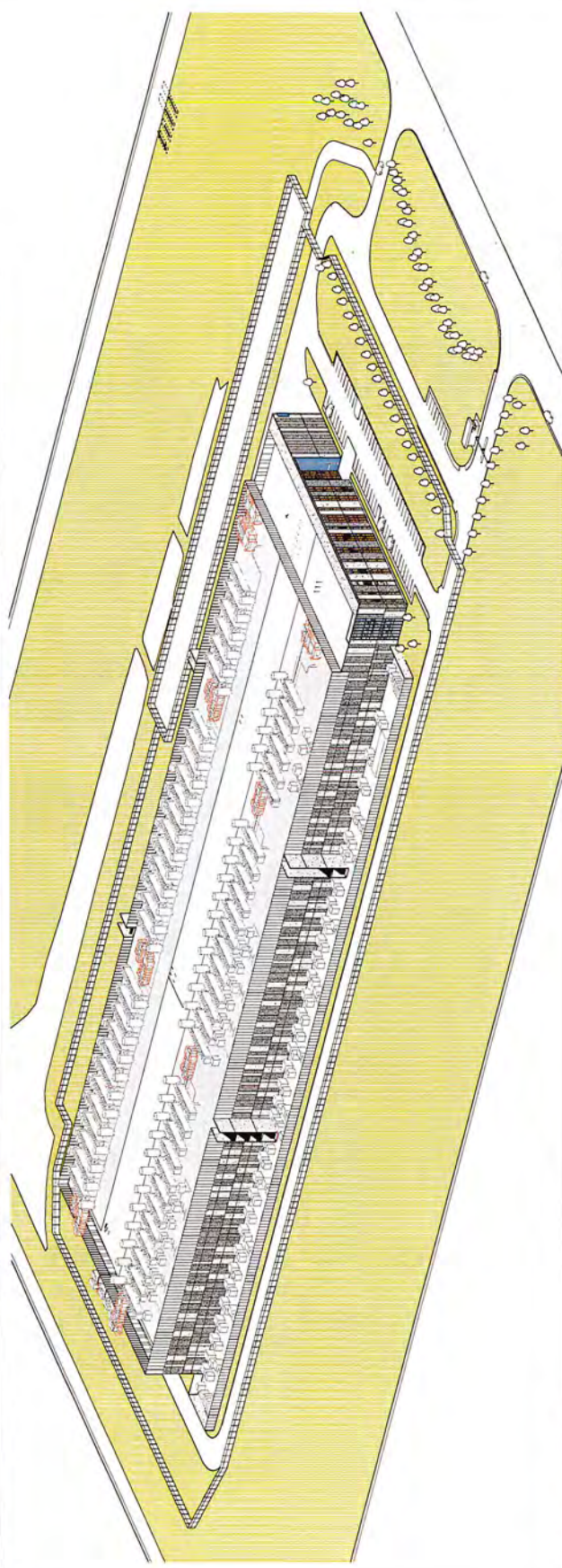
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BUFAT
Project No.
08.7237.000
Owner
BUILDING PERSPECTIVES

Scale
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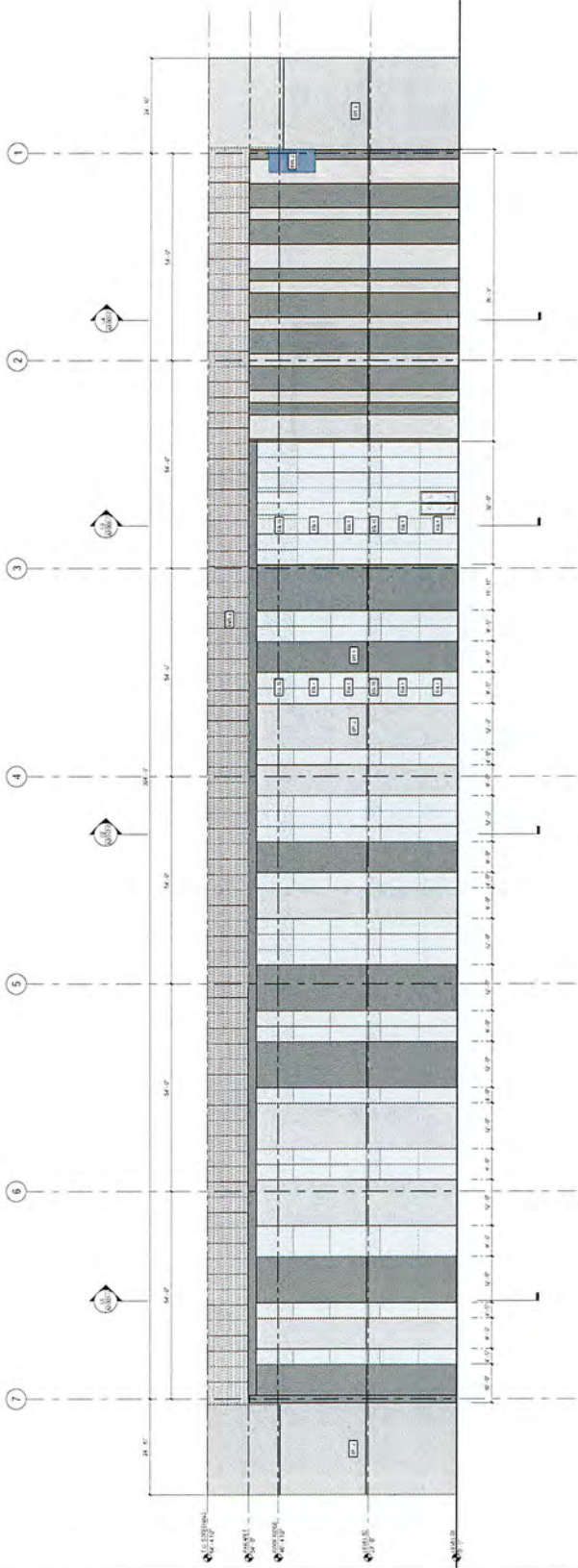
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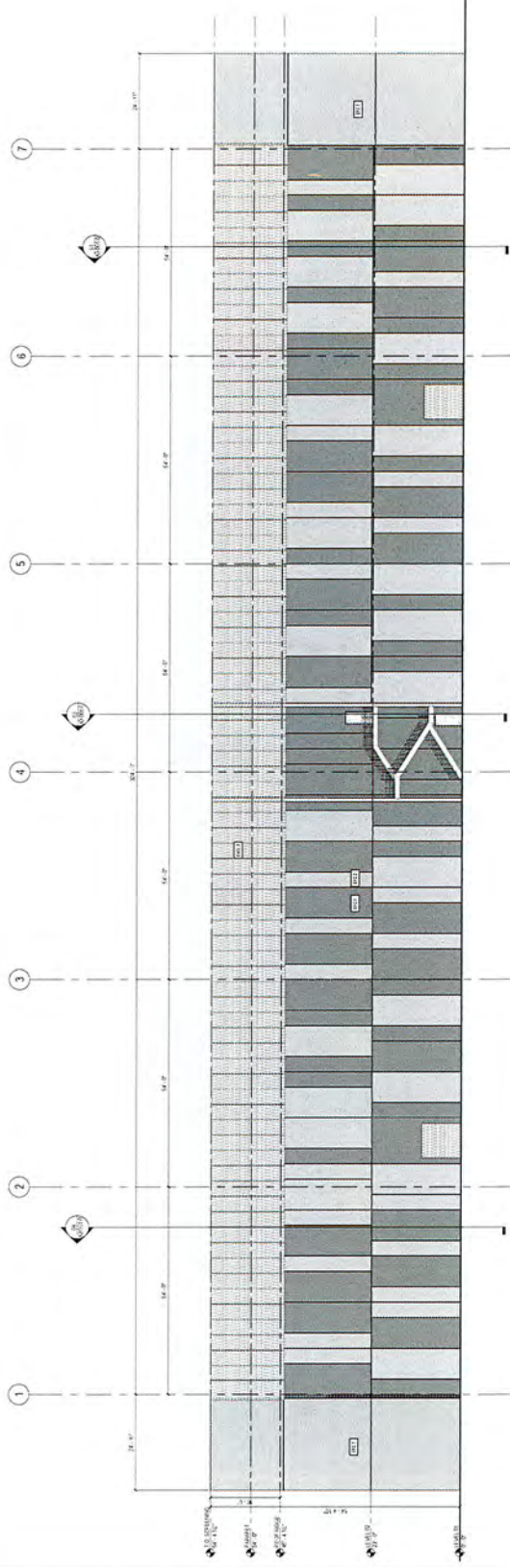
02 BUFA - BUILDING ENTRANCE AXON



01 BUFA - OVERALL SITE AXON



02 BUILDING EAST ELEVATION - ENLARGED

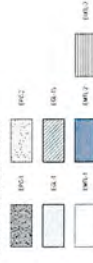


01 WEST ELEVATION - ENLARGED

GENERAL NOTES

SHEET NOTES

MATERIALS IN ELEVATION



Gensler

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1000 AVENUE
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WWW.GENSLER.COM

dlb associates

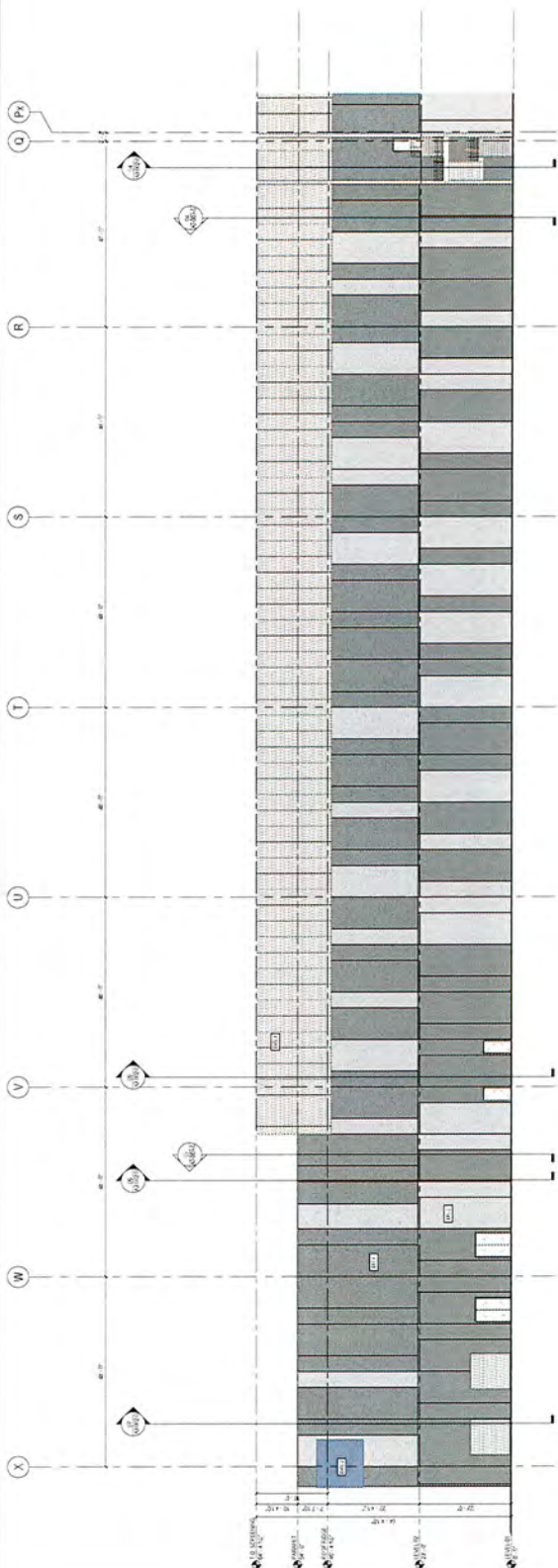
ARCHITECT
1000 AVENUE
NEW YORK, NY 10020
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Thorburn Tomasetti

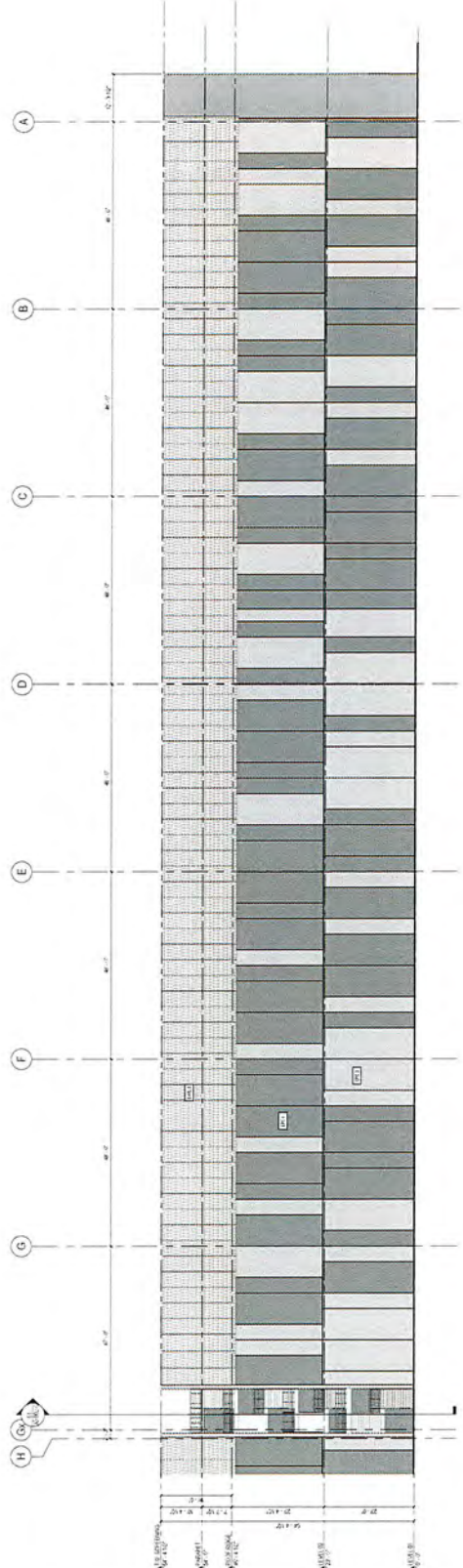
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WWW.THORBURN-TOMASETTI.COM

Bowman

ARCHITECT
1000 AVENUE
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WWW.BOWMAN-ARCHITECTS.COM



02 BUILDING NORTH ELEVATION - ENLARGED

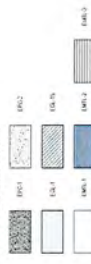


01 BUILDING NORTH ELEVATION - ENLARGED - 2

GENERAL NOTES

SHEET NOTES

MATERIALS IN ELEVATION



PROGRESS SET
NOT FOR
CONSTRUCTION

Project Name
BUF1

Project Number
06-7237-000

Sheet Number
BUILDING ELEVATIONS - ENLARGED

Scale
AS SHOWN

A2.005-0

III-b | VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY

The Visual Impact Analysis systematically assessed the project's presence across critical viewpoints.

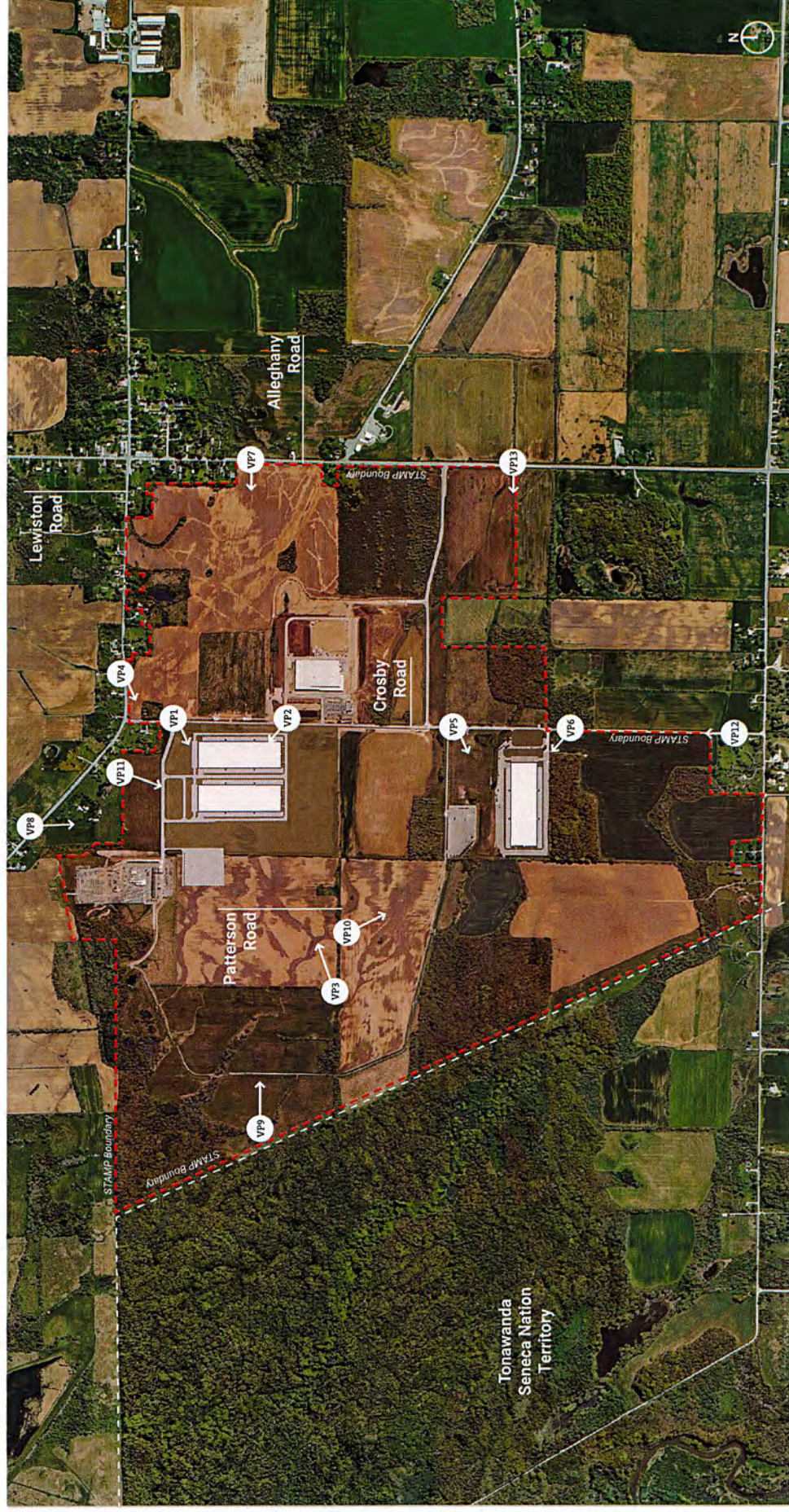
Crosby Road Viewpoints focused on the immediate on-site experience. This analysis defined the project's scale, materiality, and landscaping treatments for the North and South campus sites within the STAMP area. This determines the visual impression for site users.

Lewiston and Alleghany Road Viewpoints evaluated the project's regional presence, specifically its visibility from outside the main STAMP boundaries. This assessed potential visual intrusion into the broader landscape as seen by the traveling public.

The Tonawanda Seneca Reservation Viewpoint provided a dedicated assessment of the visual impact from the adjacent nation's perspective.

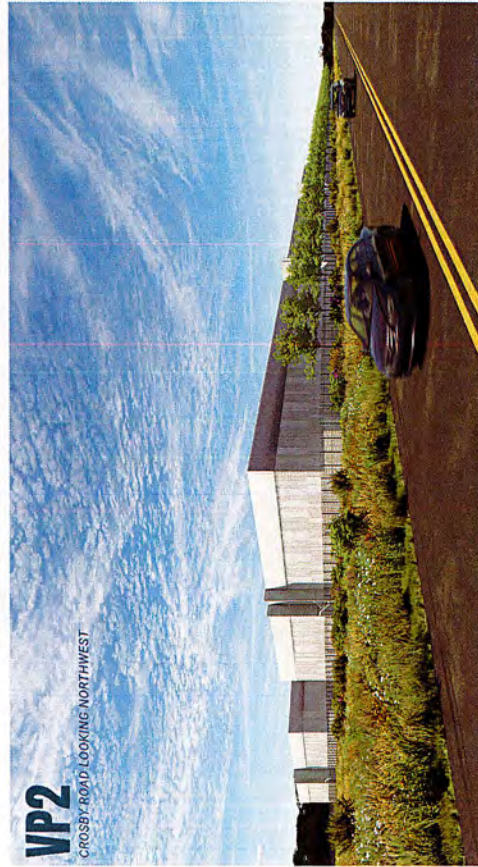
The following localized renderings correspond to the locations shown on the Key Viewpoint Location Map below, which identifies the precise geographic context for each viewpoint rendering.

STREAM BUFA1 SITE MAP

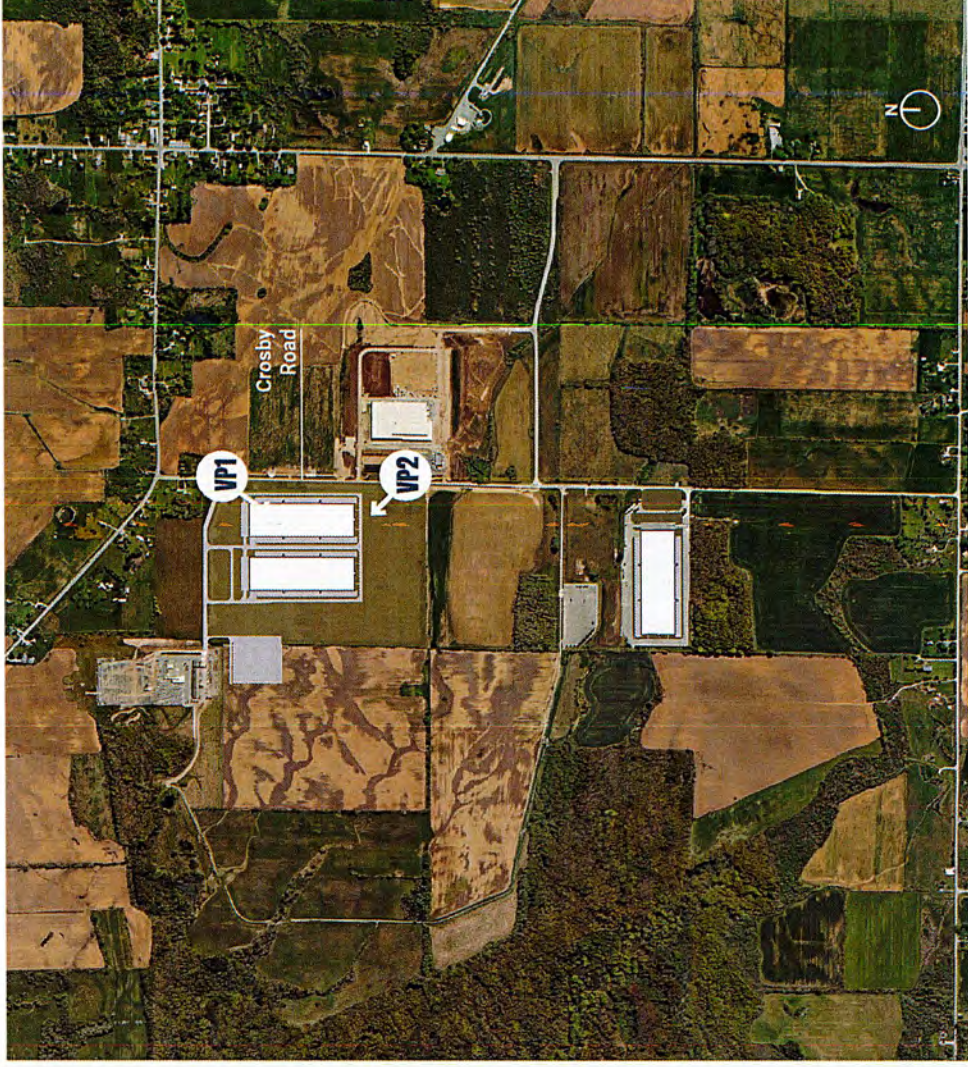




VP1
CROSBY ROAD LOOKING SOUTH

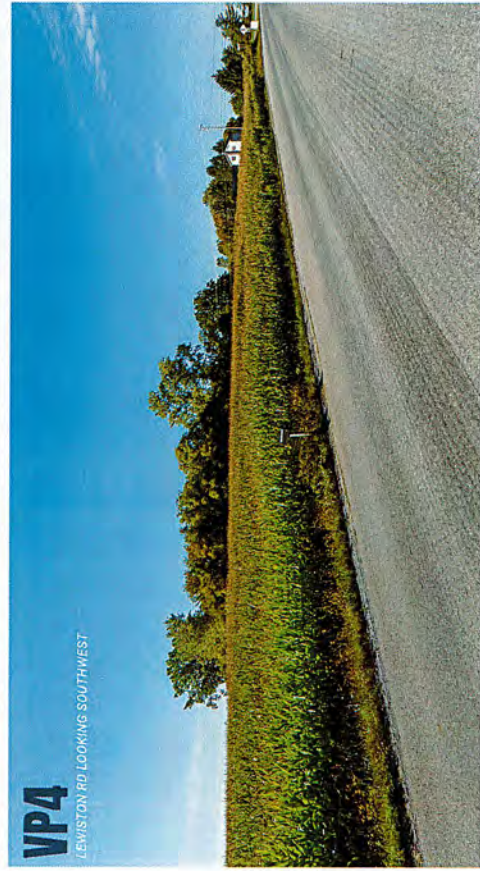


VP2
CROSBY ROAD LOOKING NORTHWEST

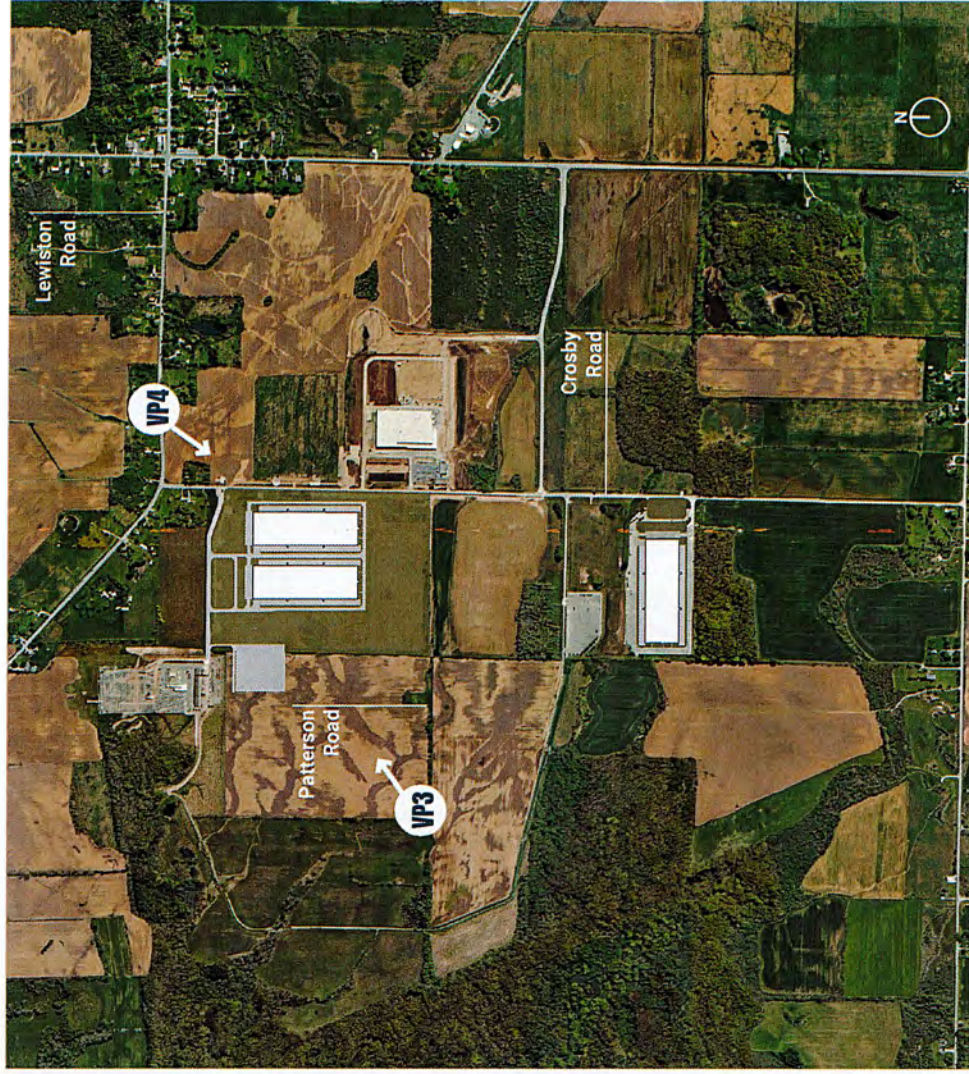


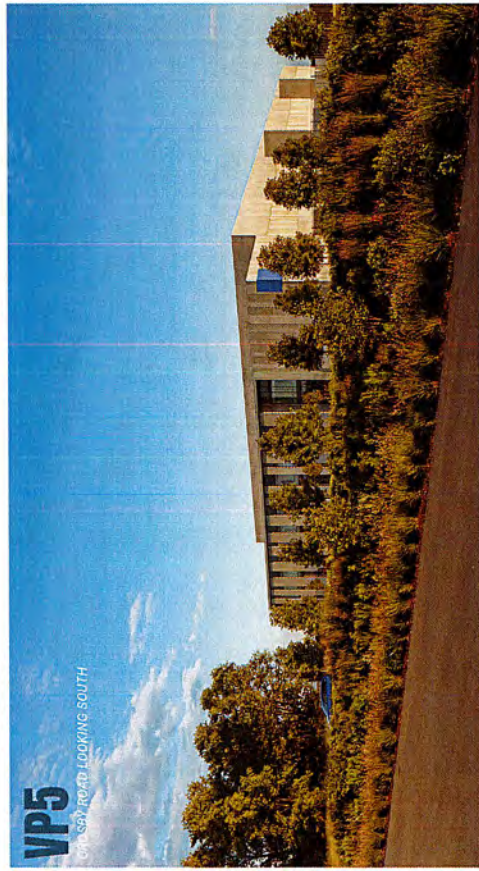
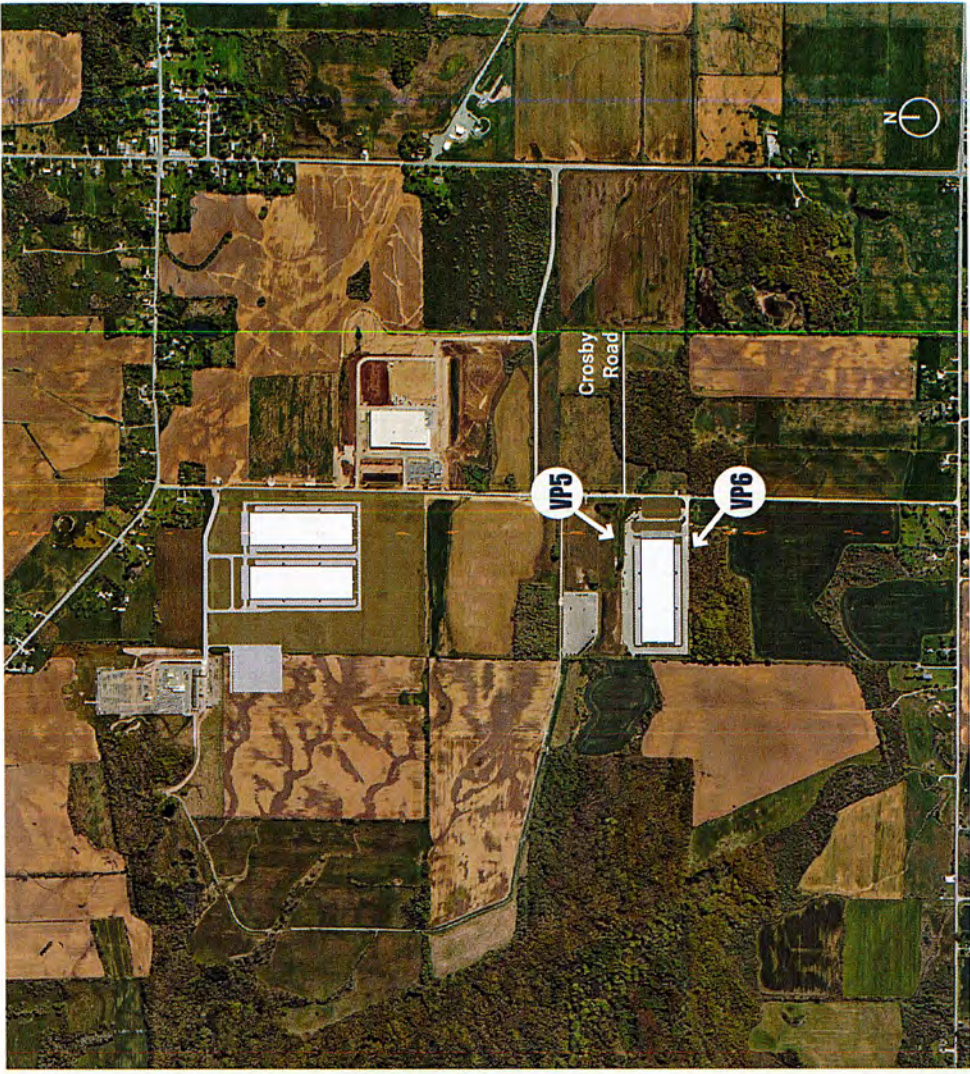


VP3
PATTERSON RD LOOKING NORTHEAST

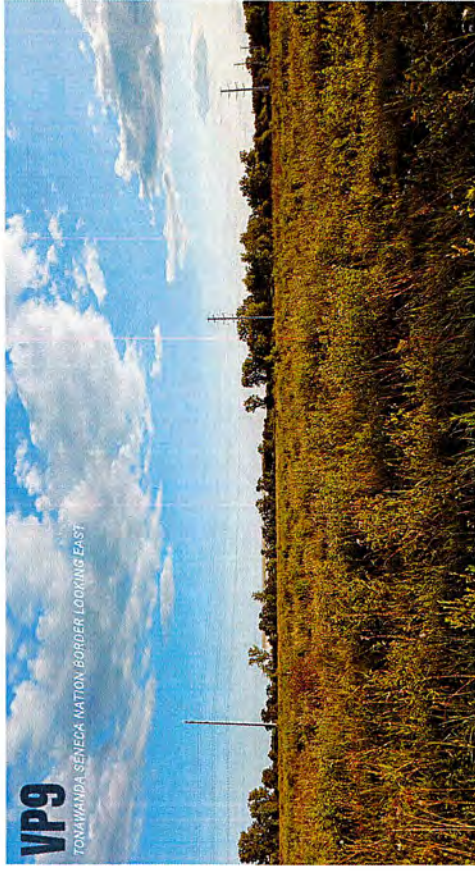
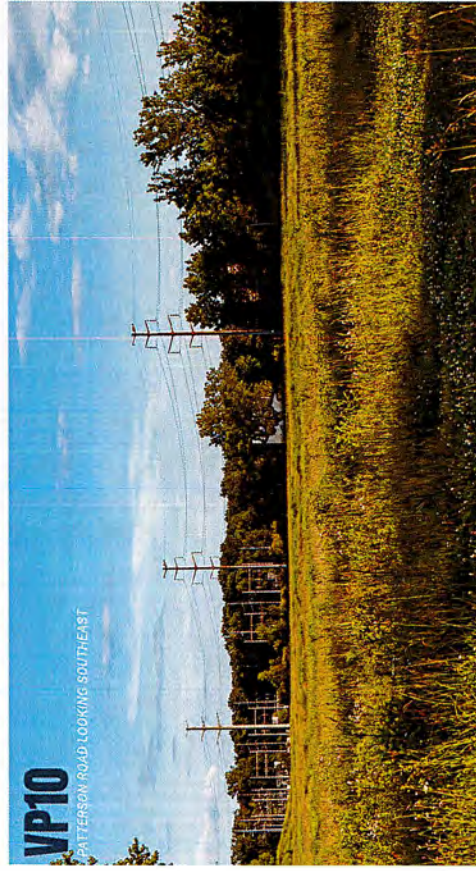


VP4
LEWISTON RD LOOKING SOUTHWEST

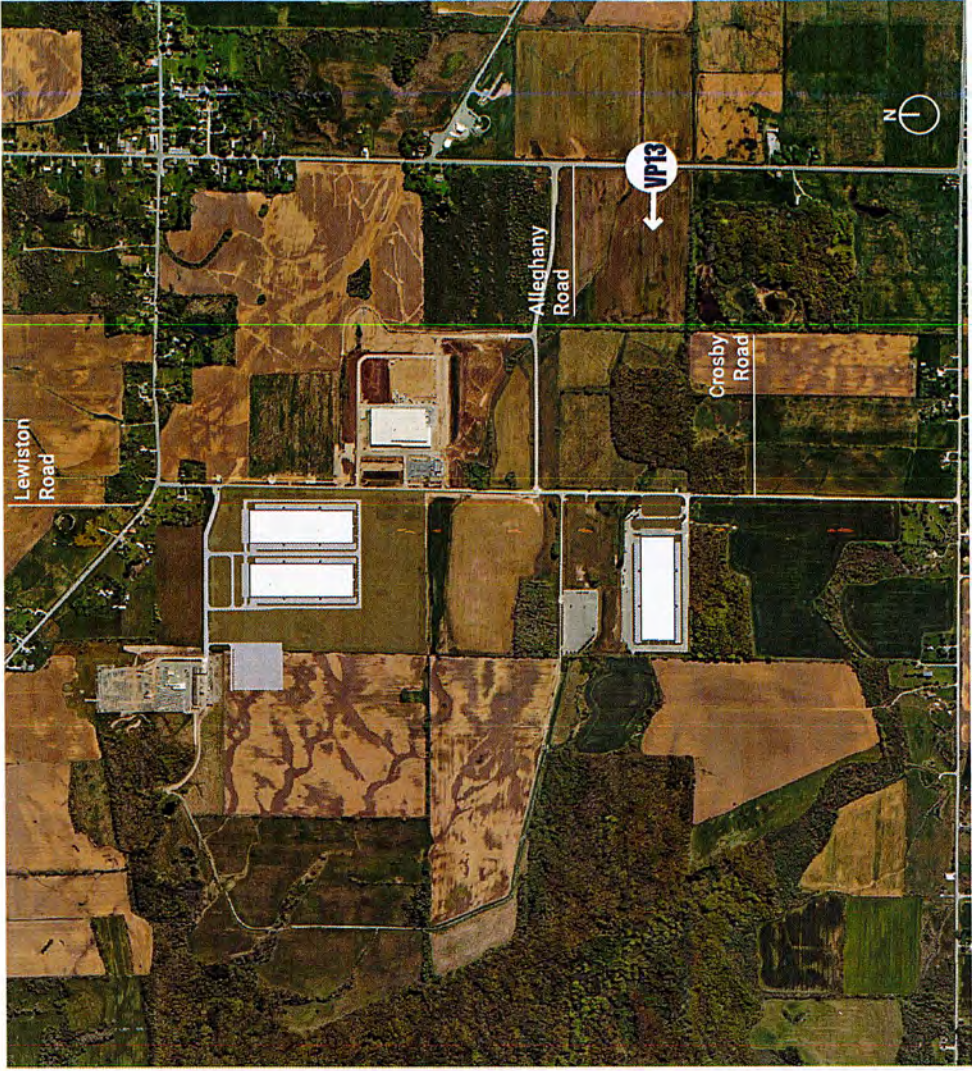






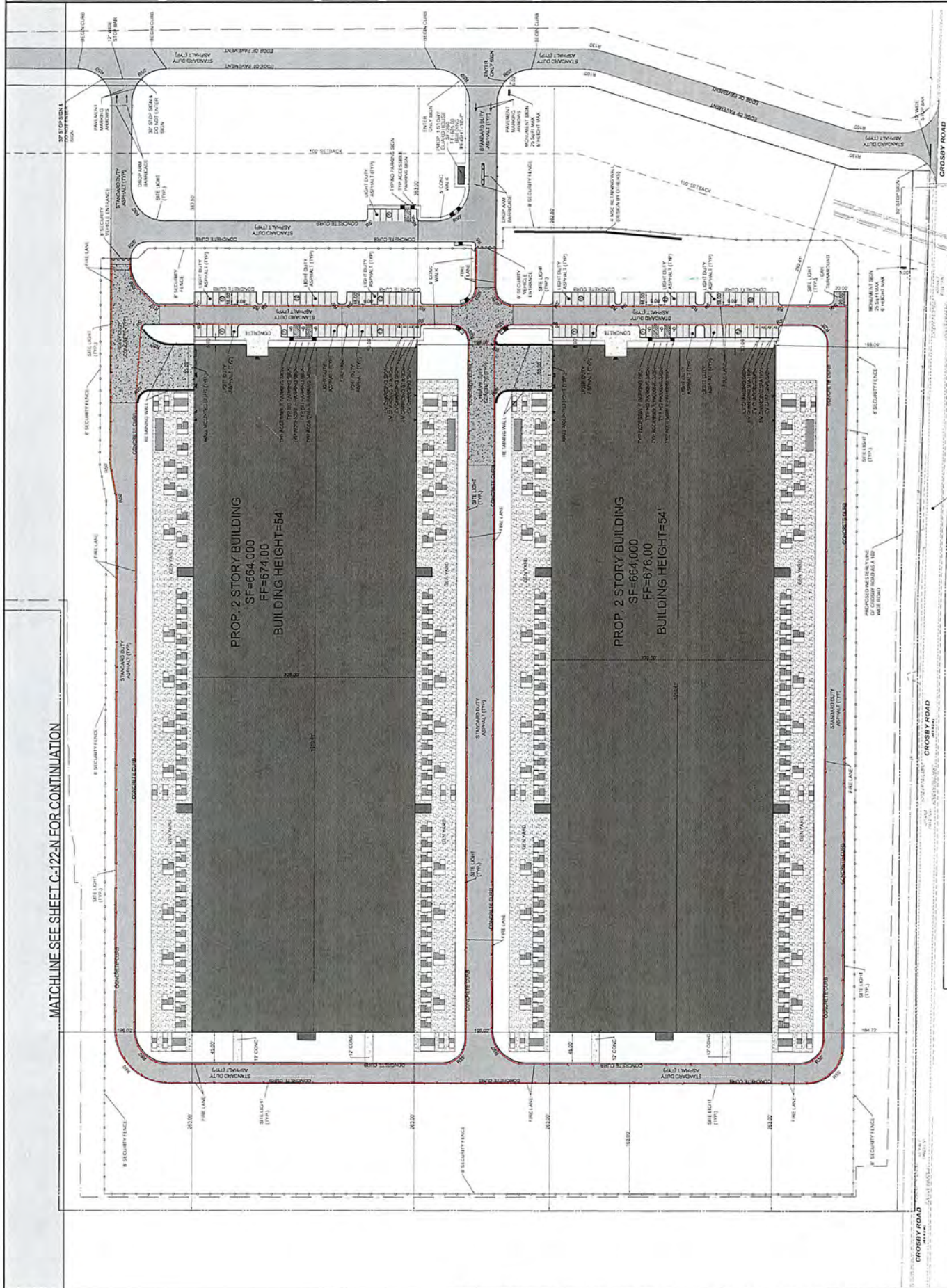








III-c | SITE PLANS

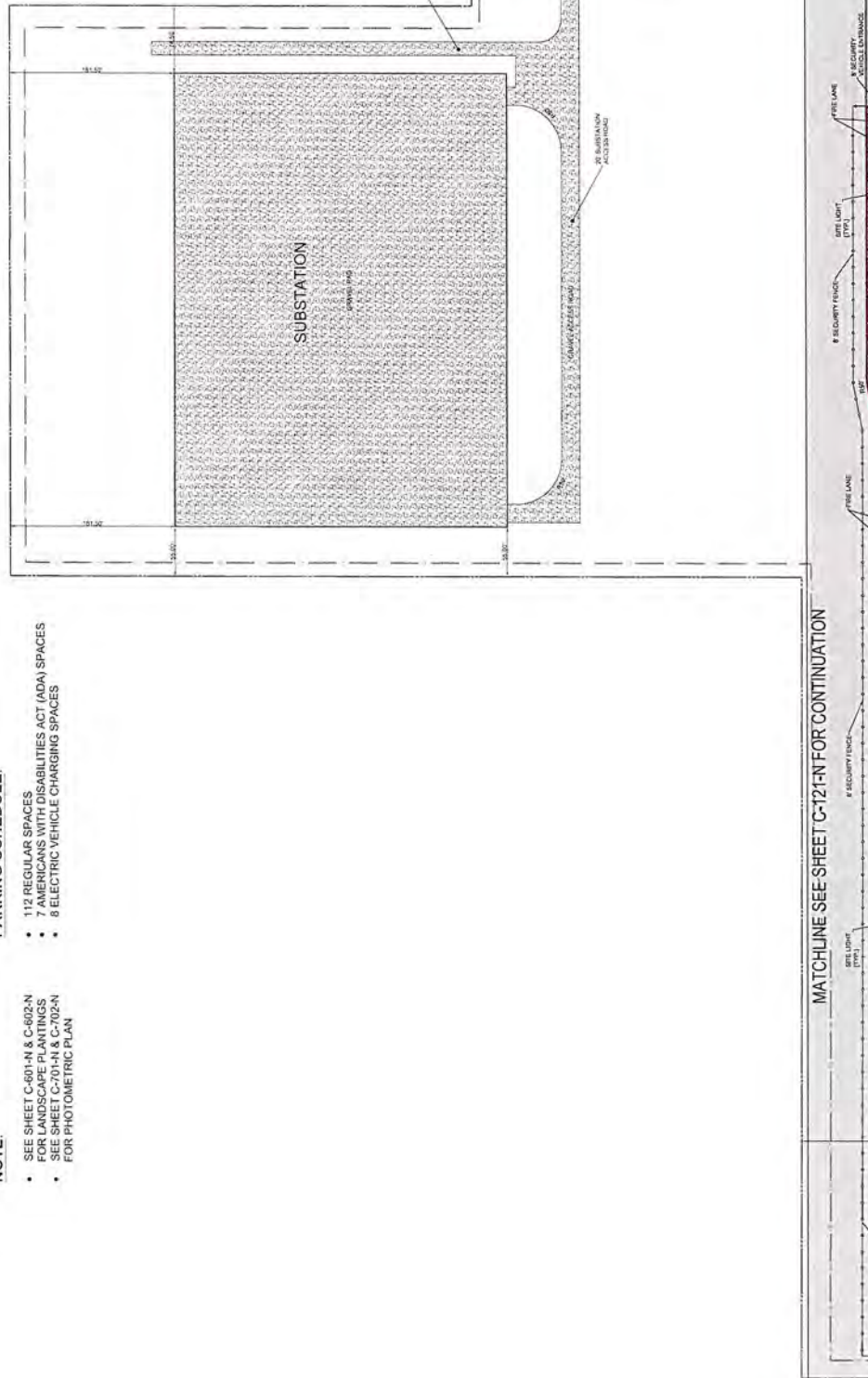


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PARKING SCHEDULE:

- SEE SHEET C-601-N & C-602-N
FOR LANDSCAPE PLANTINGS
- SEE SHEET C-701-N & C-702-N
FOR PHOTOMETRIC PLAN
- 112 REGULAR SPACES
- 7 AMERICANS WITH DISABILITIES ACT (ADA) SPACES
- 8 ELECTRIC VEHICLE CHARGING SPACES

- [illegible]



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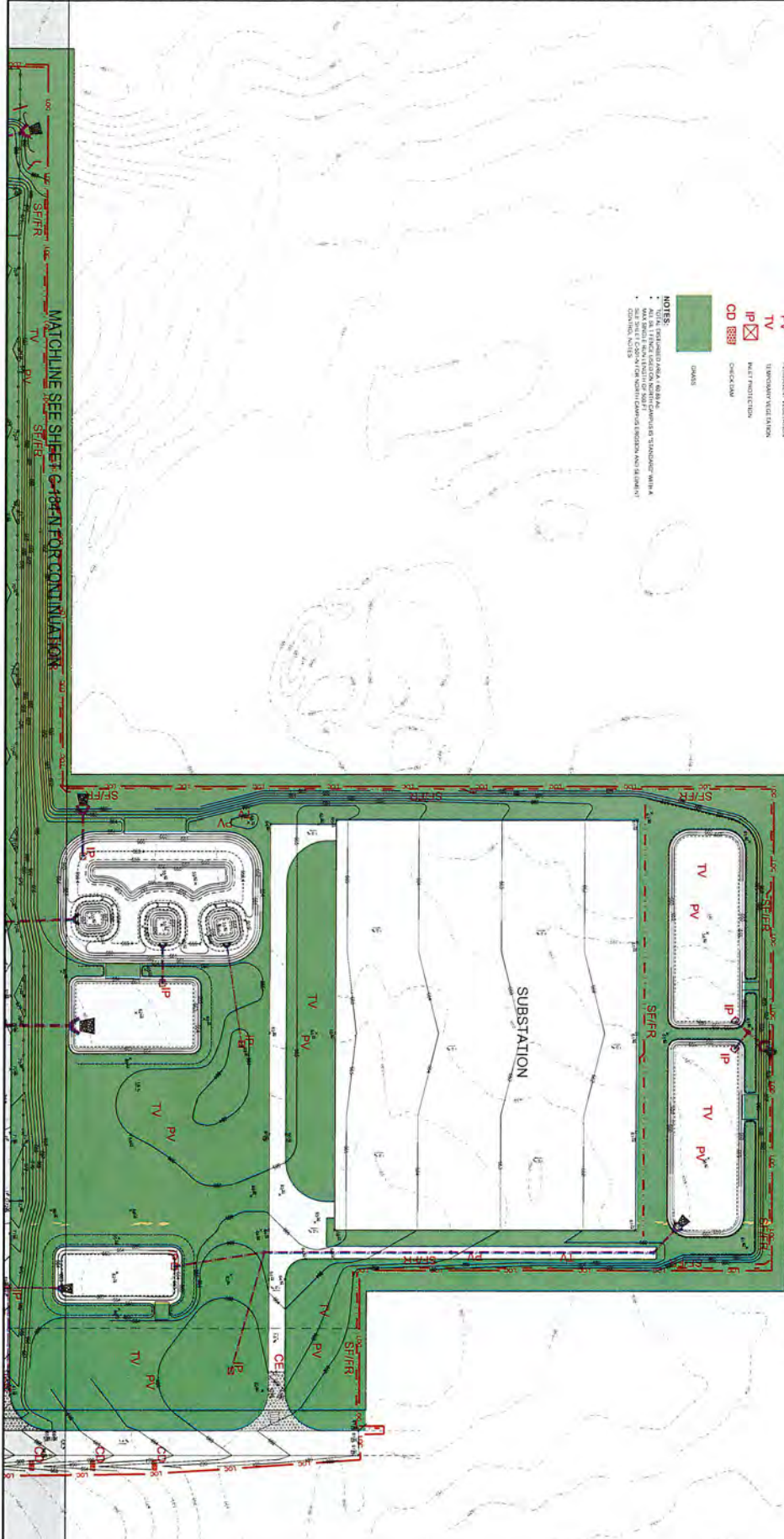
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III-e | STORMWATER PLANS

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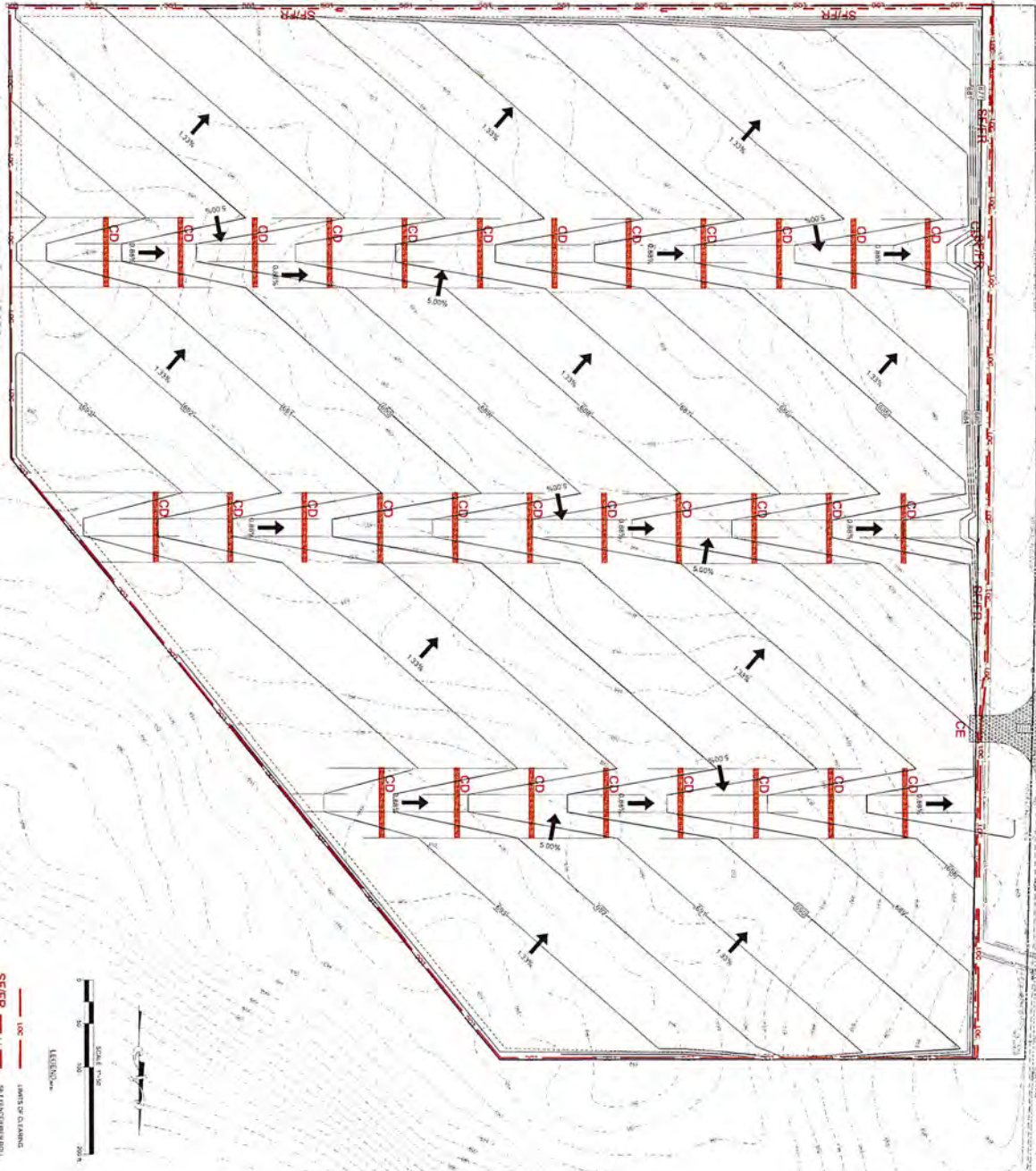
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- ### EROSION CONTROL NOTES
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
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- ### BMP MAINTENANCE NOTES
1. BMP MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS TO ENSURE EFFECTIVE OPERATION.
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 20. BMP MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS TO ENSURE EFFECTIVE OPERATION.

- ### CONSTRUCTION SEQUENCE
1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE TOWN TO DISCUSS THE PROJECT AND THE EROSION CONTROL PLAN.
 2. INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
 3. CONDUCT REGULAR INSPECTIONS OF THE EROSION CONTROL MEASURES.
 4. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 5. REMOVE EROSION CONTROL MEASURES AFTER THE CONSTRUCTION IS COMPLETED.
 6. REVEGETATE THE CONSTRUCTION SITE WITH PERMANENT VEGETATION.
 7. CONDUCT POST-CONSTRUCTION INSPECTIONS TO ENSURE THE EFFECTIVE OPERATION OF THE EROSION CONTROL MEASURES.
 8. MAINTAIN THE EROSION CONTROL MEASURES FOR A PERIOD OF TIME AFTER THE CONSTRUCTION IS COMPLETED.
 9. REMOVE THE EROSION CONTROL MEASURES AFTER THE CONSTRUCTION IS COMPLETED.
 10. REVEGETATE THE CONSTRUCTION SITE WITH PERMANENT VEGETATION.
 11. CONDUCT POST-CONSTRUCTION INSPECTIONS TO ENSURE THE EFFECTIVE OPERATION OF THE EROSION CONTROL MEASURES.
 12. MAINTAIN THE EROSION CONTROL MEASURES FOR A PERIOD OF TIME AFTER THE CONSTRUCTION IS COMPLETED.
 13. REMOVE THE EROSION CONTROL MEASURES AFTER THE CONSTRUCTION IS COMPLETED.
 14. REVEGETATE THE CONSTRUCTION SITE WITH PERMANENT VEGETATION.
 15. CONDUCT POST-CONSTRUCTION INSPECTIONS TO ENSURE THE EFFECTIVE OPERATION OF THE EROSION CONTROL MEASURES.
 16. MAINTAIN THE EROSION CONTROL MEASURES FOR A PERIOD OF TIME AFTER THE CONSTRUCTION IS COMPLETED.
 17. REMOVE THE EROSION CONTROL MEASURES AFTER THE CONSTRUCTION IS COMPLETED.
 18. REVEGETATE THE CONSTRUCTION SITE WITH PERMANENT VEGETATION.
 19. CONDUCT POST-CONSTRUCTION INSPECTIONS TO ENSURE THE EFFECTIVE OPERATION OF THE EROSION CONTROL MEASURES.
 20. MAINTAIN THE EROSION CONTROL MEASURES FOR A PERIOD OF TIME AFTER THE CONSTRUCTION IS COMPLETED.



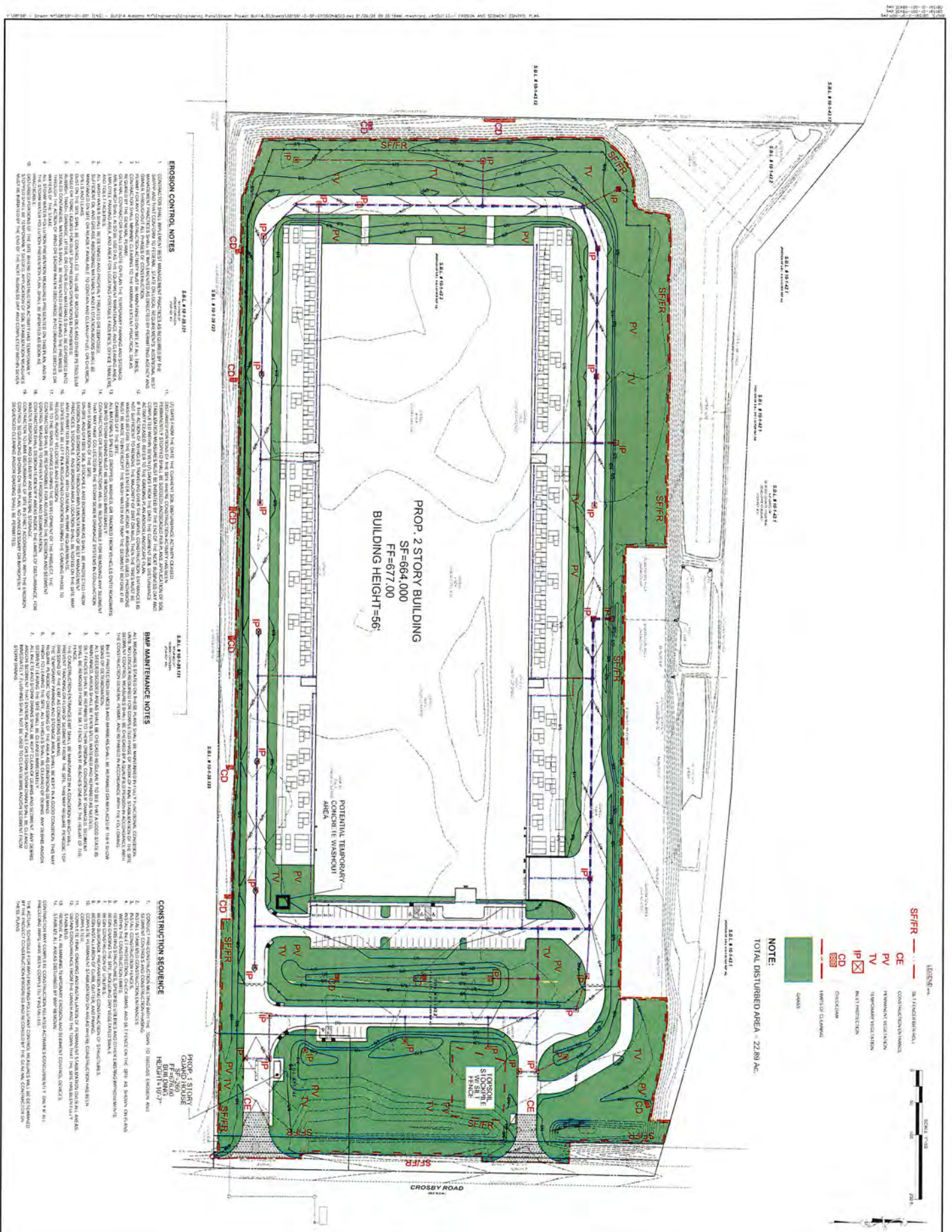
LEGEND

- SFR --- Silt Fence
- CE --- Check Erosion
- CD --- Check Dam
- Erosion Control

SCALE

0 20 40 Feet

- EROSION CONTROL NOTES**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 2. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 3. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
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 20. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
- CONSTRUCTION SEQUENCE**
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 2. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 3. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
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 20. THE SLOPES OF ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.



EROSION CONTROL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE EROSION CONTROL ACT.
2. THE EROSION CONTROL PLAN SHALL BE REVIEWED BY THE TOWN OF ALABAMA BEFORE CONSTRUCTION BEGINS.
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PROP. 2 STORY BUILDING
SF=664,000
FF=677.00
BUILDING HEIGHT=56'

POTENTIAL TEMPORARY CONCRETE WASHOUT AREA

BMP MAINTENANCE NOTES

1. THE BMP MAINTENANCE PLAN SHALL BE REVIEWED BY THE TOWN OF ALABAMA BEFORE CONSTRUCTION BEGINS.
2. THE BMP MAINTENANCE PLAN SHALL BE REVIEWED BY THE TOWN OF ALABAMA BEFORE CONSTRUCTION BEGINS.
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PROP. 1 STORY GUARD HOUSE
SF=2,000
FF=677.00
BUILDING HEIGHT=10'



CONSTRUCTION SEQUENCE

12. REVEAL ESTABLISHED CONVENTIONAL CONVICTIONS
13. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON THE LEFT, AS EVIDENCE FOR THE RIGHT
14. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON THE RIGHT, AS EVIDENCE FOR THE LEFT
15. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM
16. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM
17. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM
18. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM
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20. REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM, AND REVEAL CONVENTIONAL BELIEFS, CUSTOMS AND TRADITIONS ON BOTH SIDES OF THE CONVENTIONAL SPECTRUM

III-f | PHOTOMETRIC PLAN

BUFA CAMPUS SITE LIGHTING NARRATIVE

New light fixtures and lighting controls compliant with New York Energy Code will be installed on both the north and south campus of the Stream BUFA campus. Light fixtures proposed to be installed on the campus are all proposed to be new LED fixtures inclusive of:

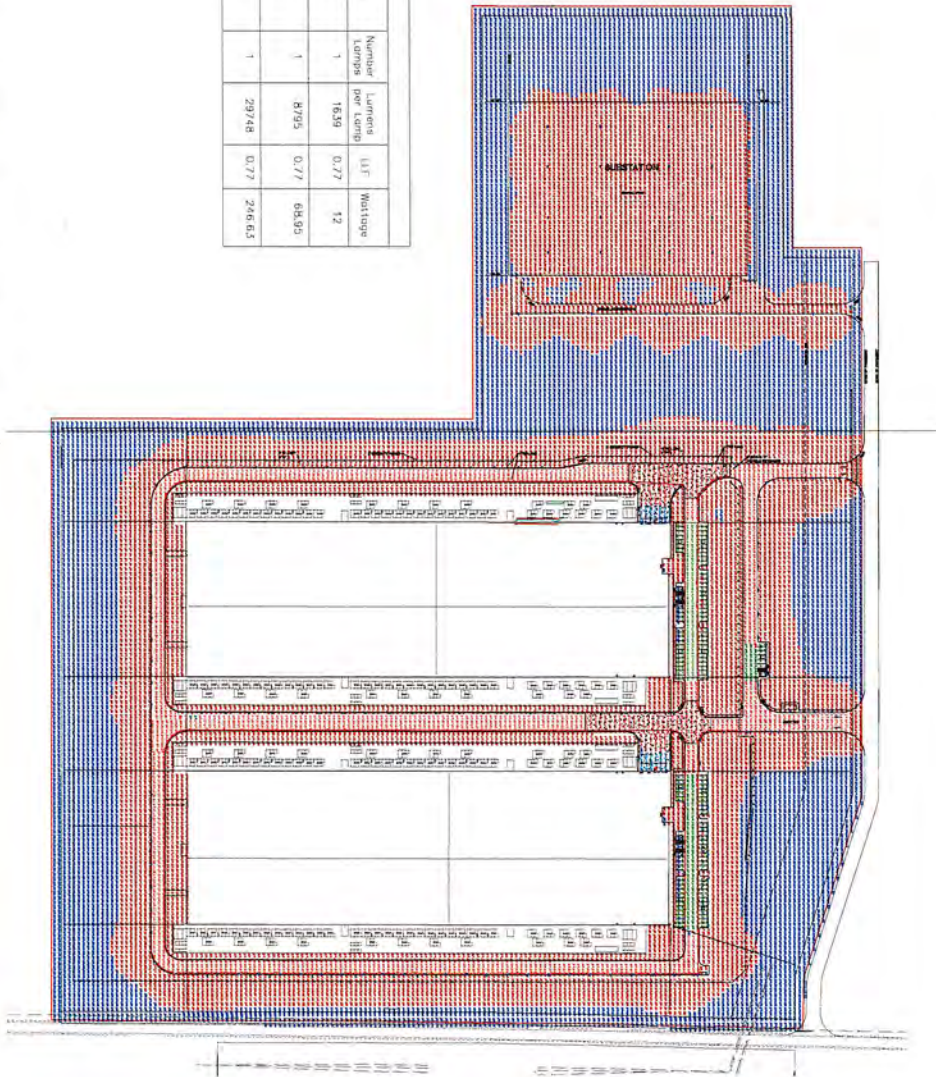
- Type S1 - 25ft tall LED pole lights with standard Type III distribution installed along roadways. International Dark Sky (IDA) Fixture Seal of Approval Available.
- Type FE - LED Wallpacks installed on building facade over loading dock doors.
- Type ST - LED yoke-mounted flood lights with wide throw distribution installed 25ft high on poles and aimed inwards towards substation transformers.

Based upon the proposed lighting plans, the BUFA campus is averaging 2fc along roadways, 3fc at loading docks, and 2 sfc at both the new and existing substations. No Illuminance is found along most of the Stream campus property line with roadway entrances/exits experiencing up to 0.6fc from new roadway lighting at the property line.

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Loading Dock Stats	+	3.2 fc	5.8 fc	2.0 fc	2.9:1
Roadway Stats	+	2.0 fc	3.7 fc	0.5 fc	7.4:1
Substation - Stats	+	1.9 fc	9.0 fc	0.0 fc	N/A

Schedule					
Symbol	Label	Quantity	Catalog Number	Description	Lamp
□	FEE	6	WET LED P1 40K WFL MDAI	WET LED Performance package 1, 4000 K, visual contours, forward throw, WDAI	LED
□	S1	143	DSX0 LED P3 40K 70CIB 12W	0-Series Size D Area Luminaire P3 Performance Package 4000K CCT 70 CIB Type 2 Medium	LED
□	ST	21	HSEK2 LED P6 40K WFL	HSEK Flood Fixture Size 2 P6 Lumen Package 4000K CCT Type WFL Distribution	LED

NORTH CAMPUS



PCL XL error

Subsystem: xlpaint

Error: Input Stream EOF

Operator: LinerelPath

Position: 44596523

For the Period From Jan 1, 2025 to Dec 31, 2025

Filter Criteria includes: 1) IDs from 4050-06 to 4050-06. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
4050-06	1/1/25			Beginning Balance			
MISC INC STAN-EP	2/1/25			Beginning Balance			
	2/14/25	2/14/25	CR1	NLAGARA MOHAWK		86,190.00	
	3/1/25			Current Period Change		86,190.00	
	4/1/25			Beginning Balance			-86,190.00
	5/1/25			Beginning Balance			-86,190.00
	6/1/25			Beginning Balance			-86,190.00
	6/27/25	6/27/25	CR1	PHILLIPS LYTLE - P		1,968.00	
	6/27/25	6/27/25	CR1	PHILLIPS LYTLE -		209.25	
				Current Period Change		2,177.25	
	7/1/25			Beginning Balance			-2,177.25
	8/1/25			Beginning Balance			-88,367.25
	9/1/25			Beginning Balance			-88,367.25
	10/1/25			Beginning Balance			-88,367.25
	11/1/25			Beginning Balance			-88,367.25
	12/1/25			Beginning Balance			-88,367.25
	12/31/25			Ending Balance			-88,367.25

[illegible]



BUFA – Project Double Reed

GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER
STATE ENVIRONMENTAL QUALITY REVIEW APPLICATION
INITIAL SUBMISSION DECEMBER 12, 2025
REVISED FEBRUARY 18, 2026

SEQR DEVELOPMENT APPLICATION

BUFA - GCEDC Application
Revised February 18, 2026

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 - b. VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY
 - c. SITE PLANS
 - d. STORMWATER TECHNICAL SUMMARY
 - e. STORMWATER PLANS
 - f. PHOTOMETRIC PLAN
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I | INTRODUCTION

Company Overview

Since 1999, Stream Data Centers has set new standards for innovation, operational excellence, and sustainability in the data center industry. With over 90% of its inventory leased to Fortune 100 customers, the company has acquired, developed, and managed complex data center projects for the world's most demanding users. From location strategy and site selection to data center construction and operations, Stream focuses on build-to-suit facilities for hyperscale users in major markets across the United States. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options. Stream Data Centers is a standalone technical real estate company specializing in hyperscale and enterprise data center solutions. Headquartered in Dallas, Texas, the company is strategically backed by Apollo Global Management-managed funds.

Why Stream?

We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

Our entire approach is defined by a commitment to responsible development and a dedication to achieving the minimal environmental impact, thereby setting a new benchmark for development within the park. We achieve this through the utilization of best-in-class, air-cooled technology, which results in zero consumptive water use for cooling. Furthermore, the project can be accommodated using the approved, existing STAMP infrastructure, ensuring its power needs are well within the planned capacity. Operationally, our footprint is significantly less than comparable facilities, not only in reduced land use but also in a dramatic 90% reduction in on-site electrical generation backup compared to conventional data center designs. This integrated design and operational standard extends to our architecture, where we elevate our solutions above conventional data center designs through thoughtful design and engineered solutions that ensure quiet operations.

By choosing Stream, you are not just selecting one of the best data center development and operational teams you are investing in a future filled with:

- **Job Creation:** Generating high-paying technical and skilled trade positions (including IT, engineering, and security roles) and a commitment to partnering with local programs to ensure these stable, long-term career opportunities are accessible to Genesee County residents.
- **Significant Revenue:** Delivering a major capital investment and substantial, sustained tax revenue to support vital community services and schools without placing a burden on public infrastructure or requiring expensive new services.
- **Community Pride:** A commitment beyond specialized technology infrastructure with a core value in creating tangible, lasting opportunity for the places we now call home. As a 30+ year long-term community partner, we are dedicated to fostering prosperity not just within our facility boundaries, but throughout the wider community—in its schools, businesses, and unique landscape. This means investing directly in schools, land conservation, and agricultural initiatives that are the backbone of this community's identity.

Let us work together to fully realize the opportunity ahead.

II | PROJECT DESCRIPTION

A State-of-the-Art Data Center Campus

Project Double Reed encompasses approximately 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project. Stream Data Centers has a long-term commitment to developing projects that benefit local communities and our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, our company is developing this facility to meet their exacting needs, and this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of at least AA-.

Economic Impact and Job Creation

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. This includes approximately 125 permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, Project Double Reed has incorporated a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid (National Grid). The Genesee Economic Development Center (GCEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 500MW of utility power and will utilize existing right-of-way for interconnection and distribution. As such, the project will not result in any additional impact beyond what has been anticipated to establish the STAMP Development.
- **Emergency Backup Power:** 12 Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT, networking, and house loads, such as lighting and essential health, safety, and security systems. Given the project's connection to high-voltage transmission infrastructure, it is likely that there will be infrequent use of these generators. Air emissions will follow applicable Federal, State, and Local regulations and requirements. The count of 12 generators across 3 buildings is approximately a 90% reduction in generator count over conventional data center designs and a huge reduction in terms of the potential impact of the development.

- **Networking:** Proposed telecommunication infrastructure will establish redundant, high-capacity connectivity between the North and South Campuses. This connection is necessary to support operational continuity, carrier diversity, and long-term scalability across the project's full built out. To achieve this the installation of duct banks housing conduit generally routed along Crosby Road will form a continuous north-south backbone between the campuses. The proposed alignment, shown in the following exhibits, will remain within a defined utility corridor and will be coordinated with the broader STAMP site infrastructure to ensure compatibility with existing and planned utilities, including compliance with required depth separations and utility spacing standards. Utility easements approximately 25-feet in width per alignment will be established to accommodate construction, maintenance access, and long-term operational needs. The proposed alignment was selected to maximize the use of existing disturbed utility and roadway corridors, and the project will coordinate with the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYS DEC) to implement construction methodologies designed to avoid or minimize impacts to environmental resources.
- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. This is assumed to be 20,000 gallons per day (approximately 125 staff over three buildings). Water consumption will primarily be for domestic purposes, such as restroom facilities and limited kitchen preparation. Building cooling will be achieved through the use of air-cooled technology. There will be no consumptive water use in the cooling system; the design being deployed here represents the best-in-class cooling system design for water efficiency.
- **Environmental Management:** The project's main development areas will avoid sensitive environmental resources such as wetlands and streams. Field delineations confirm that no jurisdictional or non-jurisdictional wetlands exist within the proposed property boundaries for the North and South Campuses; all such features are located entirely outside the main development work area and limit of disturbance. Further, best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume control. Stormwater plans are included in the following exhibits, outlining proposed locations for stormwater management features and outfall locations from the project site, which further align with existing observable rainwater surface flow regimes.

Additionally, the project will utilize Horizontal Directional Drilling (HDD) where utility installation intersects any sensitive environmental resources, employing the same construction methodologies successfully used for existing water and wastewater infrastructure at the STAMP site. This trenchless method will route utilities beneath sensitive features with minimal surface disruption and comply with a comprehensive Inadvertent Return Contingency Plan (IRCP) submitted to jurisdictional authorities. This plan includes real-time pressure monitoring, dedicated on-site inspection, and pre-positioned recovery equipment to ensure the timely detection and management of any fluctuations in the drilling environment.

- **Acoustics Approach:** A noise assessment and model have been completed for the proposed design, demonstrating that the project fully complies with NYS DEC guidelines. To achieve this, specific mitigation measures have been integrated into the project design, focusing on both architectural treatments and strategic equipment siting:
 - *Rooftop Screening:* Architectural treatments are utilized on the building roof to mitigate noise from chillers.
 - *Ground-Level Screening:* Dedicated screening walls are sited at ground level to manage sound from generators.
 - *Strategic Siting:* The project optimizes the placement of point sources (specifically generators) on the site to maximize distance from sensitive receptors.

Detailed professional acoustical modeling has informed the current site design and equipment selection. As the project progresses into final engineering phases, these findings will be used to further refine standard minimization options—such as silencers and enclosures—to ensure continued alignment with STAMP’s intended uses and all permitting requirements.

Stream remains committed to adhering to all STAMP GEIS requirements, with attention paid to sensitive receptors and sound levels at the park boundary. Additionally, as acoustic models are further calibrated, rooftop screening will be adjusted to reduce overall building height wherever possible while maintaining full regulatory compliance.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project has incorporated architectural design that enhances the site through landscape, building fenestration, and material detailing, adhering to the Town of Alabama Technology District Design Standards and Guidelines (‘TDDSG’) which establish design criteria and minimum standards for development within the STAMP area. These interventions are intended to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed.

Further progressed designs are shown in the following exhibits, which will be refined even further upon final technical requirements of the expected tenant. The design comprises three two-story buildings totaling about 2.2 million square feet, with an expected building height of 54 feet to the parapet and 65 feet to the top of the architectural rooftop screen. The top of the roof screen will be adjusted as needed based on detailed noise models to ensure compliance with noise limits for the park and reduced where possible as additional noise models are refined. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design worked to enhance the building's aesthetics, while also supporting biodiversity and improving stormwater management. The design will focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives and viewpoints. The proposed buildings are represented in the exhibits labeled “Architectural Renderings.” The three views were taken from pedestrian and building entry vantage points.

From a design aesthetic and conceptual standpoint, the building can be understood as comprising two primary components: the Entry and Administration component, and the Data Hall component. Due to security and operational efficiency requirements, the Data Hall does not allow visual connectivity to the interior and therefore places primary emphasis on the building envelope. The proposed solution utilizes a precast concrete skin organized into vertical panels. To mitigate the scale and visual repetition of the approximately 1,000-foot-long façade, these panels incorporate a deliberate composition of reveals and tonal variation. This strategy introduces subtle moments of play and perceived randomness, helping to soften the massing and break down the building's overall length.

The façade articulation is further enhanced by the incorporation of egress stair towers located along the building's flanks. These elements introduce additional vertical and horizontal geometry and provide an opportunity for accentuation through materiality and color. The stair enclosures are envisioned as precast concrete along the sides, creating depth, texture, and visual contrast. Collectively, the use of reveals and the selected palette of natural, stone-inspired and earthy tones align with the STAMP Standards guidelines.

In contrast, the Administration component inverts the Data Hall's sense of opacity and introduces a more open and transparent architectural expression. Large, full-height curtain wall systems establish a strong visual connection between interior administrative spaces and the exterior environment, fostering engagement and openness. The principles of color variation and compositional rhythm remain consistent, with interchangeable precast wall panels interspersed between curtain wall segments to articulate the façade and reinforce its cadence. A more pronounced blue accent is introduced at the underside of the building entrance, signaling arrival and providing a clear visual marker.

The entry experience is further enriched through the use of three-dimensional articulation. The curtain wall façade is recessed approximately eight feet, creating opportunities for integrated shading devices, lighting elements, and shadow play, all of which contribute to a layered, dynamic, and visually compelling entry condition.

- **Public emergency services:** Demand on public emergency services for data centers are low. Data centers directly hire professional emergency and security services for added support of operations, reducing the demand for external services. Further, these advanced facilities have detailed emergency response plans, ensuring that an emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aide in determining appropriate escalation for emergencies, which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.
- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery/equipment maintenance. Data centers are staffed 24/7 with typically three, eight-hour shifts daily. Nighttime shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.
- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. Dust is managed through routine watering of disturbed areas, limiting exposed soils, and enforcing low-speed limits for construction vehicles. Noise impacts are minimized by restricting work to approved working hours, properly maintaining equipment, and carefully scheduling higher-noise activities to reduce duration and off-site

impacts. The construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning will be implemented. The project will be completed in (3) phases with commencement planned for the first phase in April 2026 and completion of the last phase in December 2030. Average daily water use during construction is anticipated to be 6,000 gallons/day.

- **Community Participation:** Stream Data Centers has already identified multiple local programs for participation and is actively working to establish deep-rooted relationships with local groups to provide tangible, long-term benefits to the community. We are currently engaged in a joint discovery process with the Oakfield-Alabama Central School District to ensure our support addresses specific challenges identified by local educators and families. These foundational initiatives represent just an initial indication of our long-term support and the beginning of a partnership designed to grow alongside our facility's development.

As a primary example of this commitment, we have established a framework to support high-priority programs within the district. This includes a **Vocational Technology Grant** to provide advanced equipment, such as a CNC Plasma Machine, which modernizes technical training and creates a direct link between students and high-tech industrial career paths. We also committed funds to the **After School Enrichment program**, providing essential childcare and social stability for local families. Furthermore, an **Agri-Tech Internship program** will be established to provide paid student opportunities that focus on regional land sustainability, bridging the gap between the classroom and the region's traditional agricultural pillars.

To ensure the community remains an active participant in Project Double Reed, Stream Data Centers will utilize regular information sessions. These sessions will serve as a platform for education on the data center's role in the local ecosystem and, more importantly, will facilitate the collection of direct comments and feedback from residents. We believe this proactive, two-way dialogue is essential for maximizing the local benefits of the development.

The project also is expected to deliver significant economic activity: the construction phase is projected to require over 1,000 workers, while the operational phase (estimated for 2027) will create 120+ direct, full-time technical and professional positions with starting salaries exceeding \$75,000. Our primary goal is to leverage the skilled labor available within Genesee County to fill these roles. By viewing this project through a 30-year lens, we are committed to improving the local tax base, infrastructure, and school districts, ensuring that our presence aligns with the Genesee County Economic Development Center (GCEDC) vision for long-term regional prosperity.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.

III | TECHNICAL SUMMARIES AND EXHIBITS

III-a | ARCHITECTURAL MASSING AND ELEVATIONS



02 BUILDING PERSPECTIVE - FRONT VIEW
DATE: 10/10/20



01 BUILDING PERSPECTIVE - CORNER VIEW
DATE: 10/10/20

**EAGLE BUFA1,
LLC**
MANUFACTURING CORP., BALSCH, NY 14803

Gensler
ARCHITECT
1000 Broadway
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Fax: 212.279.6000

clib associates
ARCHITECT
1000 Broadway
New York, NY 10003
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Fax: 212.279.6000

Thorburn Tomasetti
ARCHITECT
1000 Broadway
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Tel: 212.279.6000
Fax: 212.279.6000

Bowman
ARCHITECT
1000 Broadway
New York, NY 10003
Tel: 212.279.6000
Fax: 212.279.6000

DATE: 10/10/20

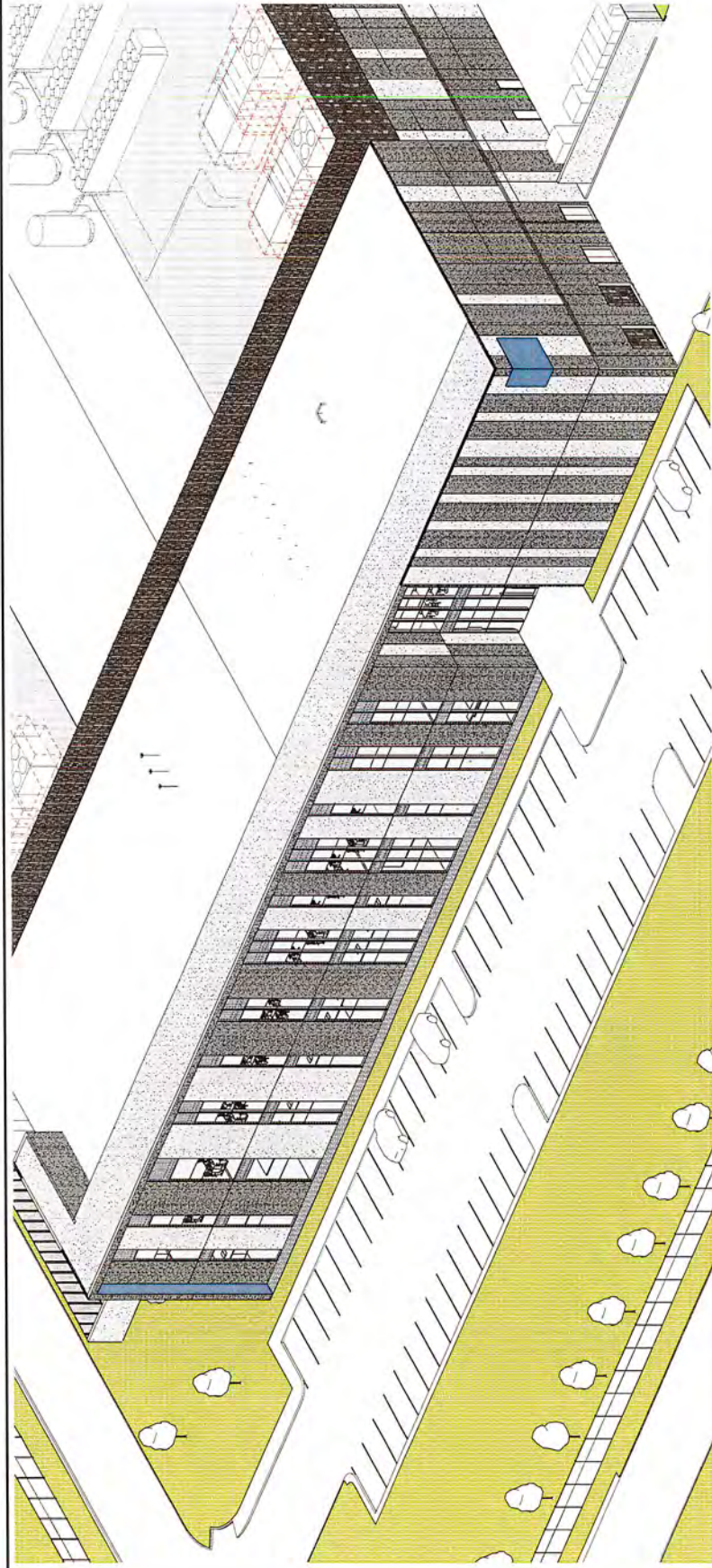
**PROGRESS SET
NOT FOR
CONSTRUCTION**

BUFA1
06.7237.000
BUILDING PERSPECTIVES

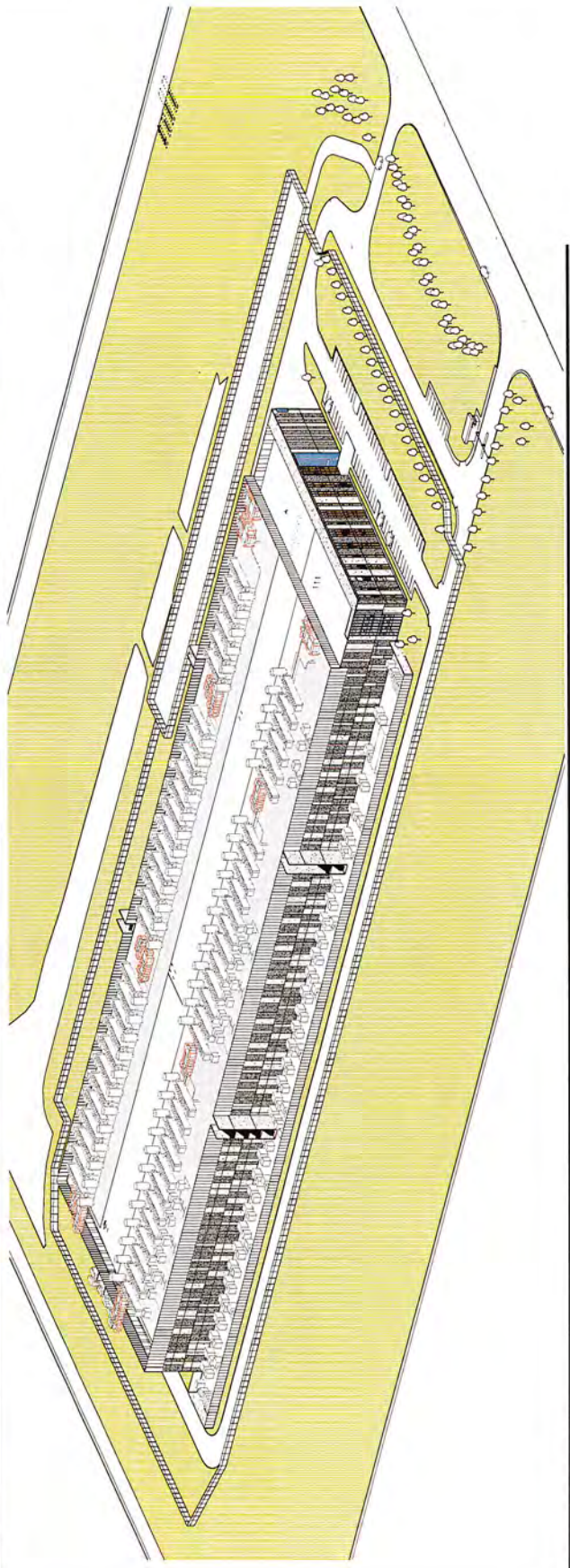
Scale: 1/8" = 1'-0"

A0.200-0

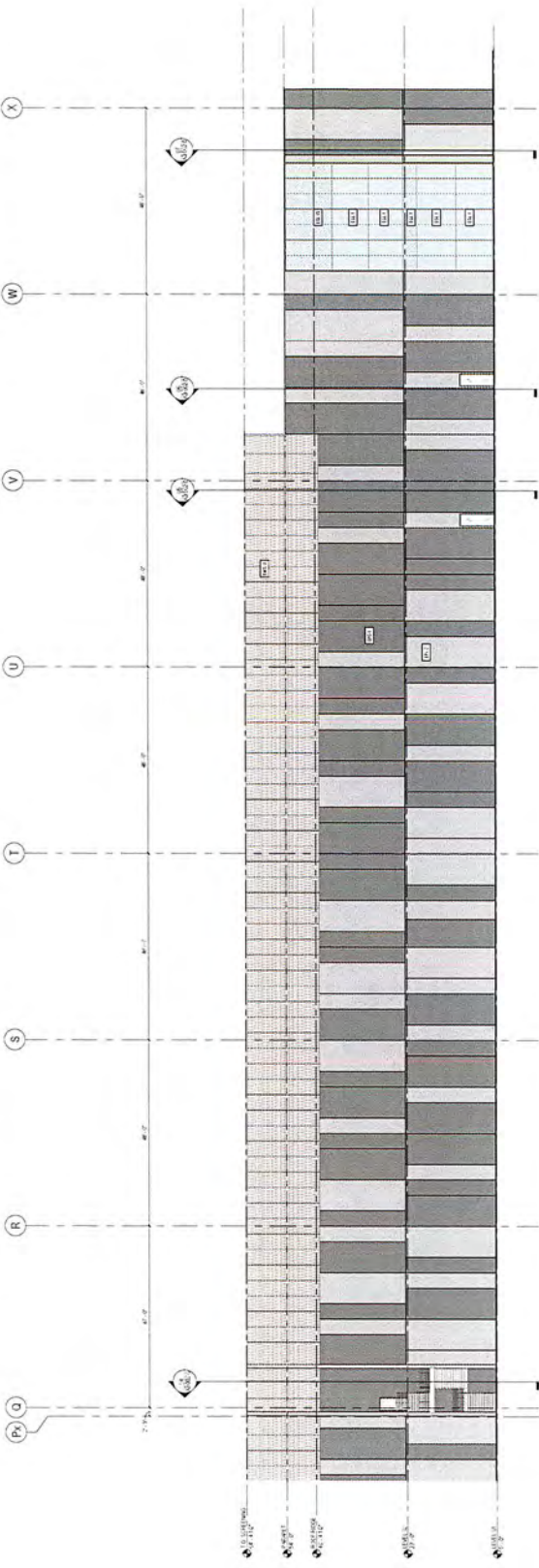
© 2020 Thorburn



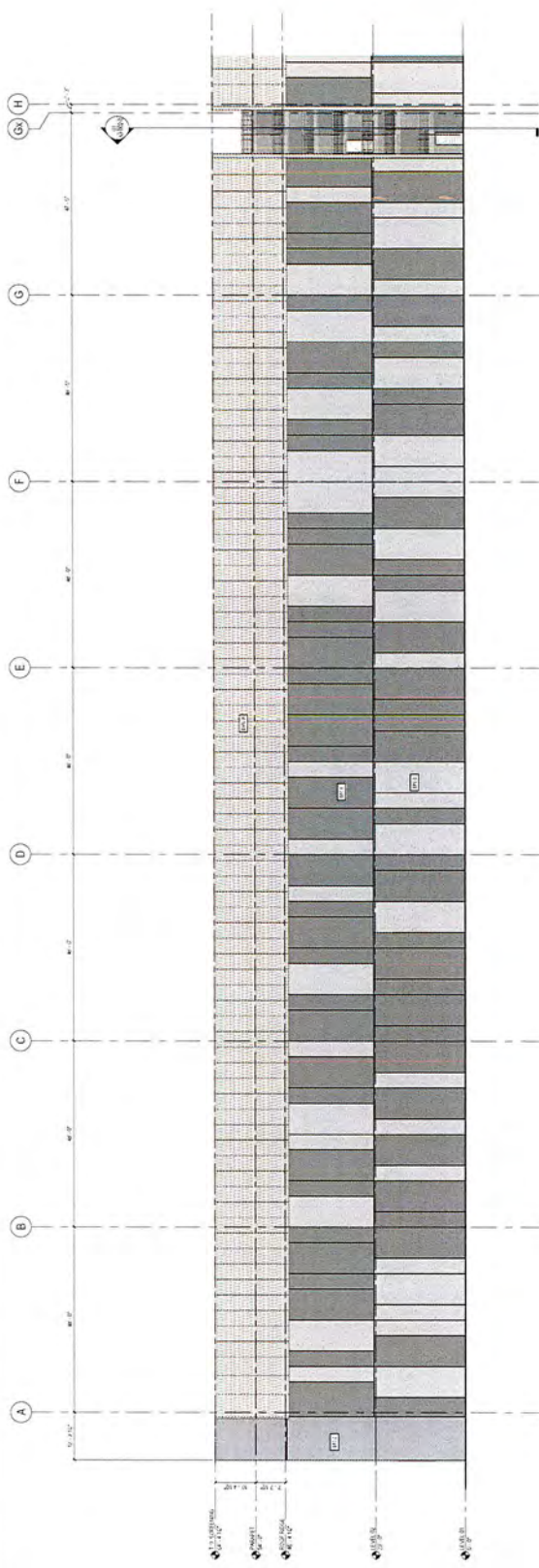
02 BUFA - BUILDING ENTRANCE AXON



01 BUFA - OVERALL SITE AXON



02 BUILDING SOUTH ELEVATION - ENLARGED



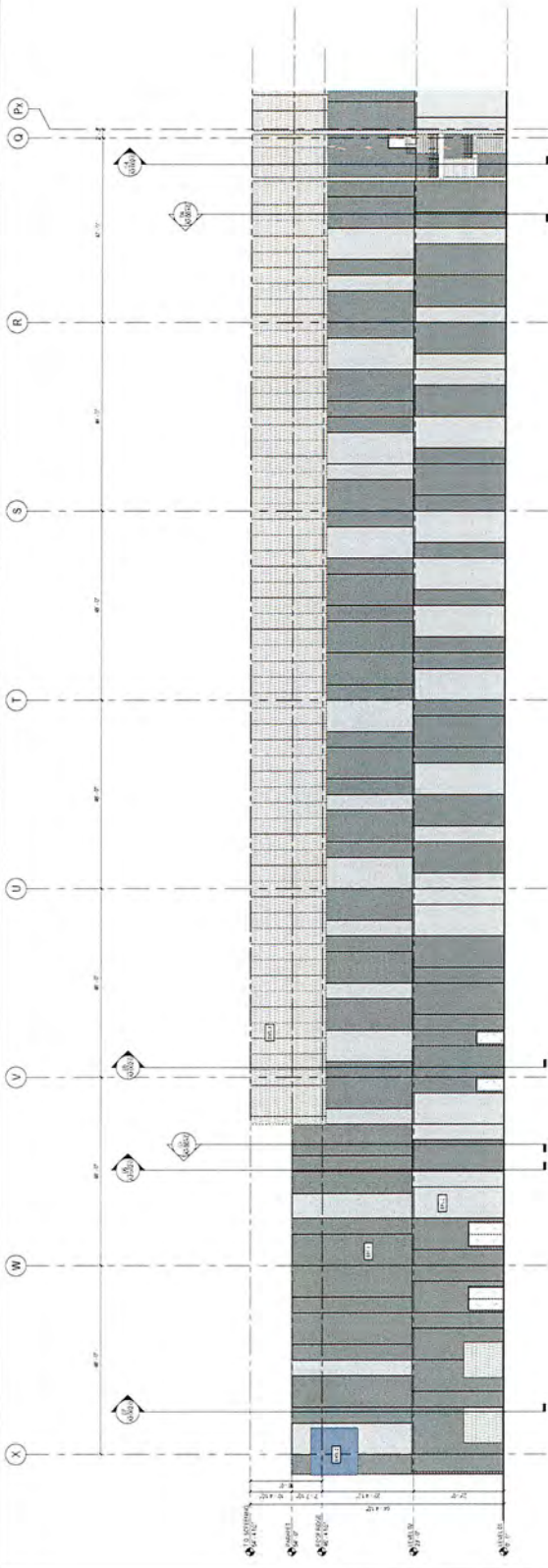
01 BUILDING SOUTH ELEVATION - ENLARGED - 2

GENERAL NOTES

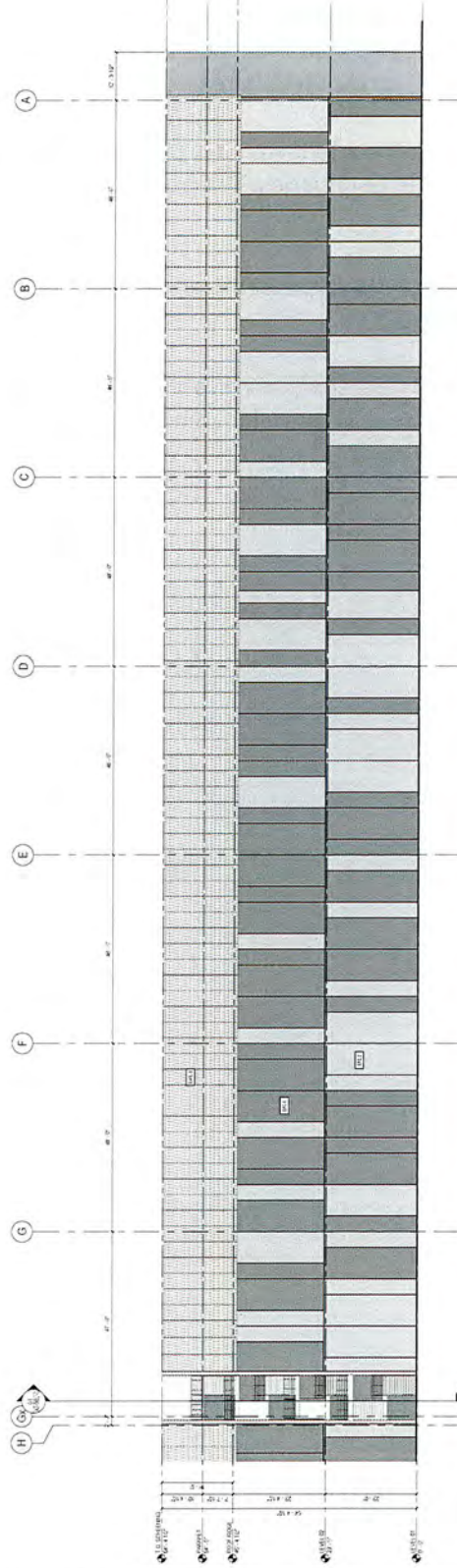
SHEET NOTES

MATERIALS IN ELEVATION

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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02 BUILDING NORTH ELEVATION - ENLARGED



01 BUILDING NORTH ELEVATION - ENLARGED - 2

GENERAL NOTES

SHEET NOTES

MATERIALS IN ELEVATION

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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III-b | VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY

The Visual Impact Analysis systematically assessed the project's presence across critical viewpoints.

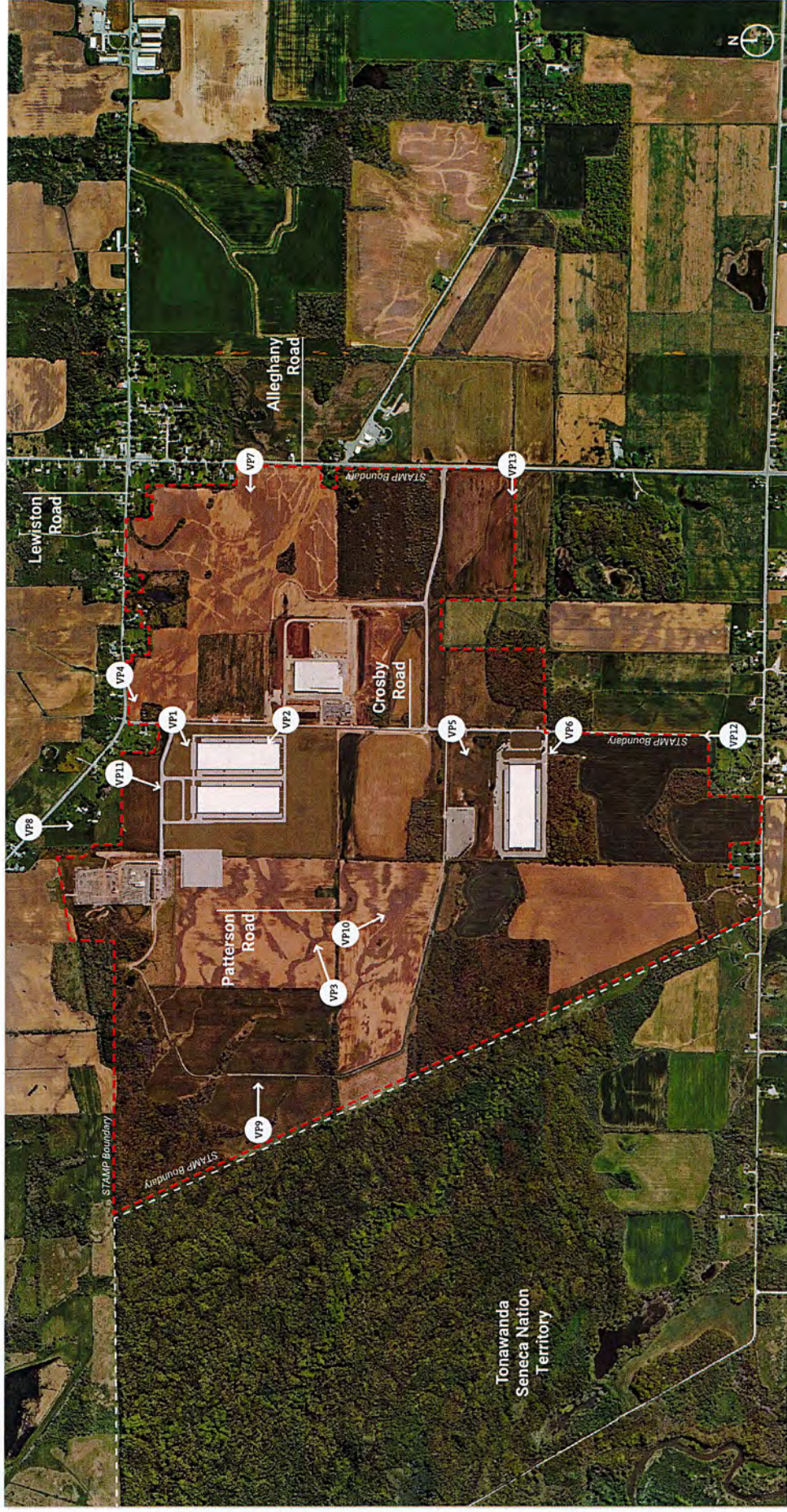
Crosby Road Viewpoints focused on the immediate on-site experience. This analysis defined the project's scale, materiality, and landscaping treatments for the North and South campus sites within the STAMP area. This determines the visual impression for site users.

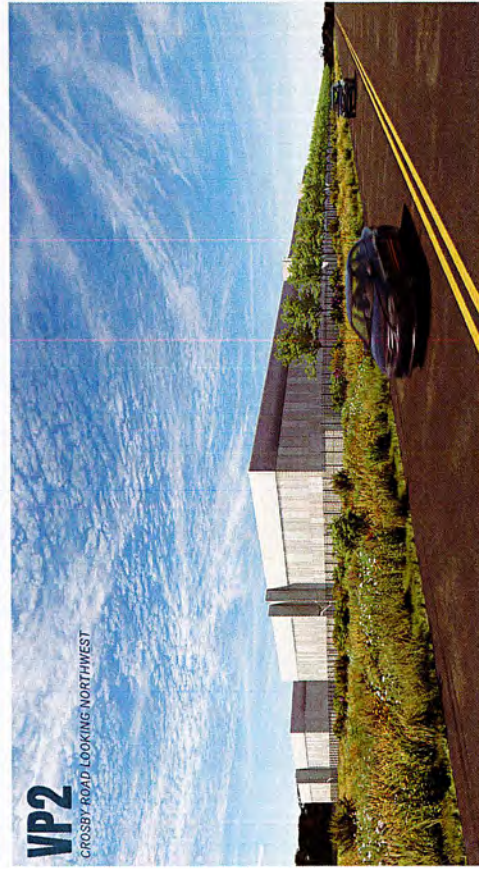
Lewiston and Alleghany Road Viewpoints evaluated the project's regional presence, specifically its visibility from outside the main STAMP boundaries. This assessed potential visual intrusion into the broader landscape as seen by the traveling public.

The Tonawanda Seneca Reservation Viewpoint provided a dedicated assessment of the visual impact from the adjacent nation's perspective.

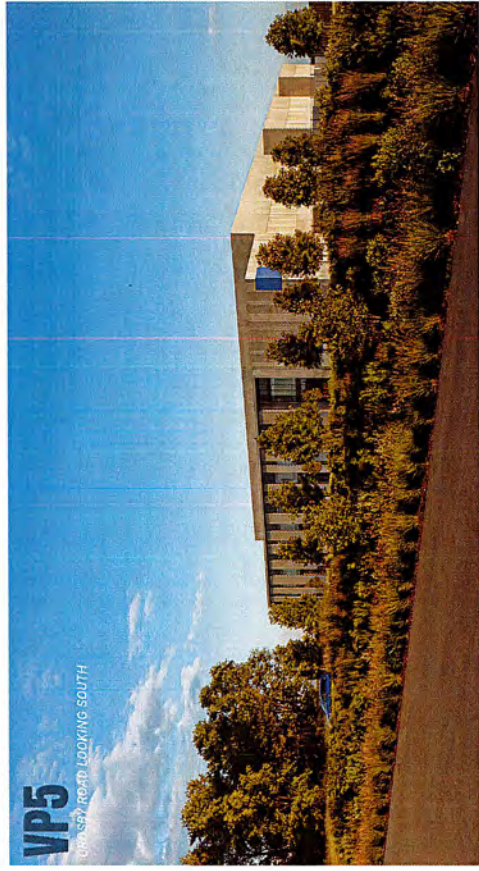
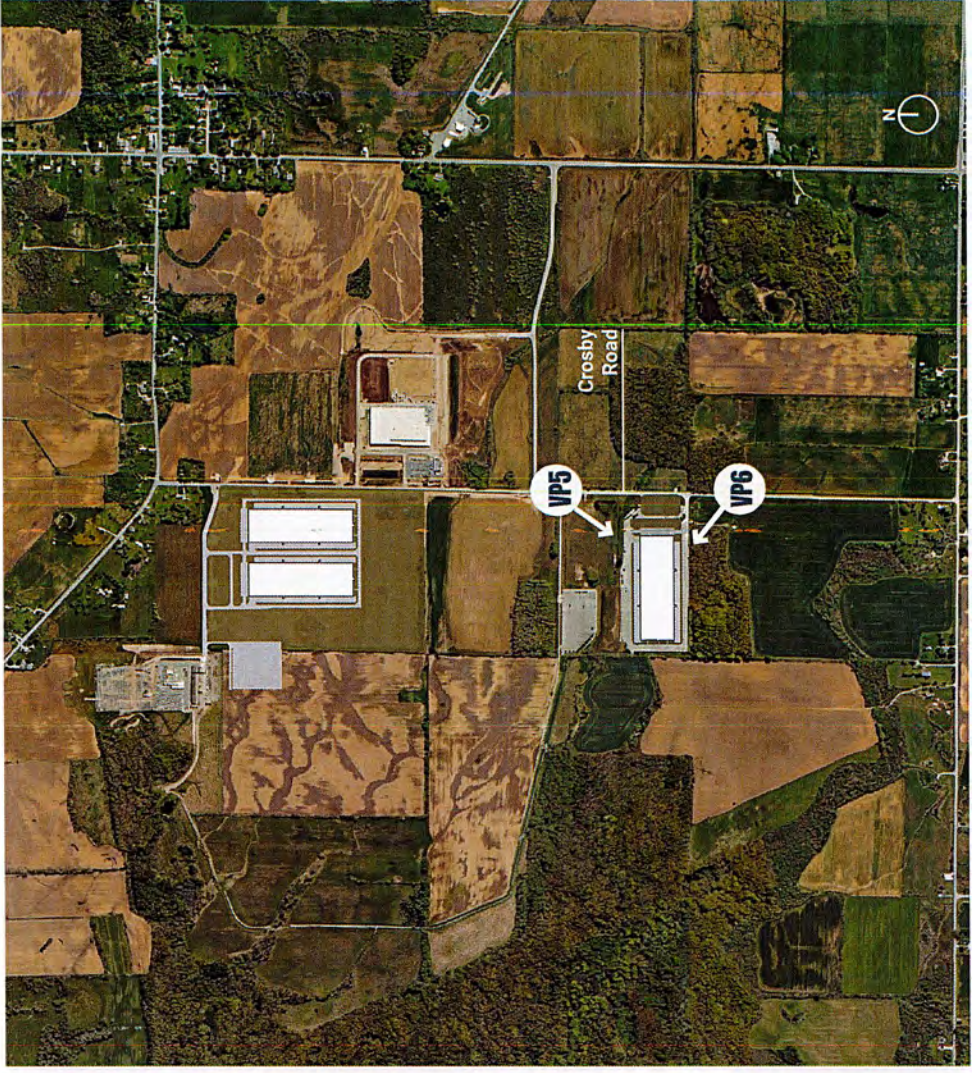
The following localized renderings correspond to the locations shown on the Key Viewpoint Location Map below, which identifies the precise geographic context for each viewpoint rendering.

STREAM BUF A1 SITE MAP

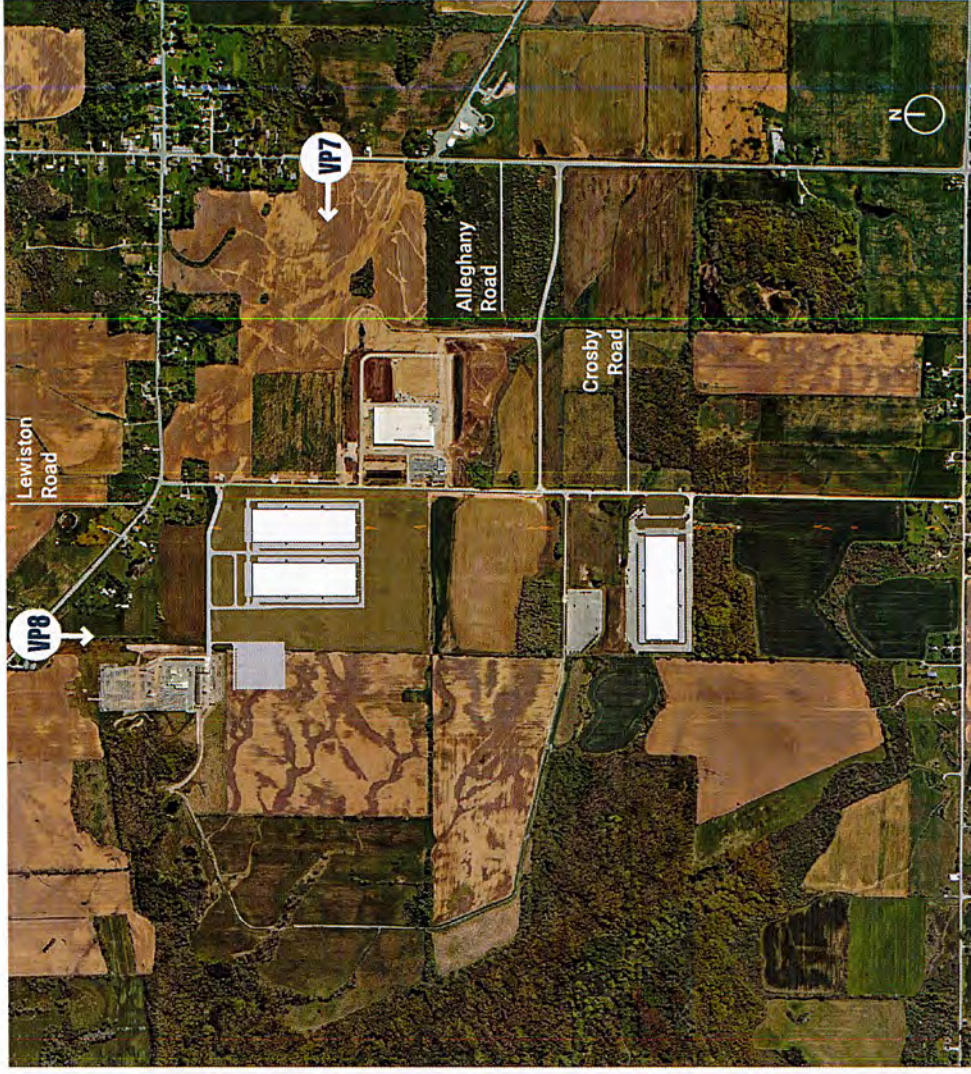




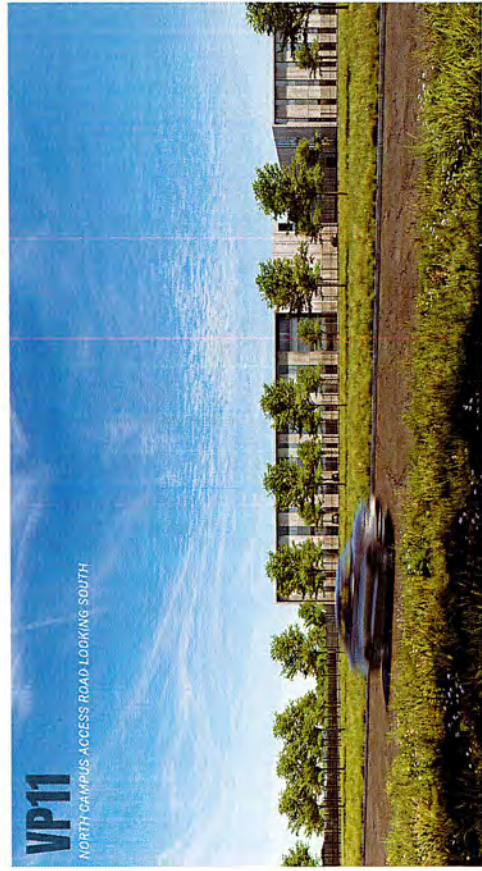
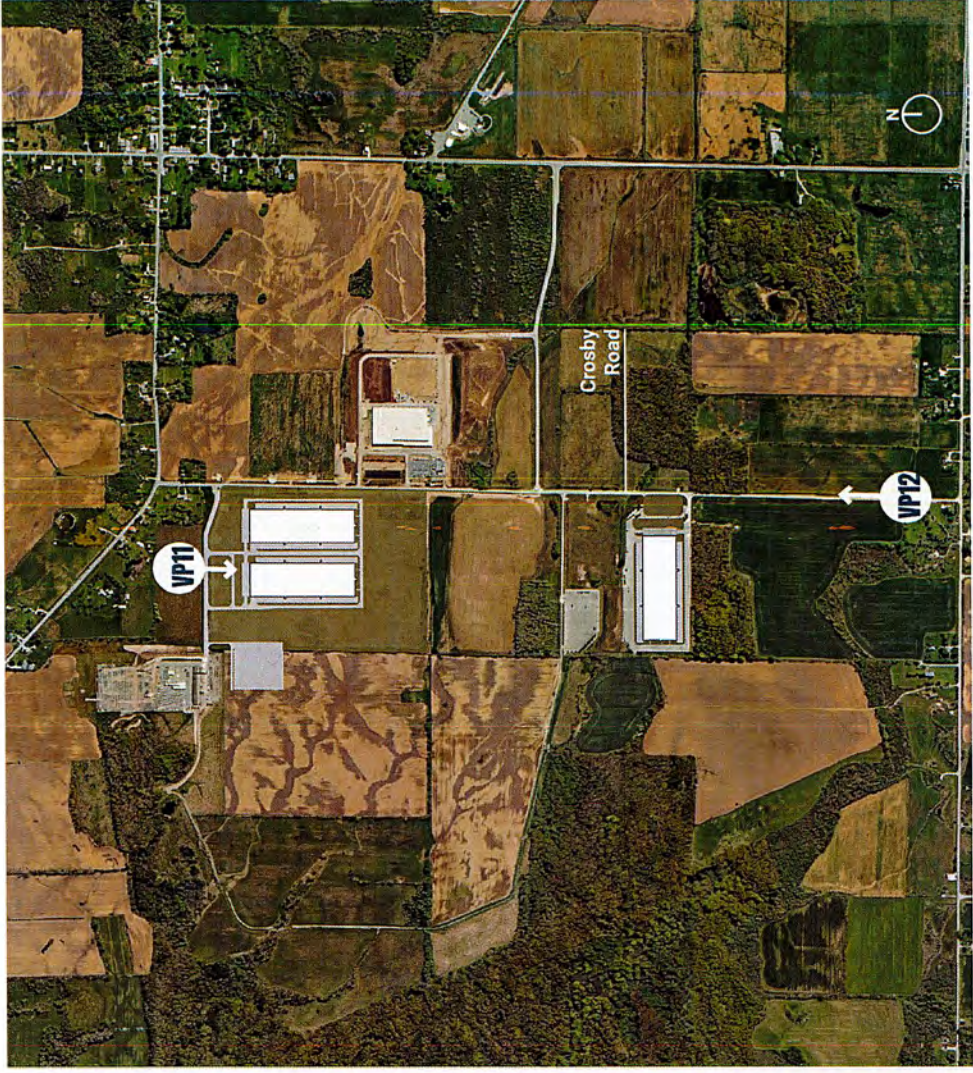












III-c | SITE PLANS



BUFA | Project Double Reed

10-Acre Logistics Area Layout



Key

	Sliding Gate		High Powerlines
	Perimeter Security Fencing		Jersey Barrier
	Stone Walkway		Guard House/ Access Control
	Subcontractor Trailer		Management Trailer
	Tent		Employee Parking (888)
	Management Parking (66)		Concrete Washout
	Dumpster/ Recycling		Restroom
	Mustering Point		Office Trailer
	Medical Tent		



0 200 400 800 Feet

STREAM - BUFA
TELECOM EXHIBIT

2-18-2026

Bowman

BUFA | Project Double Reed

30-Acre Logistics Area Layout



Key	
	Sliding Gate
	Perimeter Security Fencing
	Guardhouse / Access Control
	Staging / Laydown Area
	Undisturbed
	Equipment Storage

III-d | STORMWATER TECHNICAL SUMMARY

Project Double Reed has committed to sustainable stormwater management practices. The project has incorporated a comprehensive stormwater management system to capture, treat, and release rainwater runoff, minimizing its impact on localized surface and groundwaters.

Key Stormwater Management Features:

- **Stormwater Management Basins:** These basins have been strategically proposed on the site to capture and store stormwater runoff, reducing peak flow rates, and preventing flooding.
- **Permeable Surfaces:** The project has explored opportunities to incorporate permeable paving materials, such as porous asphalt or permeable concrete, in parking areas and walkways to allow rainwater to infiltrate the ground.
- **Green Infrastructure:** Green infrastructure elements, such as rain gardens and bioswales, have been integrated into the site design to filter pollutants, reduce runoff volume, and create attractive green spaces.

The project requires site clearing and preparation, adherence to NYSDEC water quality standards, as well as final acceptance and permit issuance under State Pollutant Discharge Elimination System (SPDES), and subsequent filing of a Stormwater Pollution Prevention Plan (SWPPP). Stormwater Best Management Practices (BMPs) have been incorporated to handle the expected increased peak flows from development and further designed to detain release of surface waters at or below a lower rates.

Stormwater basins and associated outfalls have been aligned with existing observable rainfall surface flow regimes and are depicted on the provided Stormwater Plans. The Stormwater Pollution Prevention Plan (SWPPP) for the South Campus considers the natural hydrology with a bypass swale provided along the southern portion of the property which collects and conveys off-site runoff to the same tributary located along the western portion of the site. The approved and constructed Stormwater Management Programs (SMP's) along the northern portion of the tract collect runoff from the developed portion of the tract and discharge this runoff, after treatment, into the existing tributary along the northern property boundary. The modified design for this project has also added a dry swale east of the parking lot. This dry swale collects runoff that sheet flows off the parking lot and a portion of the bypass driveway, through a gravel diaphragm, and into the swale which is provided with two check dams and an outlet structure. The discharge from this swale is connected to the on-site collection system.

The stormwater design for the North Campus detains stormwater flows within several SMP's and maintains four (4) points of discharge to the existing downstream water courses maintaining the natural hydrology of this portion of STAMP.

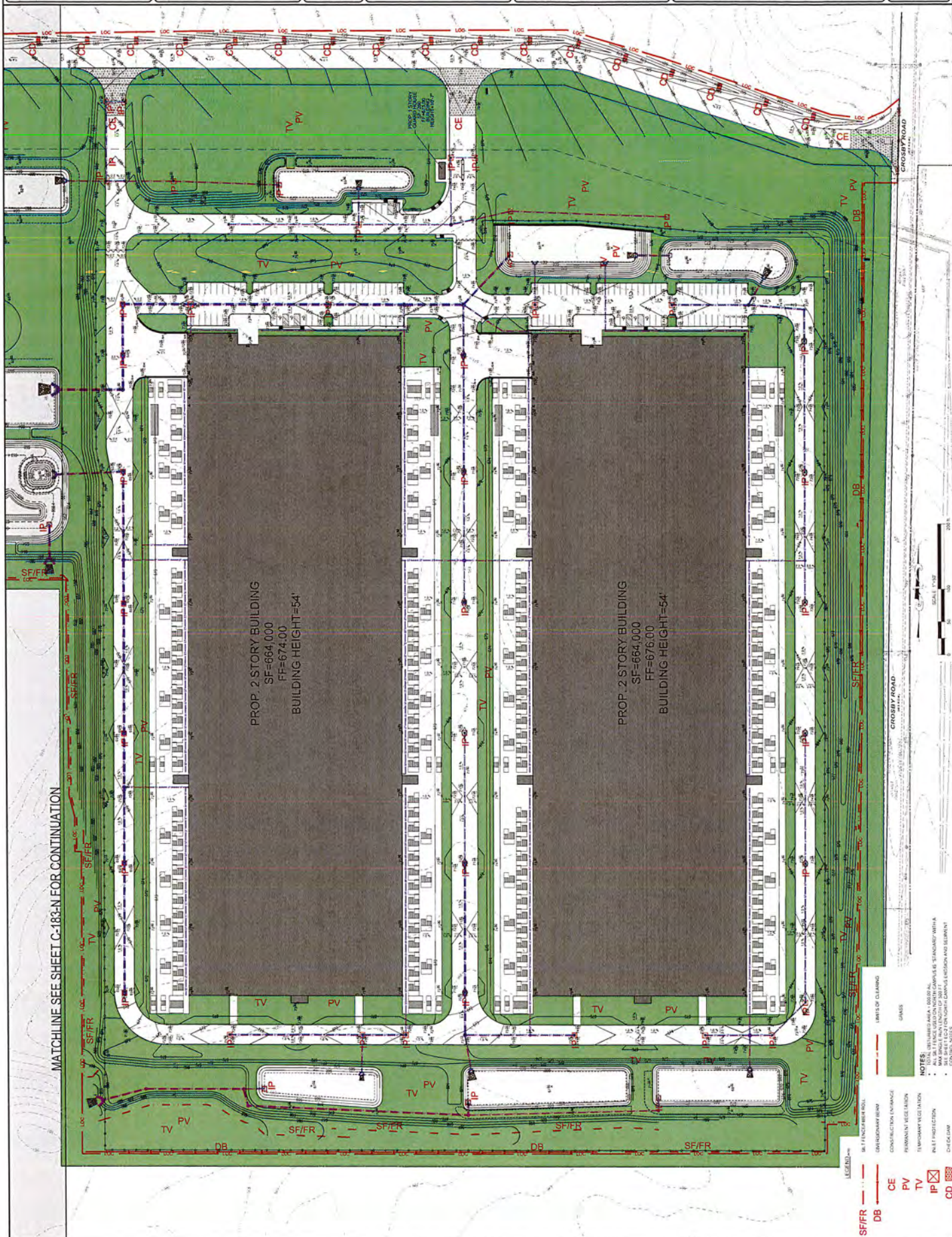
The temporary laydown yard for the South Campus is provided with a construction ditch with check dams along the western side of the property. Silt fence and/or fiber roll is provided along the southern portion of the laydown yard.

Erosion and sediment control for the temporary laydown yard for the North Campus is provided by the following controls: run-on diversion berms to the east where needed based on topography, broad stone lined swales with check dams spaced in accordance with NYSDEC standards, perimeter silt fence/filter sock, a stabilized construction entrance and grass buffer area between the gravel laydown yard and adjacent ditch.

The South Campus has already been fully disturbed as a result of the prior approval and construction that had commenced. A 5-acre waiver will be required for this site. The North Campus (containing approximately 60 acres in total) will be disturbed beginning with the SMP's, which in total will require a 5 acre waiver due to the extent and number of SMP's. The sub-station area will follow, which will also require a waiver as the area exceeds 5 acres. The western building and adjacent driveways will follow though likely will be concurrent with the sub-station construction which will disturb approx. 22 acres (each building alone is almost 8 acres) which will require a waiver as well. The final construction will involve the eastern building and surrounding driveways disturbing approx. 20 acres and will also require a waiver

As per the NYSDEC stormwater regulations, the basins design has incorporated both the 10-year, 24 hour storm event (for overbank flood protection), as well as the 100-year, 24 hour storm (for extreme flooding events). The peak flow attenuation for both the 10 and 100-year storm events have been integrated into the design. Through progression into final design, collaborations with NYSDEC and Civil Engineers/Subject Matter Experts will continue to explore innovative stormwater management techniques.

III-e | STORMWATER PLANS



BUFA - PROJECT DOUBLE REED
NORTH CAMPUS
EROSION AND SEDIMENT CONTROL
LAYDOWN AREA - NORTH CAMPUS
TOWN OF ALABAMA, ONESSIE COUNTY, NEW YORK

5 Landscape Architecture
 5 Brownson Consulting Engineers, Ltd.
 10000 14th Avenue SW
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 Tel: 604-273-2321
 Fax: 604-273-2322
 Email: info@brownson.ca
 Website: www.brownson.ca



Bowman

3000 30th Avenue NE
 Seattle, WA 98105
 (206) 325-1111
 Fax: (206) 325-1112
 E-mail: info@3000.com
 Web: www.3000.com

NOTES

10-10	50-50

NOTES

Case ID	3540

EROSION CONTROL NOTES

- [illegible]

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. DEMONSTRATION CONSOLE OPERATORS SHALL BE SUPERVISED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- [illegible]

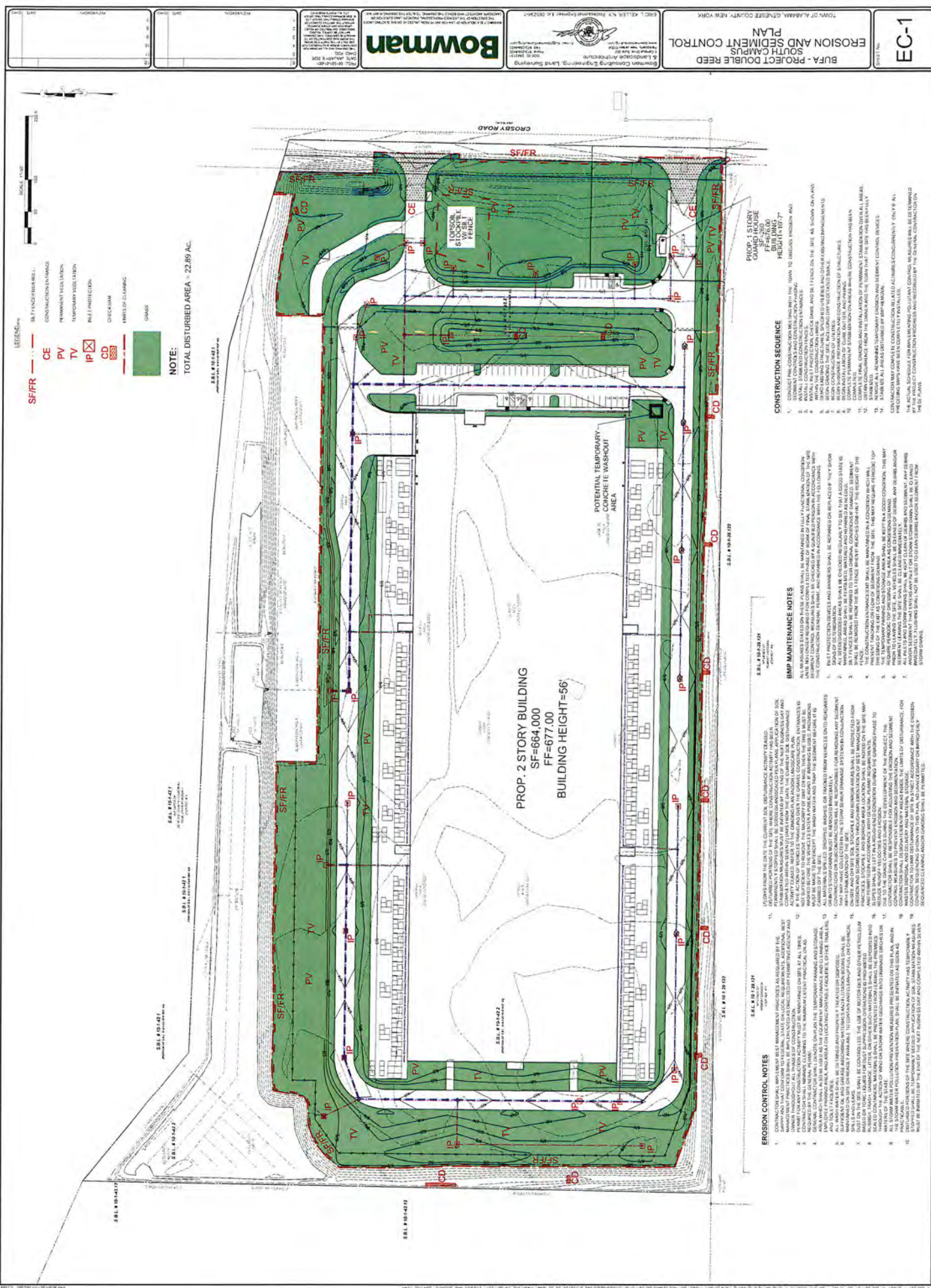
CONSTRUCTION SEQUENCING.

- [illegible]



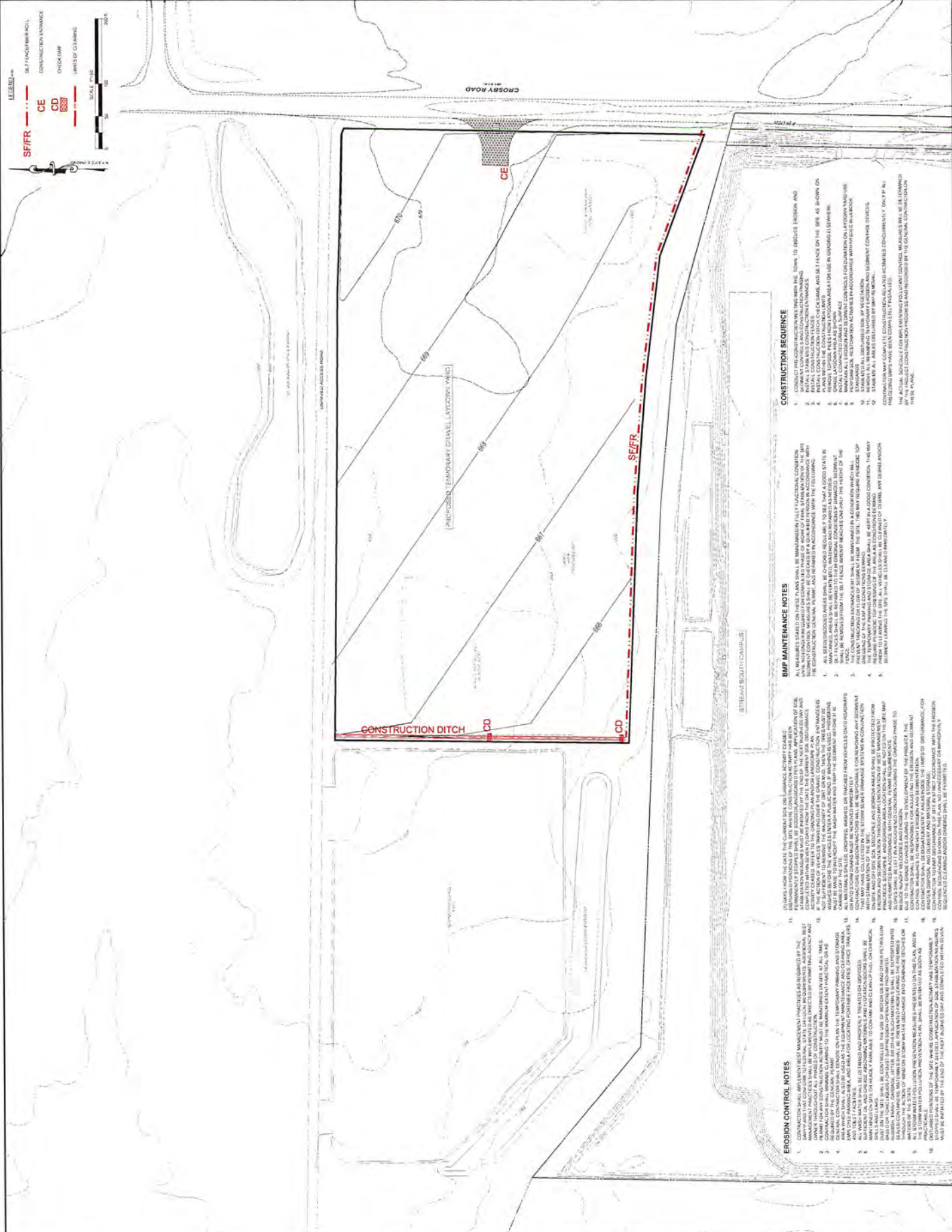
— LOC —
SF/R — — —
CE
CD 
— — —
SUNSHINE OF CO. BARNING
SEE FRENCH IN REPLY HQ. L
CONSTRUCTION ENTRANCE
CHICAGO DAM
BROADWAY

CD **888** CHE-CK (JAM) BROAD SWALE

[illegible][illegible][illegible]

EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE NATIONAL POLLUTION DISCHARGE ELIMINATION ACT (NPDES) PERMIT.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED TO PREVENT EROSION AND TO MINIMIZE THE DISTURBANCE TO THE ADJACENT WATERSHED.
3. PERMIT FOR ANY CONSTRUCTION ACTIVITY SHALL BE OBTAINED FIRST BY THE OWNER AND SUBMITTED TO THE CONTRACTING AGENCY.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO MINIMIZE THE DISTURBANCE TO THE ADJACENT WATERSHED.
6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO MINIMIZE THE DISTURBANCE TO THE ADJACENT WATERSHED.
7. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO MINIMIZE THE DISTURBANCE TO THE ADJACENT WATERSHED.
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12. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO MINIMIZE THE DISTURBANCE TO THE ADJACENT WATERSHED.



III-f | PHOTOMETRIC PLAN

BUFA CAMPUS SITE LIGHTING NARRATIVE

New light fixtures and lighting controls compliant with New York Energy Code will be installed on both the north and south campus of the Stream BUFA campus. Light fixtures proposed to be installed on the campus are all proposed to be new LED fixtures inclusive of:

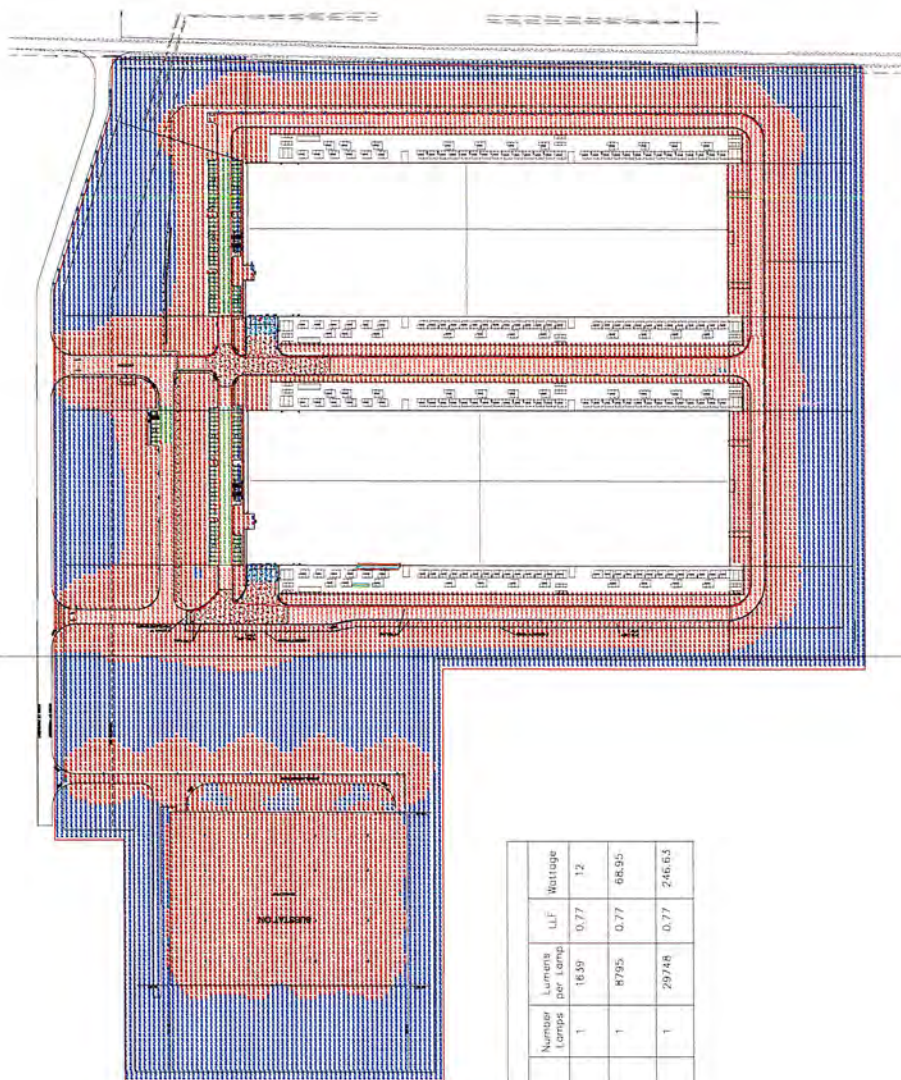
- Type S1 - 25ft tall LED pole lights with standard Type III distribution installed along roadways. International Dark Sky (IDA) Fixture Seal of Approval Available.
- Type FE - LED Wallpacks installed on building facade over loading dock doors.
- Type ST - LED yoke-mounted flood lights with wide throw distribution installed 25ft high on poles and aimed inwards towards substation transformers.

Based upon the proposed lighting plans, the BUFA campus is averaging 2fc along roadways, 3fc at loading docks, and 2.5fc at both the new and existing substations. No Illuminance is found along most of the Stream campus property line with roadway entrances/exits experiencing up to 0.6fc from new roadway lighting at the property line.

Statistics		Symbol	Avg	Max	Min	Max/Min	Avg/Min
Description							
Loading Dock Stots		+	3.2 fc	5.8 fc	2.0 fc	2.9:1	1.6:1
Recovery Stots		+	2.0 fc	3.7 fc	0.5 fc	7.4:1	4.0:1
Insertion - Stots		+	1.9 fc	9.0 fc	0.0 fc	N/	N/A

Schedule		Label	Manufacturer	QTY	Catalog Number	Description	Lamp	Number Lamps	Lamps per Lamp	LLF	Wattage
		FE	LITHONIA	6	WS1 LED IP1 40K V _F MOUNT	WS1 LED, Performance package 1, 4000 K, v _{iso} d camlari forward throw, MVGL1	LED	1	1839	0.77	12
		S1	LITHONIA	143	DSX0 LED IP3 40K 70CRI T.5M	D-Series Size 0 Area Luminaire, p3 Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	8795	0.77	68.95
		ST	LITHONIA	21	RSX02 LED IP6 40K W3	RSX0 Flood Fixture Size 2 F6 Lumen Package 4000K CCT Type WT Distribution	LED	1	29748	0.77	246.63

NORTH CAMPUS



BUFA CAMPUS SITE LIGHTING NARRATIVE
New light fixtures and lighting controls compliant with New York Energy Code will be installed on both the north and south campus of the Stream BUFA campus. Light fixtures proposed to be installed on the campus are all proposed to be new LED fixtures inclusive of

- Type S1 - 25ft tall LED pole lights with standard Type III distribution installed along roadways. International Dark Sky (IDA) Fixture Seal of Approval Available.
- Type FE - LED Wallpacks installed on building facade over loading dock doors.
- Type ST - LED yoke-mounted flood lights with wide throw distribution installed 25ft high on poles and aimed inwards towards substation transformers.

Based upon the proposed lighting plans, the BUFA campus is averaging 2fc along roadways, 3fc at loading docks, and 2.5fc at both the new and existing substations. No illuminance is found along most of the Stream campus property line with roadway entrances/exits experiencing up to 0.6fc from new roadway lighting at the property line.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Loading Dock Stats	$\dagger$	2.9 fc	5.0 fc	2.0 fc	2.5:1	1.5:1
Roadway Stats	$\dagger$	2.1 fc	4.2 fc	0.6 fc	7.0:1	3.5:1
Substation - Stats	$\dagger$	3.7 fc	14.1 fc	0.1 fc	141.0:1	37.0:1

Schedule									
Symbol	Label	Manufacturer	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Wattage
	FE	LITHONIA	6	WST LED P1 40K WFL MVL3.T	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVL3.T	LED	1	1839	12
	S1	LITHONIA	93	DSXO LED P3 40K 70CRI T3M	D-Series Size 0 Area Luminaire, P3 Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	8795	58.95
	ST	LITHONIA	12	RSXP2 LED P6 40K WFL	RSXP Flood Fixture Size 2 P6 Lumen Package 4000K CCT Type WFL Distribution	LED	1	29748	246.63

SOUTH CAMPUS

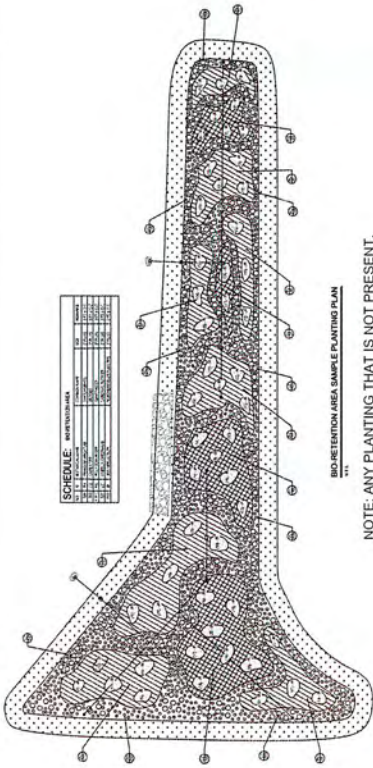
III-g | LANDSCAPE PLAN



MATCHLINE SEE SHEET C-601-N FOR CONTINUATION



PLANTING DETAILS



NOTE: ANY PLANTING THAT IS NOT PRESENT, TO BE INSTALLED IN ACCORDANCE WITH THE BIO-RETENTION SAMPLE PLANTING PLAN AND SCHEDULE.

PROP. 2 STORY BUILDING
SF=664,000
FF=677.00
BUILDING HEIGHT=56'

BIO-RETENTION AREA

506.010.742.1

電話：0935-4474

S.O.L. 010-1-42.9

001 0101421

A horizontal scale bar with tick marks at 0, 50, 100, and 200 km. The text 'SCALE 1"=50' is written vertically above the bar.

III-h | TRAFFIC TECHNICAL SUMMARY

The proposed data center project is expected to generate a limited amount of traffic, primarily from employee vehicle trips. The data center buildings are expected to be staffed 24/7 with three eight-hour shifts daily. Nighttime shifts typically have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour generation. Furthermore, most of these trips will be from passenger vehicles, with heavy-duty vehicle traffic for deliveries and maintenance being infrequent. In typical operation, heavy-duty vehicle traffic is anticipated to be limited to 2-3 deliveries a day.

Typical Operations

Based on the *ITE Trip Generation Manual, 12th Edition*, the traffic impact analysis will apply **Land Use Code 160 – Data Center**, as it provides multiple recent data points for trip generation. The estimated site-generated trips during the generator peak hours are as follows:

- **North Campus:**
 - AM Peak Hour: **130 trips**
 - PM Peak Hour: **115 trips**
- **South Campus:**
 - AM Peak Hour: **65 trips**
 - PM Peak Hour: **58 trips**

Total for Entire Site:

- AM Peak Hour: **195 trips**
- PM Peak Hour: **173 trips**

Tables 1 and 2 present the detailed trip generation calculations for the North Campus and South Campus, respectively.

Table 1: North Campus Trips				
ITE Code	160 - Data Center			
Number of 1000 Sq Ft GFA	1,439			
Peak Hour	AM		PM	
Trip Generation Rate	0.09		0.08	
Total Number of Trips	130		115	
Trips	Enter	Exit	Enter	Exit
Directional Distribution	75%	25%	35%	65%
Number of Trips per Direction	97	33	40	75

Table 2: South Campus Trips				
ITE Code	160 - Data Center			
Number of 1000 Sq Ft GFA	720			
Peak Hour	AM		PM	
Trip Generation Rate	0.09		0.08	
Total Number of Trips	65		58	
Trips	Enter	Exit	Enter	Exit
Directional Distribution	75%	25%	35%	65%
Number of Trips per Direction	49	16	20	38

In conclusion, the traffic analysis indicates that Project Double Reed's contribution to overall park traffic is minor. While the STAMP 2016 EIS Update established a threshold exceeding 1,900 PM Peak Hour trips for the full, 1,262-acre STAMP park build-out, the present development is projected to generate only 173 PM Peak Hour trips. This means Project Double Reed accounts for approximately 9.0% of the cumulative traffic volume analyzed in the EIS.

Construction

During construction, temporary traffic management of Crosby Road may be required. The anticipated impact on the overall traffic network is expected to be minimal. All traffic management and temporary traffic control measures, including advance warning signage and the use of trained flaggers to control traffic during deliveries and other construction activities, will be implemented to maintain safe traffic operations for local motorists.

III-i | UTILITY POWER TECHNICAL SUMMARY

The project requires a connection to the utility power grid. GCEDC has obtained approval from the New York Independent System Operator (NYISO) for a 300MW substation with an expected expansion to 600MW. The project is projected to require approximately 500MW of utility power to adequately support critical IT and cooling capacity. The North Campus will receive power from the existing substation; transmission and distribution straight north to south into the North Campus interconnection point. The South Campus will receive power from the existing substation located directly north. The North and South Campuses are connected through an existing right-of-way owned and maintained by National Grid, looping westward away from Crosby Road then back towards the same roadway. Power draw is influenced by several factors, most notably the Critical IT capacity loads, associated losses from cooling and environmental systems, and local climatic conditions.

South Campus:

The project's development on the South Campus will be powered directly from an existing Stream-owned substation on-site. This is an existing high voltage electrical substation located near GPS 43.083791, -78.406254 in Genesee County, NY served by National Grid utility from the New York Power Authority STAMP substation. To ensure reliable power during maintenance or unforeseen events, Stream's on-site substation will receive a secondary feed from the main STAMP substation and will be modified to enable a highly reliable and resilient design as required for critical high performance computing data center operations. When complete, this station will have the ability to continue to support data center operations even after the loss of a source from the incoming utility, the loss of one or more substation transformers, or the loss of certain equipment within the substation which might otherwise result in an extended outage to the data center. The station design includes the following major equipment:

Existing:

- 1ea. 115kV point-of-interconnection (with National Grid utility)
- 1ea. 115kV HV circuit breaker
- 4ea. 115:34.5 kV main power transformers rated at 45/60/75 MVA (with on-load tap changers)
- 4ea. 115 kV HV circuit switchers
- 1ea. 115 kV HV transmission strain bus with associated engineered steel structures, insulators, switches, and appurtenances
- 1ea. complete substation package including 115kV and 34.5kV bus work, structural steel, switches, arresters, and appurtenances.
- 1ea. complete control enclosure including relay panels, SCADA and telecommunications equipment, backup batteries, and associated protection and control devices.

To be installed:

- 1ea. 115kV HV transmission point-of-interconnection (w/National Grid)
- 1ea. 115kV HV circuit breaker
- 1ea. 115 kV HV transmission strain bus with associated engineered steel structures, insulators, switches, and appurtenances
- 4ea. 34.5kV MV main distribution breakers with associated relay panels, MV bus work, and appurtenances.
- 1ea. engineered electrical grounding grid system

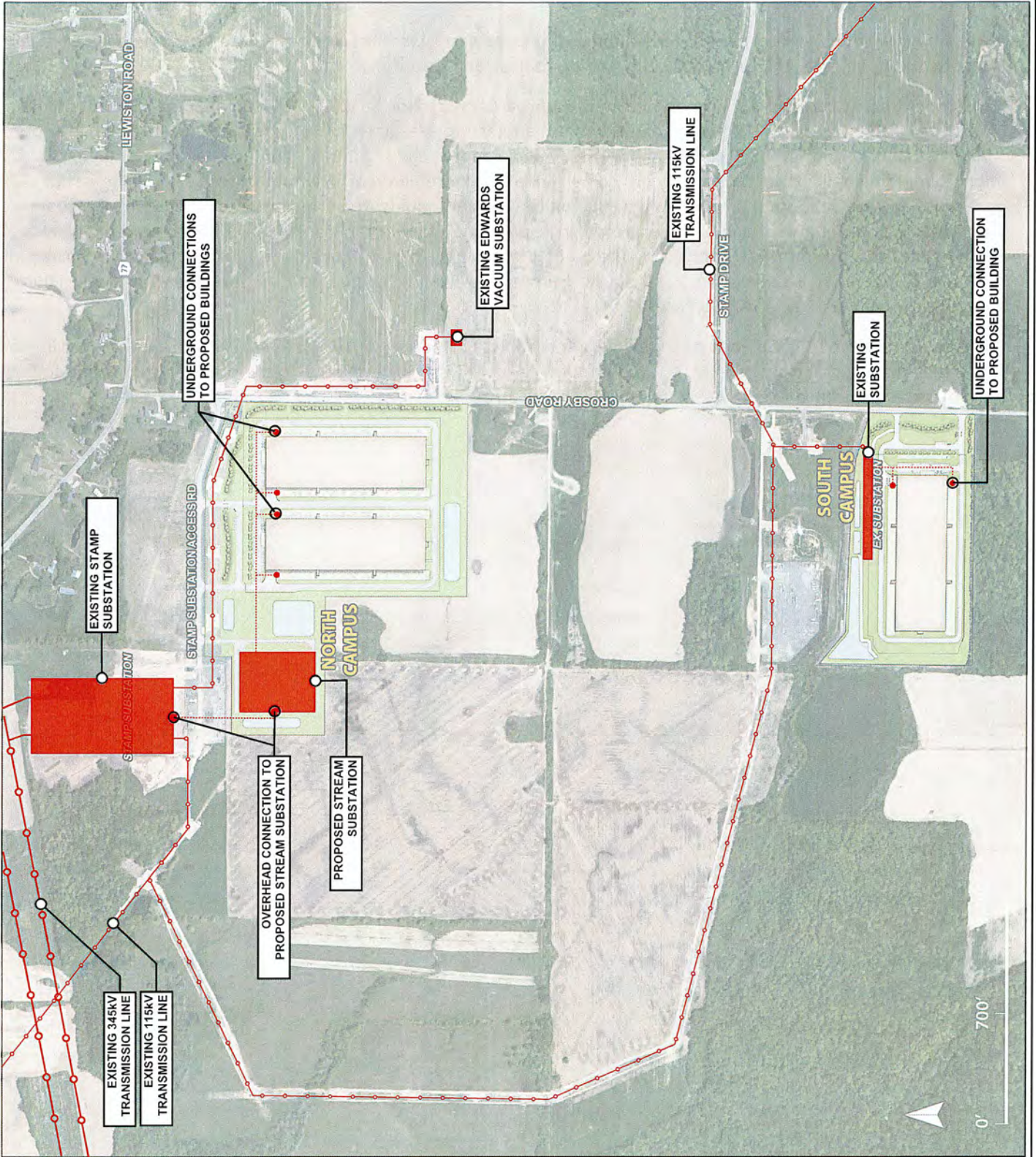
North Campus:

The project's development on the North Campus will be powered via a new Stream-owned Substation. This is a new high voltage electrical substation which will be located near GPS 43.094727, -78.410585 in Genesee County, NY served by National Grid utility from the New York Power Authority STAMP substation. It will be designed and constructed to be highly reliable and resilient as required for critical high performance computing data center operations. When complete, this station will have the ability to continue to support data center operations even after the loss of a source from the incoming utility, the loss of one or more substation transformers, or the loss of certain equipment within the substation which might otherwise result in an extended outage to the data center. The station design includes the following major equipment:

To be installed:

- 2ea. 115kV HV transmission points-of-interconnection (w/National Grid)
- 10ea. 115kV HV circuit breakers (2ea for POIs, and 8ea for transformer protection)
- 2ea. 115kV HV transmission strain bus with associated engineered steel structures, insulators, switches, and appurtenances.
- 8ea. 115:34.5kV main power transformers rated at 60/80/100 MVA (with on-load tap changers)
- 8ea. 34.5kV MV main distribution breakers
- 1ea complete substation package including 115kV and 34.5kV bus work, static masts, lighting, structural steel, switches, arresters, and appurtenances.
- 1ea. complete control enclosure including relay panels, SCADA and telecommunications equipment, backup batteries, and associated protection and control devices
- 1ea. engineered electrical grounding grid system

III-j | UTILITY POWER OVERALL INFRASTRUCTURE CONCEPT



III-k | BACKUP POWER TECHNICAL SUMMARY

Emergency Backup Power:

The project will utilize diesel backup generation to support essential facility functions. These functions include critical IT networking, lighting, and essential health, safety, control, and security systems.

The generators will be installed in dedicated equipment yards next to the buildings. Each unit is integrated into a large, weathertight enclosure and directly mounted on a manufacturer-designed fuel storage tank. Each tank has a total volume of approximately 9,500 gallons and will be fueled independently. With only limited annual runtimes expected for testing, fueling is projected to be required no more than once per year. The fuel storage tank will meet UL142 standard aboveground steel tank for flammable and combustible liquids. The primary containment tank is contained within a steel secondary containment shell forming an interstitial (annular) space, which will be monitored for leakage from either the interior or exterior walls. The fuel storage tank will be fitted with an overfill prevention valve and fill/spill bucket. A spill prevention, control, and countermeasure (SPCC) plan will be developed for the facility in accordance with SPCC rule, 40 CFR Part 112.

The backup system is designed to prioritize life safety and critical IT and control systems. This will allow the facility to be safely managed and seamlessly restored if utility power is lost. However, due to the project's connection to the high-level utility transmission system, the probability of an outage is low.

III-I | GEOTECHNICAL TECHNICAL SUMMARY

A comprehensive geotechnical investigation was initiated by the GCEDC in December 2017 and expanded through subsequent fieldwork in 2021 focusing on the southern campus. These evaluations involved a series of 25 test borings, the installation of five groundwater observation wells, and seismic shear wave surveys. Laboratory testing was also performed on soil and bedrock samples to determine the site's mechanical properties.

Subsurface Conditions and Composition

The investigations reveal a consistent and favorable subsurface profile for large-scale development. The site is primarily underlain by medium-firm to hard, low-plasticity clay. This layer eventually transitions into weathered dolomite bedrock, typically encountered at depths below 30 feet. Groundwater levels are generally expected to be found between 10 and 15 feet below grade.

Engineering and Seismic Specifications

The subsurface data supports the following design parameters:

- **Foundation Support:** Preliminary allowable bearing capacities range from 3 ksf to 5.5 ksf, making the site suitable for conventional spread foundations and slab-on-grade construction.
- **Settlement:** Soils are expected to behave in an elastic manner, with settlement typically concluding within 1 to 3 months following the placement of new fills.
- **Seismic Classification:** The site is classified as Seismic Class "C" based on measured shear wave profiles, indicating moderate seismic ground motion.
- **Hazard Mitigation:** Analysis indicates a low potential for liquefaction and negligible risk regarding soil corrosion or sulfate attack on buried concrete and metal components.

Ongoing and Future Evaluations

While the 2017 and 2021 studies confirm that the underlying geotechnical makeup supports the project's foundational requirements, further work is ongoing. Additional geotechnical investigations for both the northern and southern campuses are currently underway. These localized studies will refine the final structural engineering and allow for the development of tailored construction methodologies specific to individual buildings and infrastructure.

Localized Dewatering for Construction

Construction-related dewatering is not anticipated to have a significant adverse impact on the groundwater table, private water wells, or the downstream ecosystems of the Tonawanda Seneca Nation.

The documented subsurface profile consisting of low-plasticity clay and dolomite bedrock typically encountered below 30 feet establishes a favorable environment for hydraulic containment. The site's geological makeup provides high confidence that the "cone of depression" from localized pumping will remain well within the project boundaries and will not affect distant residential water supplies.

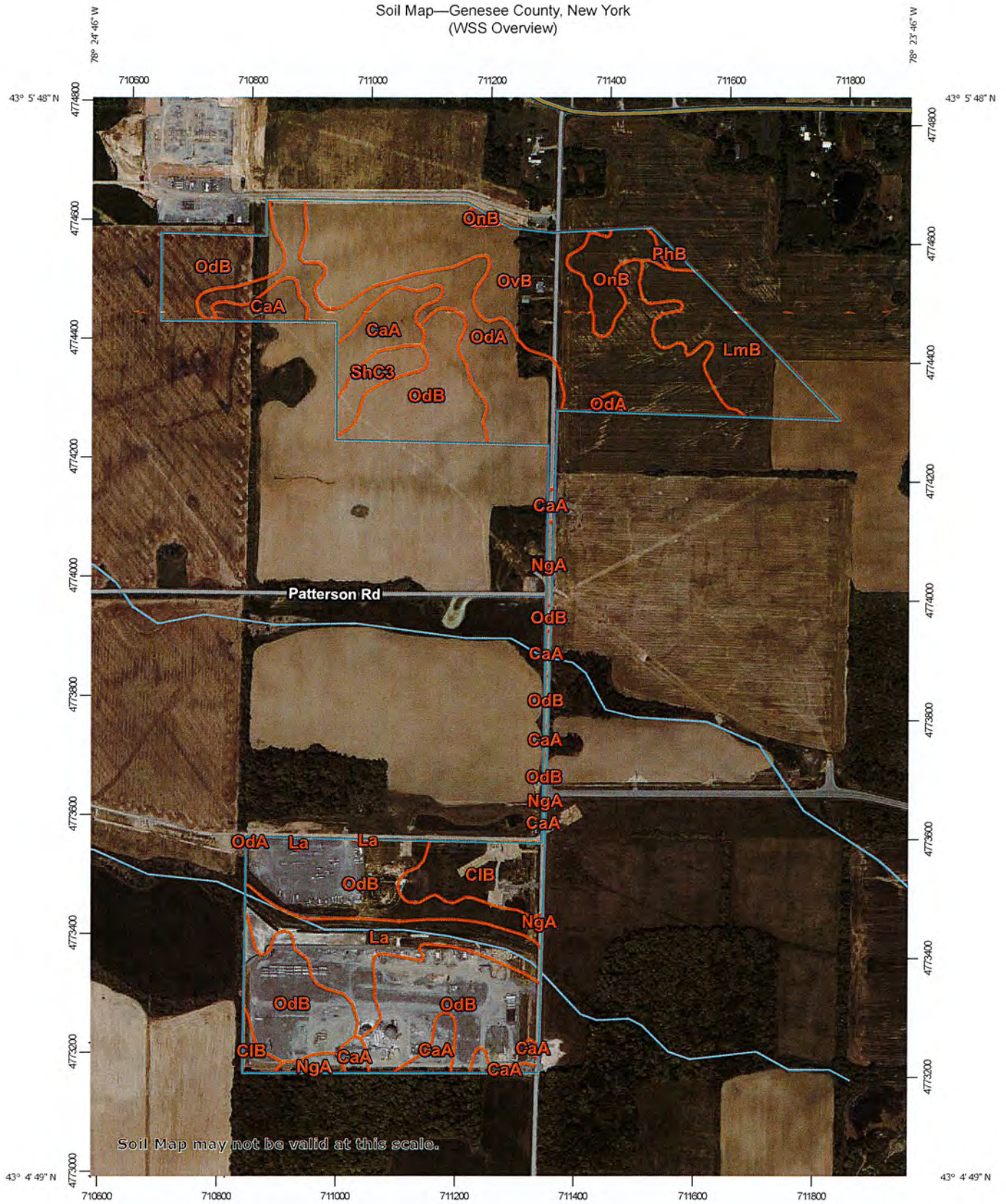
Furthermore, while the site naturally drains into streams and wetlands on the Nation's territory, the low-permeability clay prevents the sub-surface "draining" of these features. To ensure the continued protection of downstream resources, the project will utilize Best Management Practices (BMPs), including sedimentation basins and monitored filtration. These measures are designed to ensure that the volume and quality of water discharged from the site remain consistent with natural, pre-construction conditions.

BUFA - GCEDC Application

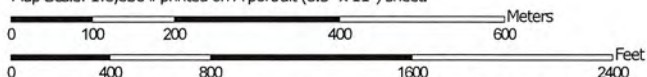
Revised February 18, 2026

III-m | USDA NRCS WEB SOIL SURVEYS

Soil Map—Genesee County, New York
(WSS Overview)



Map Scale: 1:8,830 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/4/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area	
Soils		Soil Map Unit Polygons		Stony Spot	
		Soil Map Unit Lines		Very Stony Spot	
		Soil Map Unit Points		Wet Spot	
				Other	
Special Point Features		Water Features		Special Line Features	
		Streams and Canals			
		Transportation			
		Rails			
		Interstate Highways			
		US Routes			
		Major Roads			
		Local Roads			
		Background			
		Aerial Photography			
					
					
					
					
					
					
					
					
					
					
					
					
					

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Genesee County, New York

Survey Area Data: Version 26, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 27, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaA	Canandaigua silt loam, 0 to 2 percent slopes	7.9	6.4%
CIB Moderate	Collamer silt loam, 2 to 6 percent slopes	6.6	5.4%
La	Lakemont silty clay loam, 0 to 3 percent slopes	9.6	7.8%
LmB Moderate	Lima silt loam, 3 to 8 percent slopes	8.8	7.1%
NgA	Niagara silt loam, 0 to 2 percent slopes	1.1	0.9%
OdA	Odessa silt loam, 0 to 3 percent slopes	13.4	11.0%
OdB	Odessa silt loam, 3 to 8 percent slopes	42.3	34.5%
OnB Well	Ontario loam, 3 to 8 percent slopes	3.5	2.9%
OvB	Ovid silt loam, 3 to 8 percent slopes	26.9	21.9%
PhB Well	Palmyra gravelly loam, 3 to 8 percent slopes	0.5	0.4%
ShC3 Moderate	Schoharie silty clay loam, 6 to 12 percent slopes	2.1	1.8%
Totals for Area of Interest		122.6	100.0%

Well Drained - 3.3%
 Moderately Well Drained - 14.3%
 Poorly Drained - 82.4%

0-10% - 98.2%
 10-15% - 1.8%

III-n | AIR EMISSIONS TECHNICAL SUMMARY

The project's primary source of air emissions will be stationary diesel backup generators. The facility will install up to **twelve (12) Tier 2 certified diesel backup generators rated at 2.7 megawatts (MW) each**. Air emission estimates were conducted to ensure compliance with Federal, State, and Local air quality regulations, specifically targeting the National Ambient Air Quality Standards (NAAQS).

Regulatory Compliance and Permitting

Conservatively estimating the project's size and operational characteristics, it will not require permitting under Title IV (Acid Rain Program) or Title V (Operating Permits) of the Federal Clean Air Act. Because the project is located within the Ozone Transport Region, the facility will qualify for a Minor Facility Registration (AFR) in New York State by restricting emissions to less than 50% of the major source threshold. Specifically, the facility will "cap by rule" in accordance with 6 NYCRR 201-4.5, limiting Oxides of Nitrogen (NOx) to 49.9 tons per year.

Operational Maintenance and Limits

Generators require regular maintenance to ensure emergency readiness. While Federal regulations (40 CFR 60 Subpart IIII) allow up to 100 hours per year for maintenance and testing, the facility is requesting an enforceable limitation of 500 hours per year per unit for all operating categories (emergency, maintenance, and commissioning) to ensure total site emissions remain under the 49.9 tpy (NOx) cap.

Generator operating time will be tracked through the use of a non-resettable hour meter installed on each engine, as required by federal air regulations applicable to internal combustion engines. Readings will be recorded from the non-resettable hour meters at the beginning and end of each engine run to determine the total length of each run.

Estimated Annual Emissions (Total Campus)

Pollutant	Project Estimated Emissions (Actual)	STAMP DGEIS / Major Source Threshold
Oxides of Nitrogen (NO _x)	< 49.9 tpy	100 tpy (DGEIS Impact Threshold) / 50 tpy (AFR Cap)
Carbon Monoxide (CO)	~10.5 tpy*	100 tpy
Particulate Matter (PM ₁₀ /PM _{2.5})	~0.85 tpy*	100 tpy
Volatile Organic Compounds (VOC)	~1.2 tpy*	50 tpy
Sulfur Dioxide (SO ₂)	< 0.1 tpy	100 tpy
Hazardous Air Pollutants (HAPs)	0.048 tpy	25 tpy (Aggregate) / 10 tpy (Individual)
Greenhouse Gases (CO ₂)	5,333 tons	25,000 metric tons (Reporting Threshold)

*Projected based on 500-hour enforceable run-time limit and Tier 2 emission factors.

Additional Note: Diesel generators do not emit perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), or sulfur hexafluoride (SF₆). Detailed analysis confirms that NO_x emissions—the primary pollutant of concern—will be limited to a level that equates to approximately 134 hours of full-load operation per generator annually, providing a significant safety buffer relative to GEIS air quality thresholds.

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

Number of Emergency Back-up Generator Engines (Site-Wide)

Kohler 2.7MW Emergency Back-up Generators	12
Total	12

Power Output by Load

Engines Group	(bhp/gen) ⁽¹⁾					Power Output				
						(MMBtu/hr/gen) ⁽²⁾				
	10% Load	25% Load	50% Load	75% Load	Full Standby	10% Load	25% Load	50% Load	75% Load	Full Standby
Kohler 2.7MW	362	905	1,810	2,716	3,621	2.5	6.3	12.7	19.0	25.3

Notes:

[1] Per the manufacturer specification sheets and performance data for the engine model.

[2] Engine horsepower was converted to heat input based on the Brake-Specific Fuel Consumption (BSFC) from the USEPA's AP-42, Section 3.4, Large Stationary Diesel and All Stationary Dual-fuel Engines, Table 3.4-1, footnote e (October 1996):

$$\text{BSFC} = 7,000 \text{ Btu/hp-hr}$$

Pollutant	Uncontrolled Emission Factors for Kohler 2.7 MW Engines ⁽¹⁾ (g/bhp-hr)				
	10% Load	25% Load	50% Load	75% Load	Full Standby
NO _x	6.3	4.8	4.3	4.3	7.8
CO	3.1	1.3	0.45	0.60	0.22
VOC ⁽²⁾	2.1	0.81	0.45	0.24	0.20
Filterable PM ⁽³⁾	0.35	0.30	0.13	0.19	0.037

Notes:

[1] Refer to enclosed manufacturer performance data for the engine model. Emission factors are conservatively based on the manufacturer's not-to-exceed emissions data.

[2] Assumes that all hydrocarbons (HC) are VOC.

[3] Assumes that all filterable PM is less than 2.5 microns in diameter (i.e., PM = PM_{1.0} = PM_{2.5}).

Conversions:

$$1.34102 \text{ hp/kW}$$

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

AP-42 Emission Factors

Pollutant	Emission Factor ^[1] (lb/MMBtu)
SO ₂ ^[2]	1.52E-03
Condensable PM	7.70E-03
Benzene	7.76E-04
Toluene	2.81E-04
Xylenes	1.93E-04
Naphthalene	1.30E-04
Formaldehyde	7.89E-05
Acetaldehyde	2.52E-05
Acrolein	7.88E-06
Total PAH ^[3]	2.12E-04
Benzo(a)pyrene	2.57E-07
Dibenz(a,h)anthracene	3.46E-07
Benzo(a)anthracene	6.22E-07
Acenaphthene	4.68E-06
Phenanthrene	4.08E-05
Fluorene	1.28E-05
Anthracene	1.23E-06
Pyrene	3.71E-06
Benzo(g,h,i)perylene	5.56E-07
Indeno(1,2,3-cd)pyrene	4.14E-07
Benzo(b)fluoranthene	1.11E-06
Fluoranthene	4.03E-06
Benzo(k)fluoranthene	2.18E-07
Acenaphthylene	9.23E-06
Chrysene	1.53E-06

Notes:

[1] AP-42 emission factors are from the U.S. EPA's AP-42, Section 3.4, Large Stationary Diesel And All Stationary Dual-fuel Engines, Tables 3.4-1, 3.4-2, 3.4-3, and 3.4-4.

[2] SO₂ emission factor assumes that all sulfur in the fuel is converted to SO₂ and is calculated based on the maximum allowable diesel fuel sulfur content under NSPS Subpart IIII:

Diesel Sulfur Content = 0.0015 wt.% Sulfur

[3] PAH = Polycyclic Aromatic Hydrocarbons

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

GHG Emission Factors	
Pollutant	Emission Factor - Heat Input-Based (lb/MMBtu) ^[1]
CO ₂	163
CH ₄	0.0066
N ₂ O	0.0013
CO ₂ e ^[2]	164

Notes:

[1] Per 40 CFR 98, Subpart C, Tables C-1 and C-2 for No. 2 distillate fuel oil combustion. The emission factors were converted from kg/MMBtu to lb/MMBtu.

[2] CO₂e emission factor is calculated as the sum of each GHG pollutant multiplied by its global warming potential, per 40 CFR 98, Subpart A, Table A-1:

CO ₂ :	1
CH ₄ :	28
N ₂ O:	265

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

Hourly Emission Rates

Pollutant	Kohler 2.7 MW Engines - Hourly Emission Factors (lb/hr/gen) ^{(1),(2)}					
	10% Load	25% Load	50% Load	75% Load	Full Standby	Maximum
<i>Criteria Pollutants</i>						
NO _x	5.0	10	17	25	62	62
CO	2.4	2.5	1.8	3.6	1.8	3.6
VOC	1.7	1.6	1.8	1.4	1.6	1.8
Filt. PM ⁽³⁾	0.28	0.60	0.51	1.1	0.30	1.1
PM/PM ₁₀ /PM _{2.5} ⁽³⁾	0.30	0.64	0.60	1.3	0.49	1.3
SO ₂	0.0038	0.010	0.019	0.029	0.038	0.038
<i>Hazardous Air Pollutants</i>						
Benzene	1.97E-03	4.92E-03	9.83E-03	1.48E-02	1.97E-02	1.97E-02
Toluene	7.12E-04	1.78E-03	3.56E-03	5.34E-03	7.12E-03	7.12E-03
Xylenes	4.89E-04	1.22E-03	2.45E-03	3.67E-03	4.89E-03	4.89E-03
Naphthalene	3.29E-04	8.24E-04	1.65E-03	2.47E-03	3.29E-03	3.29E-03
Formaldehyde	2.00E-04	5.00E-04	1.00E-03	1.50E-03	2.00E-03	2.00E-03
Acetaldehyde	6.39E-05	1.60E-04	3.19E-04	4.79E-04	6.39E-04	6.39E-04
Acrolein	2.00E-05	4.99E-05	9.99E-05	1.50E-04	2.00E-04	2.00E-04
Total PAH	5.37E-04	1.34E-03	2.69E-03	4.03E-03	5.37E-03	5.37E-03
Benzo(a)pyrene	6.51E-07	1.63E-06	3.26E-06	4.89E-06	6.51E-06	6.51E-06
Dibenz(a,h)anthracene	8.77E-07	2.19E-06	4.38E-06	6.58E-06	8.77E-06	8.77E-06
Benzo(a)anthracene	1.58E-06	3.94E-06	7.88E-06	1.18E-05	1.58E-05	1.58E-05
Acenaphthene	1.19E-05	2.97E-05	5.93E-05	8.90E-05	1.19E-04	1.19E-04
Phenanthrene	1.03E-04	2.59E-04	5.17E-04	7.76E-04	1.03E-03	1.03E-03
Fluorene	3.24E-05	8.11E-05	1.62E-04	2.43E-04	3.24E-04	3.24E-04
Anthracene	3.12E-06	7.79E-06	1.56E-05	2.34E-05	3.12E-05	3.12E-05
Pyrene	9.40E-06	2.35E-05	4.70E-05	7.05E-05	9.40E-05	9.40E-05
Benzo(g,h,i)perylene	1.41E-06	3.52E-06	7.05E-06	1.06E-05	1.41E-05	1.41E-05
Indeno(1,2,3-cd)pyrene	1.05E-06	2.62E-06	5.25E-06	7.87E-06	1.05E-05	1.05E-05
Benzo(b)fluoranthene	2.81E-06	7.03E-06	1.41E-05	2.11E-05	2.81E-05	2.81E-05
Fluoranthene	1.02E-05	2.55E-05	5.11E-05	7.66E-05	1.02E-04	1.02E-04
Benzo(k)fluoranthene	5.53E-07	1.38E-06	2.76E-06	4.14E-06	5.53E-06	5.53E-06
Acenaphthylene	2.34E-05	5.85E-05	1.17E-04	1.75E-04	2.34E-04	2.34E-04
Chrysene	3.88E-06	9.69E-06	1.94E-05	2.91E-05	3.88E-05	3.88E-05
Total HAP	4.32E-03	1.08E-02	2.16E-02	3.24E-02	4.32E-02	4.32E-02

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

Hourly Emission Rates (Continued)

Pollutant	Kohler 2.7 MW Engines - Hourly Emission Factors (lb/hr/gen) ^{[1],[2]}				
	10% Load	25% Load	50% Load	75% Load	Full Standby
<i>Greenhouse Gases</i>					
CO ₂	413	1,033	2,066	3,099	4,133
CH ₄	0.017	0.042	0.084	0.13	0.17
N ₂ O	0.0034	0.0084	0.017	0.025	0.034
CO ₂ e	415	1,037	2,073	3,110	4,146

Notes:

- [1] For engine-specific emission factors:
Hourly Emissions at Load X (lb/hr/gen) = Emission Factor at Load X (g/hp-hr) x Engine Power at Load X (bhp/gen) / (453.6 g/lb)
- [2] For AP-42 & GHG emission factors:
Hourly Emissions at Load X (lb/hr/gen) = Emission Factor (lb/MMBtu) x Heat Input at Load X (MMBtu/hr/gen)
- [3] Total PM/PM₁₀/PM_{2.5} is the sum of filterable PM/PM₁₀/PM_{2.5} and condensable PM.

Hours of Operation per Generator

Engine Group	Actual Operating Hours per Generator ^[1] (hr/yr/gen)	Potential Operating Hours per Generator ^[2] (hr/yr/gen)
12 Kohler 2.7 MW Engines	134	500

Notes:

- [1] Actual Operating Hours are based on the facility-wide requested emissions cap on NO_x and are presented here for illustrative purposes. Stream Data Centers requests that this not be enforced as a limit on a per engine basis. All other pollutants will be inherently limited below applicable thresholds.
- [2] Potential Operating Hours for the emergency generators are assumed to be 500 hr/yr/gen consistent with 6 NYCRR 200.1(cq).

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

Actual and Potential Emissions - Diesel Generators

Pollutant	Maximum Hourly Emission Rate (lb/hr/gen)	Actual Emissions from All Generators ^[1]		Potential Emissions from All Generators ^[2]	
		(lb/yr)	(tons/yr)	(lb/yr)	(tons/yr)
Criteria Pollutants					
NO _x	62	99,800	49.9	371,435	185.7
CO	3.6	5,758	2.9	21,429	10.7
VOC	1.8	2,879	1.4	10,714	5.4
Filt. PM	1.1	1,799	0.9	6,697	3.3
PM ₁₀ /PM _{2.5}	1.3	2,035	1.0	7,575	3.8
SO ₂	0.038	62	0.03	230	0.1
Hazardous Air Pollutants					
Benzene	1.97E-02	31.7	1.59E-02	118.0	5.90E-02
Toluene	7.12E-03	11.5	5.74E-03	42.7	2.14E-02
Xylenes	4.89E-03	7.9	3.94E-03	29.3	1.47E-02
Naphthalene	3.29E-03	5.3	2.66E-03	19.8	9.88E-03
Formaldehyde	2.00E-03	3.2	1.61E-03	12.0	6.00E-03
Acetaldehyde	6.39E-04	1.0	5.15E-04	3.8	1.92E-03
Acrolein	2.00E-04	0.3	1.61E-04	1.2	5.99E-04
Total PAH	5.37E-03	8.7	4.33E-03	32.2	1.61E-02
Benzo(a)pyrene	6.51E-06	0.01	5.25E-06	0.04	1.95E-05
Dibenz(a,h)anthracene	8.77E-06	0.01	7.07E-06	0.05	2.63E-05
Benzo(a)anthracene	1.58E-05	0.03	1.27E-05	0.09	4.73E-05
Acenaphthene	1.19E-04	0.19	9.56E-05	0.71	3.56E-04
Phenanthrene	1.03E-03	1.67	8.34E-04	6.20	3.10E-03
Fluorene	3.24E-04	0.52	2.62E-04	1.95	9.73E-04
Anthracene	3.12E-05	0.05	2.51E-05	0.19	9.35E-05
Pyrene	9.40E-05	0.15	7.58E-05	0.56	2.82E-04
Benzo(g,h,i)perylene	1.41E-05	0.02	1.14E-05	0.08	4.23E-05
Indeno(1,2,3-cd)pyrene	1.05E-05	0.02	8.46E-06	0.06	3.15E-05
Benzo(b)fluoranthene	2.81E-05	0.05	2.27E-05	0.17	8.44E-05
Fluoranthene	1.02E-04	0.16	8.23E-05	0.61	3.06E-04
Benzo(k)fluoranthene	5.53E-06	0.01	4.45E-06	0.03	1.66E-05
Acenaphthylene	2.34E-04	0.38	1.89E-04	1.40	7.02E-04
Chrysene	3.88E-05	0.06	3.13E-05	0.23	1.16E-04
Total HAP	4.32E-02	69.6	3.48E-02	259.1	1.30E-01

Table C-1 - Summary of Actual and Potential Emissions for Generators
Stream U.S. Data Centers, LLC - BUFA Site
Alabama, New York

Actual and Potential Emissions - Diesel Generators (Continued)

Pollutant	Maximum Hourly Emission Rate	Actual Emissions from All Generators ^[1]		Potential Emissions from All Generators ^[2]	
		(lb/yr)	(tons/yr)	(lb/yr)	(tons/yr)
Greenhouse Gases					
CO ₂	4,133	6,662,349	3,331	24,795,877	12,398
CH ₄	0.17	270	0.14	1,006	0.50
N ₂ O	0.034	54	0.03	201	0.10
CO ₂ e	4,146	6,684,239	3,342	24,877,345	12,439

Notes:

[1] Actual Emissions (lb/yr) = Number of Generators (Number) x Maximum Hourly Emission Rate (lb/hr/gen) x Actual Operating Hours (hr/yr/gen)

Actual Emissions (ton/yr) = Actual Emissions (lb/yr) ÷ 2,000 (lb/ton)

[2] Potential Emissions (lb/yr) = Number of Generators (Number) x Maximum Hourly Emission Rate (lb/hr/gen) x Potential Operating Hours (hr/yr/gen)

Potential Emissions (ton/yr) = Potential Emissions (lb/yr) ÷ 2,000 (lb/ton)

III-o | ACOUSTICS TECHNICAL SUMMARY

Project Double Reed's North and South Campuses are committed to minimizing sound levels at surrounding areas and aligning our development with STAMP's intended uses.

Acoustic Modeling and Compliance

Modeling was performed using Cadna/A software implementing ISO 9613-2 environmental sound propagation algorithms. The assessment accounts for distance attenuation, barrier effects from buildings/topography, and atmospheric absorption.

The project achieves full compliance with the New York State Department of Environmental Conservation (NYSDEC) guidelines, which are the most stringent criteria applicable to the site:

- Daytime Limit: 65 dBA at the property boundary.
- Nighttime Limit: 45 dBA at the property boundary.

Modeling confirmed that sound levels at proximate noise-sensitive areas—including residential receptors to the north and south and the Tonawanda Reservation boundary—remain well within these limits across all standard operating profiles.

Operational Acoustic Scenarios

For facilities of this type, the typical operational acoustic profile is covered by three main scenarios:

- **Peak Operations** This represents the facility's typical 24/7 operational profile.
- **Generator Maintenance:** A periodic scenario involving the testing of a limited number of generators during daytime hours for short durations, in conjunction with the equipment operating under the Constant Mechanical profile.
- **Emergency Backup:** An emergency scenario where all generators are operational, this is anticipated to be extremely infrequent, maybe once or twice every 3 to 5 years for short durations based on the reliability of the supporting grid infrastructure. As such, this impact is typically not considered when completing detailed noise models as the events are extremely infrequent and typically of a short duration when they do occur.

Integrated Design Measures

Compliance is achieved through primary architectural and engineering controls integrated into the site plan:

- **Rooftop Screening:** Each of the three data centers (housing 66 chillers each) includes full-perimeter solid rooftop screens extending 18 feet above the roofline (64 feet total height) to mitigate chiller noise.
- **Generator Barriers:** Ground-level generator yards include solid noise barriers—30 feet high for the South Campus and 20 feet high for the North Campus.
- **Operational Tuning:** Chillers are programmed to operate at reduced fan speeds (55%) during nighttime hours to further minimize the acoustic footprint.

Sound Measurement Methodology

The most common metric is the overall A-weighted sound level measurement adopted by Regulatory Agencies worldwide. Analysis of the project will focus on the A-weighted level consistent with the requirements established for STAMP. The A-weighting network mimics the human ears response to typical environmental sounds. There is consensus that A-weighting is appropriate for estimating the hazard of noise-induced hearing loss. With respect to other effects, such as annoyance, A-weighting is acceptable for typical sounds which are dominated by middle- and high-frequencies. However, if the noise is unusually high at low frequencies or contains prominent low-frequency tones, the A-weighting may not give a valid measure. The equipment associated with this project does not typically exhibit unusually high frequencies or contain low-frequency tones. Temporary point sources such as generators will be housed in acoustical enclosures, include mitigation measures such as silencers or mufflers, and located in dedicated equipment yards with screening where required.

Further, the project utilizes solid screening with a minimum surface mass of 4 lbs./sq. ft. to ensure effective transmission loss across the audible spectrum. This surface mass provides the physical density necessary to attenuate noise based on frequency-dependent propagation characteristics. For high-frequency sound, the dense material serves as a rigid barrier to block the transmission of shorter wavelengths. For low-frequency sound, the mass of the screening provides the requisite inertia to resist the passage of longer wavelengths, which typically require greater material density for effective mitigation.

By implementing screening with this specific surface mass in conjunction with the modeled barrier heights, the project achieves a comprehensive acoustic shadow. This design ensures that sound energy is attenuated both through the material itself and by the increased diffraction path over the top of the structures, resulting in a controlled acoustic footprint at the property boundary.

Intended for
Stream Data Centers

Date
February 12, 2026

PROJECT DOUBLE REED STAMP SITE GENESEE COUNTY, NY NOISE MODELING RESULTS



Bright ideas.
Sustainable change.

Project Double Reed
STAMP Site
Genesee County, NY
Noise Modeling Results

Project name	Project Double Reed – STAMP Site - Noise Modeling Results
Recipient	Bradley Wells – Stream Data Centers
Date	2026-02-12
Description	Noise Modeling Results

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1. Introduction

Ramboll has completed an environmental noise assessment for the proposed Project Double Reed within the Science Technology and Advanced Manufacturing Park (STAMP) site located in the Town of Alabama, Genesee County, New York. The assessment includes a summary of the proposed data center, site configuration, relevant acoustic criteria, noise sensitive receptors and noise model results and presents the conservative, worst-case evaluation. The following documents presents our key findings and comments.

2. Subject Site and Data Center Description

2.1 Site Description and Surrounding Area

The site is located in the Town of Alabama, Genesee County, New York. The site is divided into two campuses, with both campuses located directly west of Crosby Road, and approximately 600 feet south of Highway 77 and 2600 feet north of Judge Road, respectively.

The site and surrounding parcels are zoned as Technology District 1 by the town. Other nearby land uses include Agricultural Residential to the north and south, Technology District 2 and Technology District 3 to the east. The Tonawanda Reservation is located to the south-west of the site. However, no zoning determination is applicable for the Reservation.

Nearby noise sensitive receivers include various scattered residences to north and south of the site. The nearest of which is approximately 450 feet from the northern property boundary to the residential dwelling.

Figure 1 below presents the approximate site location and county land zoning classifications.

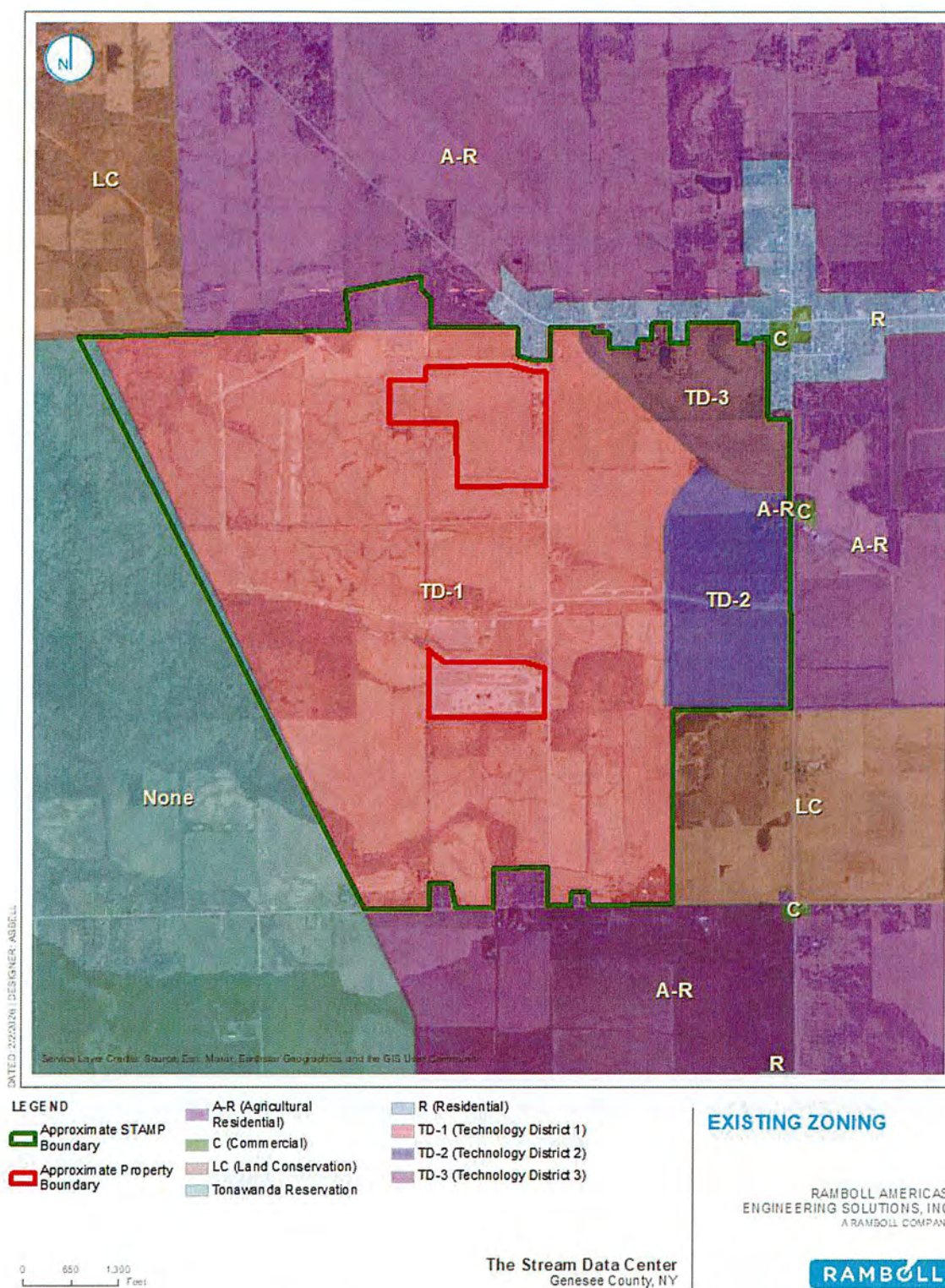


Figure 1: Site Location and County Zoning

2.2 Data Center Description

The site is proposed to include 2 data center buildings in the northern campus and 1 data center building in the southern campus. Each building will include 66 chillers per building. 5 generators are included for the northern campus and 7 generators for the southern campus.

The data center will operate 24 hours a day, 7 days a week. It is likely all chillers will operate simultaneously, and each building will require periodic generator maintenance testing. Specific operating details on quantity and testing configurations have been provided and are discussed below. Additionally, emergency power generators are likely to be used during emergency power outages only, which is expected to be infrequent given the projects connection to transmission level power infrastructure.

The proposed site plan is presented below in Figure 2.



Figure 2: Proposed Site Plan

3. Acoustical Criteria

3.1 State of New York

No state-specific mandatory noise requirements applicable to the Site were identified. However, compliance with the State Environmental Quality Review Act will be required for any discretionary state or local approvals, which is anticipated to include an assessment of potential noise impact.

The GEIS/Findings for (STAMP) Project evaluated noise limits at the STAMP boundary to an Leq of 65 dBA during the day and 45 dBA at night. As noted there, these property line requirements of 65 dBA during the day and 45 dBA at night will ensure that the 65 NYSDEC guidelines for non-industrial areas are not exceeded. According to the GEIS/Findings, these levels are also “consistent with other technology manufacturing sites, including the Luther Forest Technology Campus in Malta, NY. It should also be noted that given the 65 dBA / 45 dBA (day/nighttime) limit proposed at the property line, lower levels would be realized at receptors which are not located immediately adjacent to the property boundary.”

3.2 Genesee County

No county-specific noise requirements applicable to the Site were identified.

3.3 Town of Alabama

No quantifiable noise requirements applicable to the Site were identified within the Town of Alabama. However, the Town of Alabama Zoning law provides non-quantifiable noise requirements and are presented below.

'Section 104 Application of Regulations

No building shall be erected, constructed, moved, altered, rebuilt or enlarged, nor shall any land, water or building be used, designed or arranged to be used for any purpose except in conformity with this Local Law. No buildings, structure, or premises shall be used, and no building or other structure shall be erected which is intended, arranged or designed to be used for any trade, industry, business or purpose of any kind, that is noxious by reason of the emission of odor, dust refuse matter, garbage, smoke, fumes, gas, noise or vibration, or that is dangerous to the health or safety of the community.'

[Town of Alabama Zoning Law](#)

The modeled noise levels described below demonstrate that the Project is not anticipated to emit noise of a character or magnitude that would be considered 'noxious' within the meaning of the Town's Zoning Law.

4. Noise Modeling

The following subsections present a summary of the noise model methodology, operating scenarios and equipment sound levels, assessment locations, and a modeling results summary.

4.1 Methodology

The noise emissions assessment for the STAMP site has been completed using a sound prediction software package, Cadna/A, published by Datakustik GmbH, which is configured to implement the ISO 9613-2 environmental sound propagation algorithms and has an accuracy of + / - 1 dB. It allows for the creation of complex acoustical models and predicts sound pressure levels due to sound emissions from a specific source(s). The modelling considers the following factors:

- Source sound level and directivity,
- Distance attenuation,
- Source-receptor geometry, including heights and elevations,
- Barrier effects of buildings and topography, and
- Ground and atmospheric attenuation.

4.2 Assessment of Regulatory Compliance

Regulatory compliance is based solely on dBA noise levels, which are designed to reflect how the human ear perceives sound across different frequencies. As the existing framework does not incorporate dBC or C-weighted metrics for this specific evaluation, our compliance process remains focused on the A-weighted criteria defined by the governing body.

4.3 Operating Scenarios and Equipment Sound Levels¹

As discussed in Section 2.2, the site is proposed to include 2 data center buildings in the northern campus, and 1 data center building in the southern campus. Each building will include 66 chillers per building, positioned on platforms 12 feet above roof level. 5 generators are included for the northern campus and 7 generators for the southern campus and are located at ground level.

The data center buildings are understood to be 46 feet high and include a full perimeter rooftop screen. Extending 18 feet above roof level (top of screen 64 feet). For the purposes of the assessment, the rooftop screens have been assumed to be solid (minimum 4 lbs. per square foot) and containing sufficient enough density to prevent noise transmission through the barrier. We note that the specific details of the rooftop screen may change as the design progresses.

Additionally, generator yards are to include full perimeter solid noise barriers (minimum 4 lbs. per square foot). The barriers are to be 30 feet high for the southern campus and 20 feet high for the northern campus.

¹ To assess potential noise impacts at sensitive receptors, the modeling performed for this report has been compared to existing ambient noise level measurements of some of the areas surrounding the site, which were previously undertaken for the Town of Alabama on November 15th, 2023. Ramboll has been provided with a summary of results in the document entitled "STAMP Sound Study 12 23 for TB Review" for review. We note that Ramboll cannot independently verify the validity or the accuracy of these measurement results.

A schematic markup of the rooftop screen (yellow) and generator yard barrier (blue) locations are presented below in Figure 3.

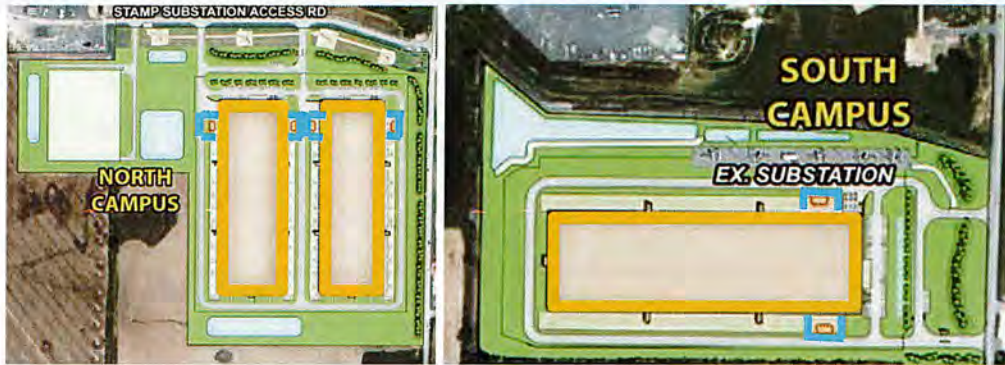


Figure 3: Barrier Details

Based on discussions with the client and design team, the data center will operate under 3 typical scenarios. The 3 operating scenarios are summarized below:

Constant Mechanical

Under the Constant Mechanical operating scenario, all chillers will operate simultaneously. This is considered the typical operating scenario, 24 hours per day, 7 days per week.

Chiller equipment specifications use two distinct atmospheric data scenarios representing the highest thermal stress the equipment will face during its respective time periods:

- Daytime 100% Load / 97.2 °F Ambient / 70% Fan Speed, and
- Nighttime 100% Load / 85.5 °F Ambient / 55% Fan Speed.

Both daytime and nighttime conditions have been assessed. Additionally, we note that at no time during nighttime hours will chillers operate at full speed.

Generator Maintenance

Under the periodic Generator Maintenance operating scenario, 1 generator per building will operate in conjunction with the equipment associated with a Constant Mechanical operating scenario. We note that generator maintenance is to be limited to daytime hours only.

Emergency Generator

Emergency power generators are likely to be used during emergency power outages. It is assumed all generators operating in conjunction with the equipment associated with a Constant Mechanical operating scenario.

A summary of the operating scenarios and associated equipment for each scenario is presented below. The summary includes source sound level data provided by the client. Full details are included in the Appendix.

Table 1: Operating Scenarios and Equipment Source Sound Levels

Operating Scenario	Noise Source	Sound Level, dBA	Quantity and Location
Constant Mechanical	Chillers ¹	Day - 95 _{L_w} ¹ Night - 92 _{L_w} ¹	66 Rooftop chillers per building (198 total)
Generator Maintenance (Includes Constant Mechanical)	Generator	75 dBA @ 7m _{L_p} ²	1 Generator per building (3 total)
Emergency (Includes Constant Mechanical)	Generators	75 dBA @ 7m _{L_p} ²	5 Generators north campus 7 Generators south campus (12 total)
Notes: 1 – C28 SOUND DATA BUF – rev2 min fan speed. Daytime 100% load @ 70% fan speed. Nighttime 100% load @ 55% fan speed. 2 – Kohler KD2500-A KH07801T04D.			

4.4 Assessment Locations

The location of nearby noise sensitive receptors that have been adopted as the assessment locations are presented in Figure 4.

Assessment locations R5 to R7 and R16 to R19 are zoned as Residential. Assessment locations R8 and R9 are on the boundary of the Tonawanda Reservation. Assessment locations R1 to R4 and R11 to R14 are property boundary locations for the north and south campuses respectively and are zoned as Technology Districts. Assessment location R10 is an onsite location (within site boundary) and has been included for information purposes only.

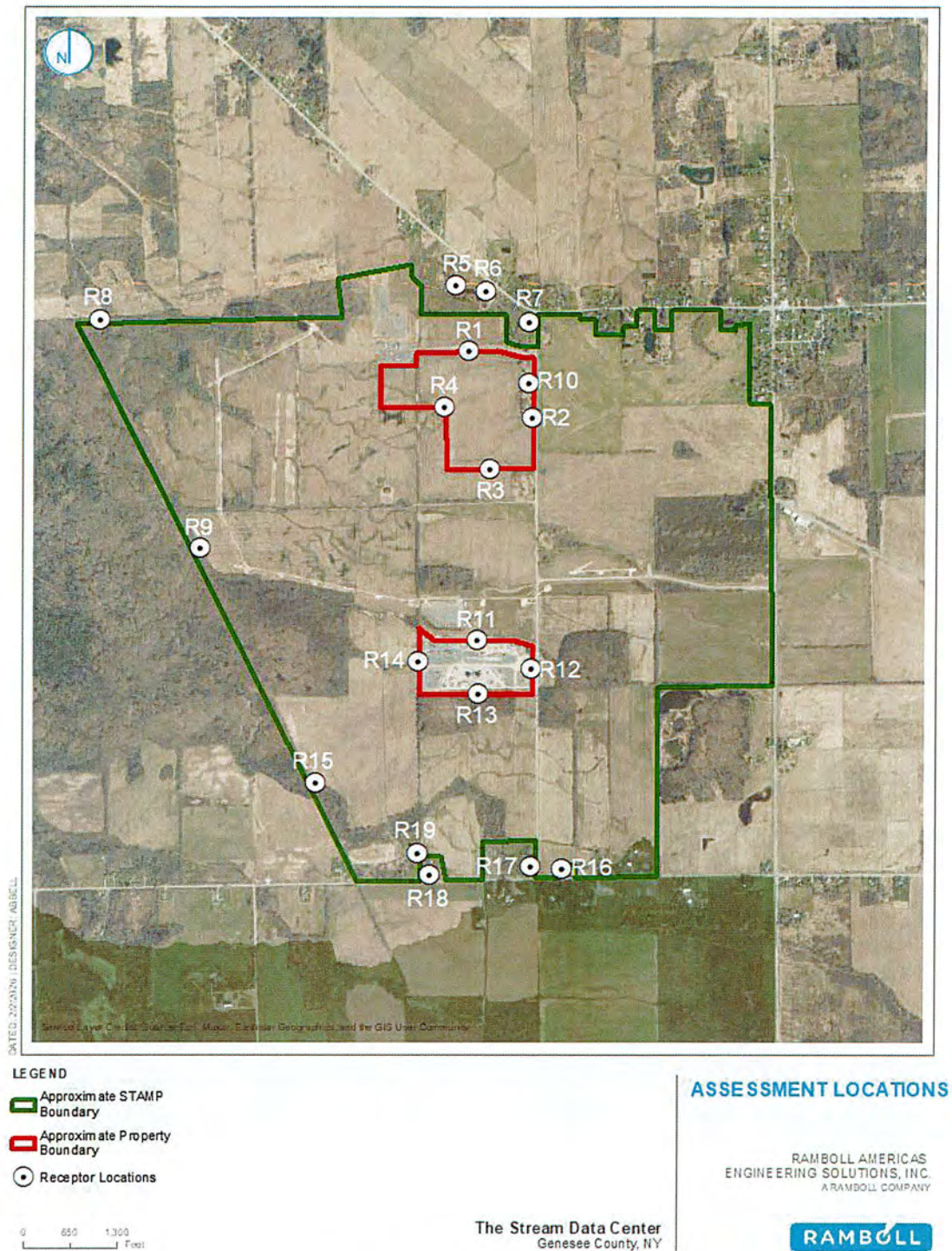


Figure 4: Assessment Receptor Locations

4.5 Noise Model Results

4.5.1 Constant Mechanical

The noise model results for the Day/Night Constant Mechanical operating scenarios are presented below in Table 2, Figure 5 and Figure 6 below. The results have been compared to the threshold criteria established by the GEIS/Findings for the STAMP site. The results are predicted to comply with the threshold criteria. Additionally, with consideration to the existing ambient, cumulative noise levels (predicted + ambient) are also anticipated to be below the GEIS/Findings for the STAMP site.

Table 2: Noise Model Results – Constant Mechanical

Receptor	Zoning Classification	Predicted Noise Level, dBA		GEIS/Findings, dBA	
		Daytime	Nighttime	Daytime	Nighttime
R1	Technology District	48	44	65 ¹	45 ¹
R2	Technology District	48	44	65 ¹	45 ¹
R3	Technology District	46	42	65 ¹	45 ¹
R4	Technology District	46	42	65 ¹	45 ¹
R5	Residential	44	40	65	45
R6	Residential	45	41	65	45
R7	Residential	47	43	65	45
R8	Tonawanda Reservation	31	27	65	45
R9	Tonawanda Reservation	35	31	65	45
R10 ²	Technology District	48	43	N/A	N/A
R11	Technology District	47	43	65 ¹	45 ¹
R12	Technology District	43	39	65 ¹	45 ¹
R13	Technology District	46	42	65 ¹	45 ¹
R14	Technology District	43	39	65 ¹	45 ¹
R15	Tonawanda Reservation	37	33	65	45
R16	Residential	36	31	65	45
R17	Residential	36	32	65	45
R18	Residential	36	32	65	45
R19	Residential	37	33	65	45
Notes: 1 – Property boundary location zoned as Technology District has been conservatively compared to GEIS/Findings' night threshold/criteria. Locations are adjacent to less sensitive roadways and rural farmland. 2 – Onsite location (within site boundary) and has been included for information purposes only.					

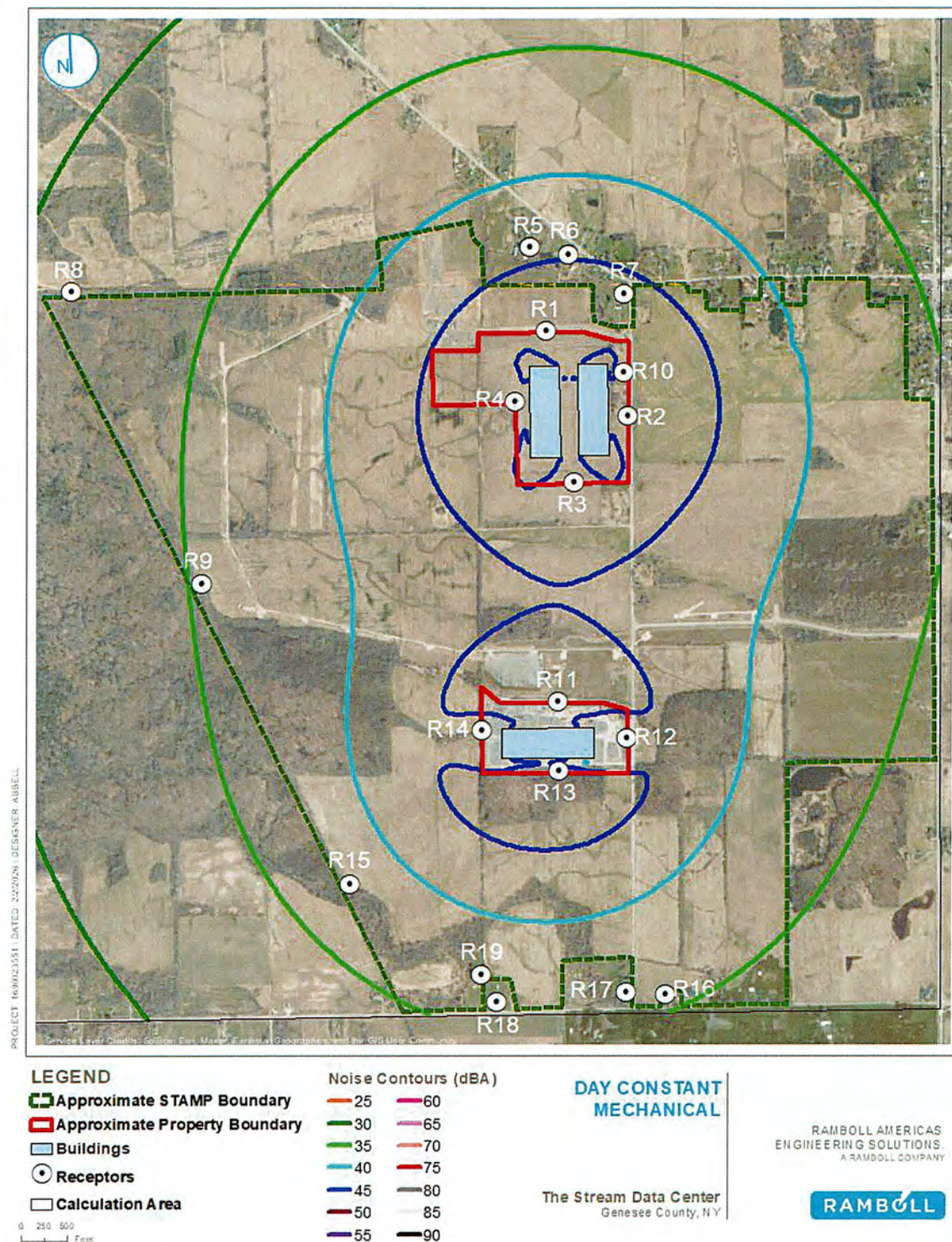


Figure 5: Noise Model Results – Day Constant Mechanical

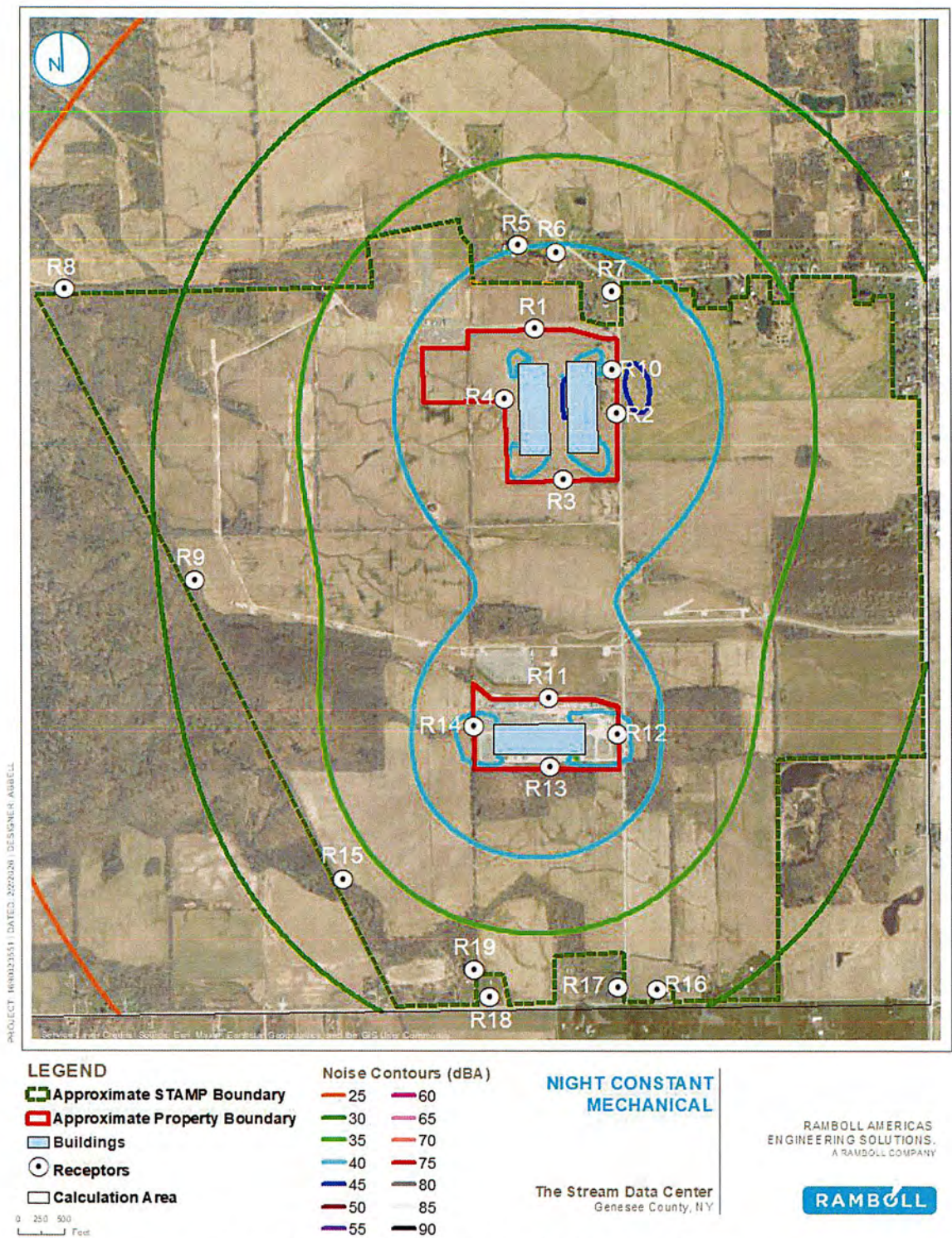


Figure 6: Noise Model Results – Night Constant Mechanical

4.5.2 Generator Maintenance

The noise model results for the Generator Maintenance operating scenario are presented below in Table 3 and Figure 7. The results have been compared to the daytime threshold criteria established by the GEIS/Findings for the STAMP site due to generator maintenance being limited to daytime hours. The results are predicted to comply with the guidelines. Additionally, with consideration to the existing ambient, cumulative noise levels (predicted + ambient) are also anticipated to be below the GEIS/Findings for the STAMP site.

Table 3: Noise Model Results – Generator Maintenance

Receptor	Zoning Classification	Predicted Noise Level, dBA	GEIS/Findings, dBA
			Daytime
R1	Technology District	48	65 ¹
R2	Technology District	48	65 ¹
R3	Technology District	46	65 ¹
R4	Technology District	46	65 ¹
R5	Residential	44	65
R6	Residential	45	65
R7	Residential	47	65
R8	Tonawanda Reservation	31	65
R9	Tonawanda Reservation	35	65
R10 ²	Technology District	48	N/A
R11	Technology District	47	65 ¹
R12	Technology District	43	65 ¹
R13	Technology District	46	65 ¹
R14	Technology District	43	65 ¹
R15	Tonawanda Reservation	37	65
R16	Residential	36	65
R17	Residential	36	65
R18	Residential	36	65
R19	Residential	37	65
Notes: 1 – Property boundary location zoned as Technology District has been conservatively compared to GEIS/Findings' day threshold criteria. Locations are adjacent to less sensitive roadways and rural farmland. 2 – Onsite location (within site boundary) and has been included for information purposes only.			

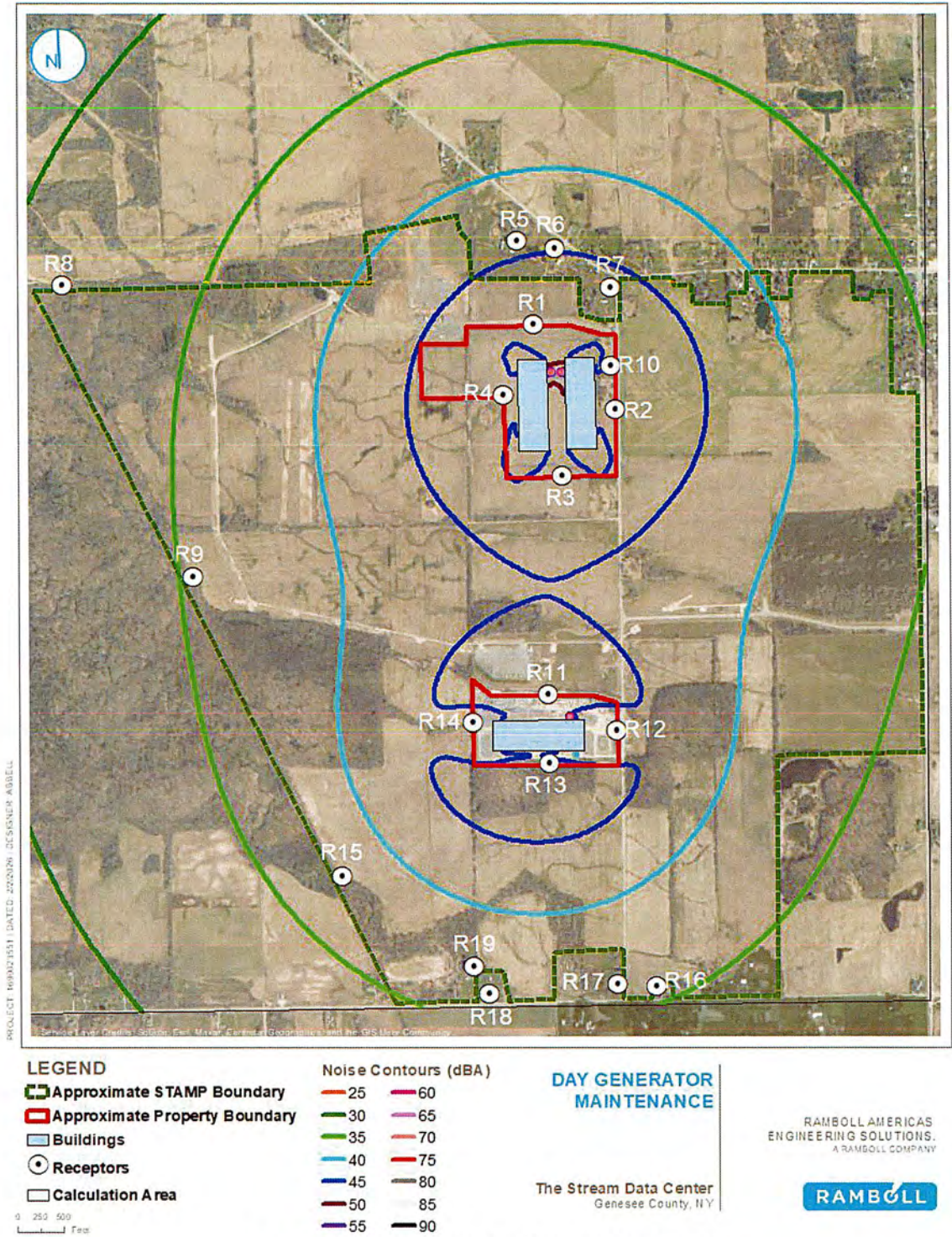


Figure 7: Noise Model Results – Generator Maintenance

4.5.3 Emergency Generator

The noise model results for the Day/Night Emergency operating scenario are presented below in Table 4, Figure 8 and Figure 9. As discussed above, the chillers are to operate at a lower fan speed during nighttime hours, which result in lower cumulative levels during this period. Additionally, no significant level variation is projected between Constant Mechanical and Emergency due to the inclusion of generator yard noise barriers.

The results have been compared to the threshold criteria established by GEIS/Findings for the STAMP site. The results are predicted to comply with the threshold criteria. Additionally, with consideration to the existing ambient, cumulative noise levels (predicted + ambient) are also anticipated to be below the GEIS/Findings for the STAMP site. Emergency generator operation is infrequent and temporary in nature and is generally treated differently from routine operational noise for enforcement purposes.

Table 4: Noise Model Results – Emergency Generator

Receptor	Zoning Classification	Predicted Noise Level, dBA		GEIS/Findings, dBA	
		Daytime	Nighttime	Daytime	Nighttime
R1	Technology District	48	44	65 ¹	45 ¹
R2	Technology District	48	44	65 ¹	45 ¹
R3	Technology District	46	42	65 ¹	45 ¹
R4	Technology District	47	44	65 ¹	45 ¹
R5	Residential	44	40	65	45
R6	Residential	45	41	65	45
R7	Residential	47	43	65	45
R8	Tonawanda Reservation	32	27	65	45
R9	Tonawanda Reservation	35	31	65	45
R10 ²	Technology District	49	46	N/A	N/A
R11	Technology District	48	44	65 ¹	45 ¹
R12	Technology District	44	39	65 ¹	45 ¹
R13	Technology District	46	42	65 ¹	45 ¹
R14	Technology District	43	39	65 ¹	45 ¹
R15	Tonawanda Reservation	37	33	65	45
R16	Residential	36	32	65	45
R17	Residential	36	32	65	45
R18	Residential	36	32	65	45
R19	Residential	37	33	65	45
Notes: 1 – Property boundary location zoned as Technology District has been conservatively compared to GEIS/Findings' night threshold criteria. Locations are adjacent to less sensitive roadways and rural farmland. 2 – Onsite location (within site boundary) and has been included for information purposes only.					

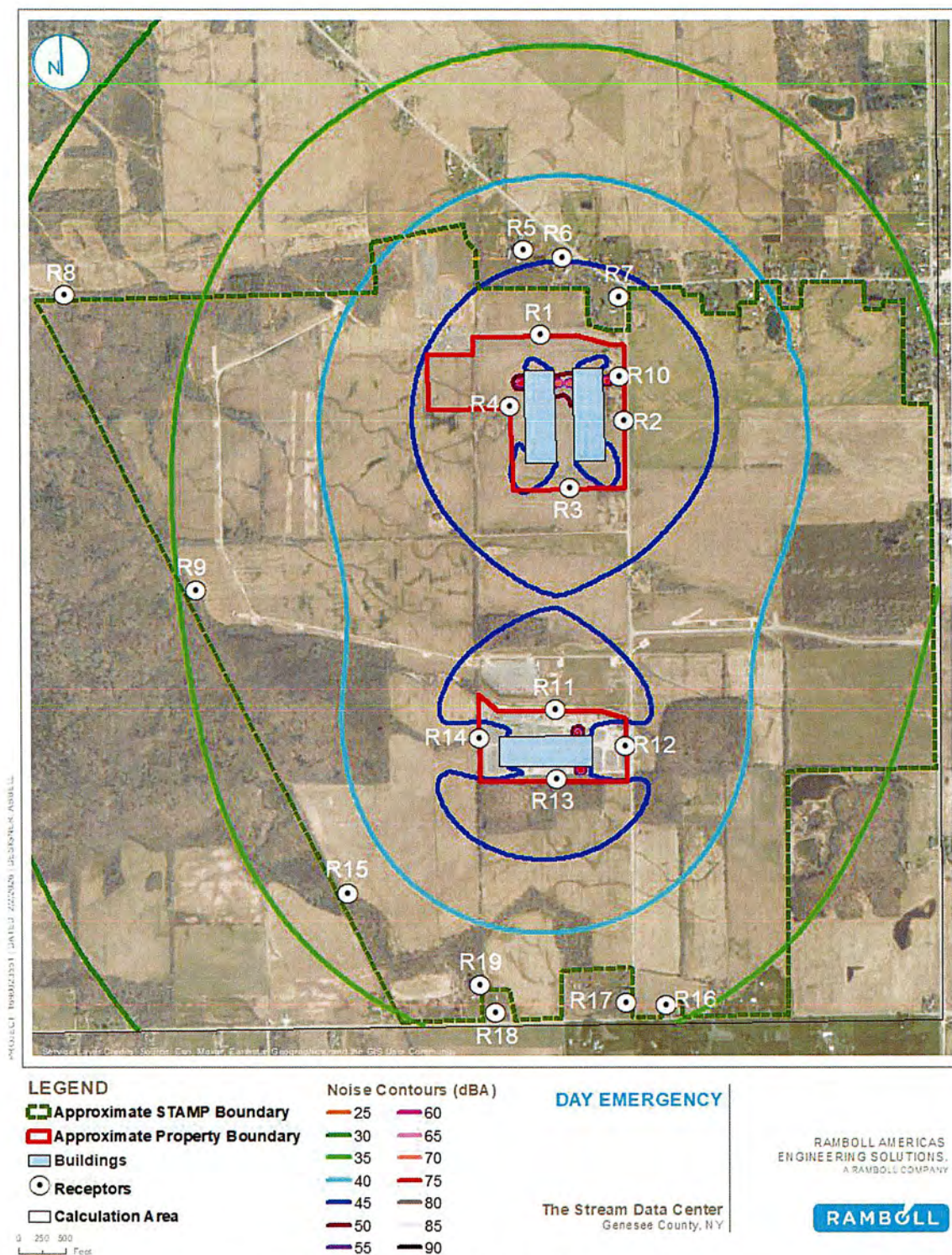


Figure 8: Noise Model Results - Day Emergency Scenario

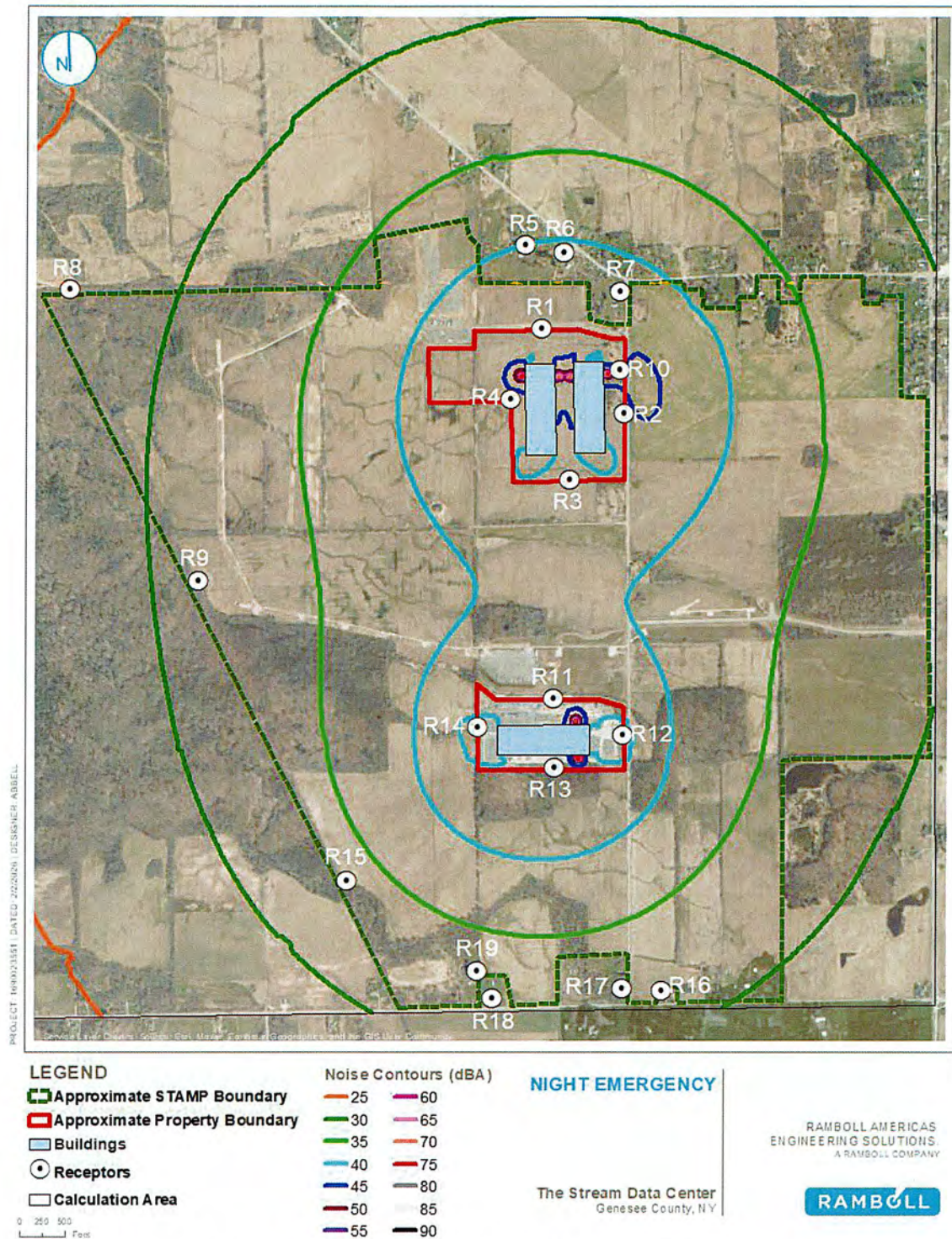


Figure 9: Noise Model Results – Night Emergency Scenario

Based on the modeling for the proposed data center, the threshold criteria for the STAMP site are not projected to be fully consumed by the proposed data center. Future development within the STAMP site is projected to be permitted. The nature and extent of which will depend on the specifics of future tenants, including their footprint within STAMP as well as their anticipated noise sources and levels.

5. Conclusion

Ramboll has completed an environmental noise assessment for the proposed Stream Data Centers Science Technology and Advanced Manufacturing Park (STAMP) site located in the Town of Alabama, Genesee County, New York. The assessment includes a summary of the proposed data center, site configuration, relevant acoustic criteria, noise sensitive receptors and noise model results.

The key findings of the assessment were as follows:

- No independent state, county or town numerical noise limits apply to the Site. However, the STAMP GEIS/Findings established maximum noise levels of 65 dBA during the day, and 45 dBA during the night at the STAMP boundary in non-industrial areas, which are treated as the controlling criteria for this assessment.
- Project generated noise levels at the proposed Projects property boundaries are expected to remain below 65 dBA during the day and 45 dBA during the night.
- Noise levels during a Day/Night Constant Mechanical operating scenario are projected to be consistent with the GEIS/Findings.
- Noise levels during a Generator Maintenance operating scenario are projected to be consistent with the GEIS/Findings. Generator Maintenance testing is to be undertaken during daytime hours.
- Noise levels during a Day/Night Emergency operating scenario are projected to be consistent with the GEIS/Findings.

Appendix

Manufacturer Sound Data

Chiller

MINIMUM POSSIBLE FANS SPEED

SOUND POWER/OCTAVE BAND	Hz	63	125	250	500	1000	2000	4000	8000	Pressure	Power
4D C28 13 1W 87.2°F 100%load fans70% 150ft	dB(A)	63.3	76.4	85.0	88.1	91.3	89.5	85.1	78.2	50.8	95.5
4D C28 13 1W 87.2°F 75%load fans40% 150ft	dB(A)	49.6	63.3	74.2	79.9	85.5	83.7	80.3	72.5	44.8	89.5
4D C28 13 1W 87.2°F 50%load fans30% 150ft	dB(A)	48.6	61.8	72.2	78.9	84.5	82.7	79.3	71.5	43.8	86.5
4D C28 13 1W 87.2°F 25%load fans25% 150ft	dB(A)	46.6	59.8	69.2	73.6	79.1	78.1	73.7	67.0	38.5	83.2
4D C28 13 1W 85.5°F 100%load fans55% 150ft	dB(A)	56.4	69.5	78.7	83.3	88.0	86.2	82.5	74.9	47.5	92.1
4D C28 13 1W 85.5°F 75%load fans35% 150ft	dB(A)	48.7	62.3	73.4	79.3	85.0	83.2	79.8	72.0	44.3	89.0
4D C28 13 1W 85.5°F 50%load fans25% 150ft	dB(A)	46.8	60.1	71.2	78.5	84.3	82.5	79.2	71.3	43.6	86.3
4D C28 13 1W 85.5°F 25%load fans20% 150ft	dB(A)	46.0	59.2	68.7	73.3	78.9	78.0	73.6	66.8	38.4	83.0
4D C28 13 1W 87.2°F 100%load fans70% 122ft	dB(A)	63.3	76.4	85.0	88.1	91.3	89.5	85.1	78.2	52.5	95.5
4D C28 13 1W 87.2°F 75%load fans40% 122ft	dB(A)	49.6	63.3	74.2	79.9	85.5	83.7	80.3	72.5	46.5	89.5
4D C28 13 1W 87.2°F 50%load fans30% 122ft	dB(A)	48.6	61.8	72.2	78.9	84.5	82.7	79.3	71.5	45.5	86.5
4D C28 13 1W 87.2°F 25%load fans25% 122ft	dB(A)	46.6	59.8	69.2	73.6	79.1	78.1	73.7	67.0	40.2	83.2
4D C28 13 1W 85.5°F 100%load fans55% 122ft	dB(A)	56.4	69.5	78.7	83.3	88.0	86.2	82.5	74.9	49.1	92.1
4D C28 13 1W 85.5°F 75%load fans35% 122ft	dB(A)	48.7	62.3	73.4	79.3	85.0	83.2	79.8	72.0	46.0	89.0
4D C28 13 1W 85.5°F 50%load fans25% 122ft	dB(A)	46.8	60.1	71.2	78.5	84.3	82.5	79.2	71.3	45.3	86.3
4D C28 13 1W 85.5°F 25%load fans20% 122ft	dB(A)	46.0	59.2	68.7	73.3	78.9	78.0	73.6	66.8	40.0	83.0

Generator

NOTES:

1. GENERATOR, KOHLER KD2500-A KH07801T04D
DIMENSIONS: 244.7"L x 128.6"W x 130.1"H
WEIGHT: 52,000 LBS
DRAWING #: ADV-9824 REV -
2. TOTAL AIRFLOW REQUIRED: 107500 CFM
3. SOUND ATTENUATION LEVEL: 75 DBA@ 7M
4. INSULATION: DOUBLE LAYER OF 2" MINERAL WOOL
5. LINING: MILL-FINISH PERFORATED ALUMINUM
6. ENCLOSURE WALLS: 4" ALUMINUM TUBE WELDED FRAME
7. ENCLOSURE ROOF: 2" X 3" X 1/4" ALUMINUM TUBE WELDED FRAME
8. ENCLOSURE DIMENSIONS: 542"L x 140"W x 161"H
9. ENCLOSURE WEIGHT (APPROX.): 21,000 LBS
10. ENCLOSURE COLOR: RAL 7042 TRAFFIC GRAY
11. ENCLOSURE SHALL BE PROVIDED w / 4-POINT LIFTING LUGS

III-p | EMERGENCY SERVICES CONFIRMATION TECHNICAL SUMMARY

The project team has initiated outreach to the following local emergency service providers to foster collaboration and ensure effective emergency response. The goal of these initial outreach efforts is to inform these agencies about the project scope, understand their current level of service capabilities, and establish strong working relationships. These connections will be crucial in developing comprehensive emergency response plans and protocols, which is site specific for each facility's unique resources. Exhibits demonstrate the geographic proximity of these emergency services to the project site, showcasing distances in both miles and estimated drive times.

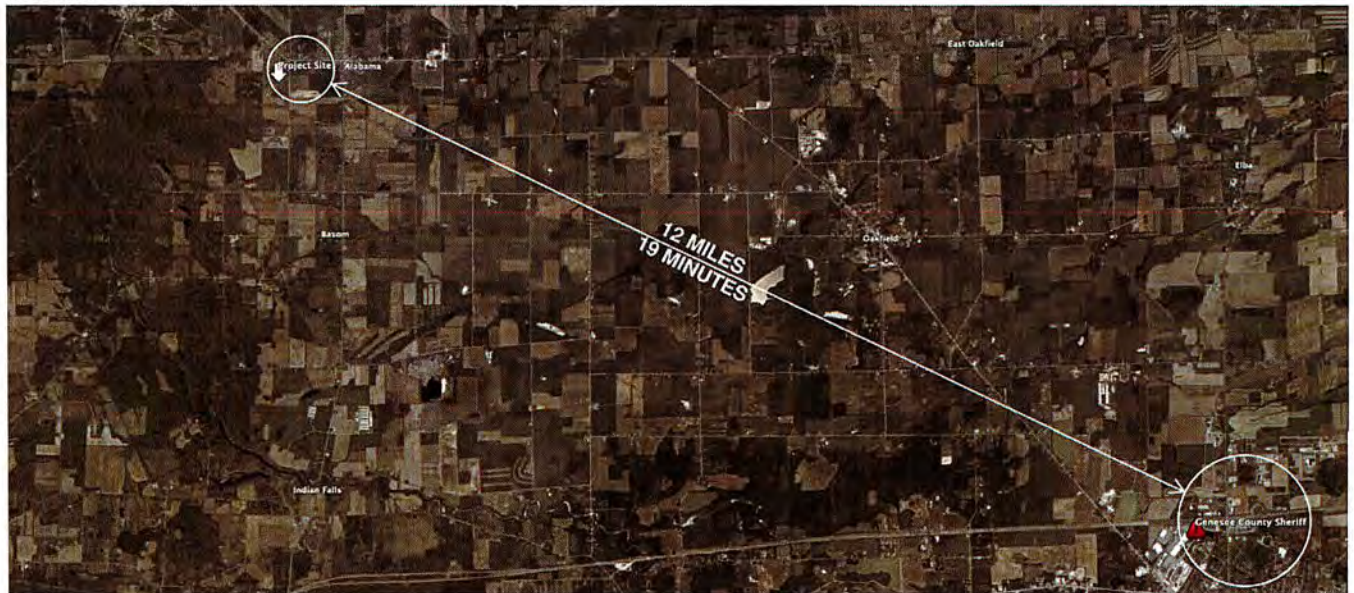
Genesee County Sheriff's Office

On January 23, 2026 the project team met with Genesee County Sheriff Joseph Graff. This session was a follow-up to prior project briefings, intended to confirm that the Sheriff's Office remains fully informed of the project's evolution. Sheriff Graff reaffirmed his understanding of the project's size and scope, specifically noting that while the project is substantial, the potential for increased calls related to commercial traffic and expanded patrol areas is possible.

To ensure the project maintains a "minimal impact" on county law enforcement resources, the following components of the project act as primary mitigations for the Sheriff's focus areas:

- **Traffic Management:** To mitigate the potential for traffic-related calls from increased commercial vehicle volume, the site features a permanently staffed security booth with dedicated 'rejection' pathways. This team is tasked with directing visitors and commercial traffic, ensuring that ingress and egress remain fluid and do not impact public roadway safety.
- **Proactive Site Security:** To prevent the need for additional county patrol areas, the project utilizes a private, 24/7 security presence. This team provides around-the-clock monitoring of the site, which is fully fenced and supported by advanced camera systems and early-detection technology.
- **Internal Incident Response:** By maintaining a secure, monitored perimeter and on-site staff, the facility is designed to manage routine security and traffic oversight internally, thereby avoiding an increase in law enforcement dispatch requests.

Location Exhibit:



Alabama Volunteer Fire Department

The project team has maintained engagement with the Town of Alabama Fire Department regarding the STAMP site. This dialogue began with the initial project phase and has been sustained through subsequent interim updates. On January 21, 2026, the team provided an updated project brief to Chief Terry Thompson to address specific requests for information regarding the current development's scale and hazards.

Chief Thompson confirmed his ongoing understanding of the project's scope. This consultation included a review of the following details, which formed the technical basis for the Department's determination that the project will not adversely impact emergency service levels:

- **Infrastructure & Hazards:** The specific configuration of Uninterruptible Power Supply (UPS) battery backups and diesel-powered generators. The Chief identified no "unusual hazards" associated with these systems.
- **Access Design:** The inclusion of integrated stair towers, which the Chief noted will significantly assist personnel with emergency access and vertical movement within the facility.
- **Operational Impact:** An assessment of call volume, which is expected to increase only by a "negligible amount," primarily for false alarms or EMS support.

Chief Thompson indicated that the Department feels they currently possess adequate equipment to respond to site emergencies, supplemented by participating fire companies through established mutual aid agreements.

The Alabama Volunteer Fire Department has Emergency Support Facilities at the following locations, within 2–6-minute drive time of the proposed development, with support apparatus split between the two locations:

- **Fire Station 1 – 2230 Judge Road**
 - Engine 1 – International 4900
 - Tanker 5 – International
- **Fire Station 2 – 1717 Lewiston Road**
 - Engine 2 – Spartan Metro Star
 - Squad 4 – 2015 Ford Expedition
 - Rescue 19 – International 4900 Rescue Walk In

Location Exhibit:



Mercy Flight EMS

The project team has maintained ongoing consultation with Mercy Flight EMS to evaluate potential impacts on emergency services resulting from the construction and operation of the proposed development. This dialogue builds upon previous outreach conducted for the prior project version; the team has since reaffirmed project details with Mercy Flight to account for the updated scope and scale.

On January 22, 2026, the project team met with Scott Wooton (CFO) and Mike Gugliuzza (Director of Medical Operations). Having been briefed on both the previous and current iterations of the site, both representatives confirmed a full understanding of the project's expanded size and technical requirements.

- **Basis of Determination:** The team provided technical specifications on site density and infrastructure, allowing Mercy Flight to determine the facility poses "no significant risks" once operational.
- **Risk Profile:** Feedback indicated that while the construction phase carries the standard elevated risks associated with large-scale builds, Mercy Flight maintains sufficient resources to manage these contingencies. Once operational, the health and safety risks are considered negligible due to the low-occupancy nature of data center halls. This low-risk profile is driven by Stream Data Centers' Emergency Response Protocols, which utilize 24/7 on-site staffing, specialized Methods of Procedure (MOP) for electrical safety, and advanced detection systems to resolve issues before external intervention is required.
- **Future Coordination:** As part of this ongoing consultation, the project team will provide and coordinate the final, site-specific Emergency Action Plan (EAP) with Mercy Flight EMS to ensure their flight and ground crews are fully integrated with the facility's safety protocols.

Mercy Flight EMS provides comprehensive local coverage via ground ambulance and air ambulance services. Their air ambulance base is located at the Genesee County Airport, positioned within 0.5 miles of their ground service station, allowing for rapid mobilization to the project site.

Response capabilities are further bolstered by a tiered mutual-aid system including Alabama Volunteer Fire Department which provides essential Emergency Medical Services and collaborates closely with Mercy Flight on regional dispatch calls.

Location Exhibit:



Genesee County Office of Emergency Management

On January 21, 2026, the project team conducted a follow-up consultation with Timothy Yaeger, Director of the Genesee County Office of Emergency Management. The project team provided an updated scope to Director Yaeger, ensuring that the agency's assessment is based on the most current site designs and technical specifications.

Director Yaeger confirmed that the Office does not see any 'unusual hazards' associated with the project. While data centers involve specific risks—primarily related to electrical equipment and fuel storage—the agency noted that these are well-understood industrial risks. The project is viewed as low risk, with the most likely calls for service involving routine EMS assistance for employees or standard traffic management rather than specialized industrial emergencies.

Response capabilities are bolstered by a tiered mutual-aid system, ensuring the facility is protected by both local and regional assets:

- **Local EMS & Coordination:** The Alabama Volunteer Fire Department provides essential Emergency Medical Services (EMS) and works in close collaboration with Mercy Flight on regional dispatch calls, ensuring rapid air-medical transport if required.
- **Specialized Fire Suppression:** It is our understanding that the STAMP site is covered by a mutual aid network capable of deploying specialized foam apparatus. These units are specifically designed to suppress Class B fires (flammable liquids) and high-voltage electrical fires, providing a critical layer of protection for the facility's power infrastructure and fuel storage.
- **Integrated Readiness:** This combination of dedicated local EMS and regional industrial firefighting resources ensures a comprehensive response to both routine medical needs and specialized technical incidents.

The determination that the project will have no significant impact on emergency service levels is based on the director's review of the following updated project details:

- **Operational Training and Preparedness:** Stream Data Centers' Emergency Response Protocols, which utilize 24/7 on-site staffing, specialized Methods of Procedure (MOP) for electrical safety, and advanced detection systems to resolve issues before external intervention is required.
- **Design Mitigations:** The inclusion of stair towers, which Director Yaeger specifically noted would significantly aid emergency personnel in gaining access to the facility during an incident.
- **Resource Adequacy:** The Director confirmed that the Town of Alabama and its mutual aid network are sufficiently equipped to support the facility's operations.

III-q | EMERGENCY RESPONSE PROCEDURES TECHNICAL SUMMARY

Stream Data Centers Emergency Response Protocols

Stream Data Centers is committed to ensuring the safety and well-being of its personnel, visitors, and surrounding communities through comprehensive emergency preparedness. Due to their robust design, 24/7 on-site expert staffing, and lack of waste-generating operations, Stream's data center facilities maintain an extremely low risk profile.

Our rigorous Emergency Response Protocols are a systematic approach that incorporates superior facility engineering, high maintenance standards, robust operator training, and pre-established procedures tailored for the unique operational environment of a data center.

Hazardous materials in modern data centers are strictly limited and handled with specialized care. They are typically confined to uninterruptible power supply (UPS) batteries, backup generator fuel, and common, low-volume office materials (e.g., cleaners). These materials are stored and handled via strict safety protocols, specialized storage, and continuous monitoring, ensuring they are not present in large quantities or in a form that poses a high inherent risk.

Uninterruptible Power Supplies (UPS) batteries within these facilities pose specific risks primarily related to electrical hazards, such as arc flash and shock. These hazards are mitigated through a rigorous manufacture-specific and Stream developed **Method of Procedure (MOP)** that mandates the use of specialized personal protective equipment (PPE)—specifically Category 2 arc flash clothing—and requires "dual-custody" verification for all critical switching evolutions.

To ensure continuous system integrity, Operations performs manufacturer-recommended **Quarterly Preventative Maintenance (QPM)** to monitor battery health and capacity, identifying potential electrical failures before they escalate. In the event of a thermal incident, these proactive maintenance protocols are backed by a **Site Emergency Action Plan (EAP)** specifically designed for fire suppression and containment in critical power environments.

Fuel Storage and Spill Preparedness in modern data centers are mainly focused on backup generators, where fuel is stored in self-contained manufacturer-designed double wall tanks which have regular inspections by 24/7 on-site technicians. Fuel spills are extremely rare due to these preventative measures, and on the rare occasion they occur, they are contained within engineered secondary containment barriers. For Project Double Reed, the risk is even lower given the limited number of generators, significantly reducing the volume of stored fuel compared to facilities of similar size. Further, the site will comply with both Federal SPCC (Spill Prevention, Control, and Countermeasure) standards and New York State Department of Environmental Conservation (NYSDEC) petroleum bulk storage requirements. Additionally, as per **6 NYCRR Part 613**, all petroleum storage tanks exceeding state-defined capacity thresholds (1,100 gallons) are registered with the NYSDEC. Compliance is maintained through mandatory monthly inspections by 24/7 on-site technicians and formal periodic integrity testing.

Secondary Containment and Environmental Protections

The secondary containment strategy utilizes both engineered physical barriers and temporary tactical measures:

- **Engineered Barriers:** Federal law requires that all bulk storage containers (such as the generator tanks and main storage) provide a secondary means of containment. The facility utilizes double-walled, manufacturer-designed tanks where the outer wall serves as the secondary barrier, capable of holding the entire capacity of the primary tank.

- **Tactical Environmental Protection:** During refueling operations, technicians are required to apply magnetic storm drain covers to all nearby drains. This creates an immediate, temporary seal that prevents any accidental surface spill from entering the local water system.
- **Point-of-Connection Containment:** The "Generator Refueling Method of Procedure" (MOP) mandates the use of **absorbent mats** under every hose connection point to catch drips and the deployment of a **spill kit** directly adjacent to the generator receiving fuel for immediate response.

Spill Preparedness and Mitigation Protocols

Stream maintains a state of constant readiness through specific procedural requirements defined in the site-specific MOP developed for each site:

- **Pre-Fueling Verification:** Technicians must establish a safety ground between the fueling equipment and the generator to prevent static ignition and verify fuel levels using manual measurements to prevent overfilling.
- **Active Monitoring:** Refueling is treated as a Critical Step, requiring technicians to monitor for leaks continuously. If a leak is discovered, the Back-Out Plan dictates the immediate cessation of the fueling process and the commencement of cleanup using petroleum-safe PPE and on-site kits.

Staff Training: All personnel involved are trained in the use of high-visibility safety equipment, fire extinguishers (Class B), and the specific location of emergency shut-off valves and spill response materials.

Fire Suppression Technology: Our facilities integrate advanced fire detection and suppression systems which do not utilize chemical foams or hazardous chemical agents. Instead, we rely on environmentally safer, non-chemical methods as the first line of defense, backed by water-based systems, to safeguard individuals and critical infrastructure. Fire detection and suppression in our facilities are controlled by:

Early Detection: We utilize highly sensitive systems, such as Very Early Smoke Detection Apparatus (VESDA), which continuously sample the air for microscopic combustion particles. This provides warning of a potential incident well before visible smoke or heat are present, enabling operators to intervene.

Non-Chemical Suppression (Primary): The first line of defense is often a localized response (e.g., portable fire extinguishers, per **NFPA 10**) guided by our 24/7 on-site staff. We do not use chemical foams or gaseous agents that pose a respiratory or environmental hazard.

Water-Based Suppression (Secondary): If primary containment cannot be achieved, an automated suppression system (typically a pre-action sprinkler system) activates. This system is the safest water-based approach for critical IT environments.

System Integrity: All emergency systems are subject to stringent testing, comply with or exceed best practices, and are supported by redundant power supplies and backup generation. This includes, for example, monitoring of potential fire, equipment failure, or fuel spills—allowing for immediate, controlled responses.

Remote monitoring mechanisms across all critical infrastructure components automatically alert local emergency responders and/or SDC's security and operations teams, who maintain 24/7 on-site coverage to facilitate a prompt and coordinated response.

Rigorous Training: The organization upholds rigorous training standards and detailed accident response procedures. Employees are thoroughly trained in the use and location of all emergency equipment and protocols, including water and fuel shutoff valves as well as fire safety systems.

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Revised February 18, 2026

Operational Readiness: To maintain a high level of operational readiness, SDC conducts daily site inspections and routine emergency drills that replicate real-world conditions, evaluating both procedural effectiveness and employee preparedness.

Proven Safety: Our commitment to these safety measures is proven. SDC maintains a strong safety record, with an internal operational safety record showing an extremely low incident rate, well below industry averages for comparable mission-critical facilities.

With these rigorous training standards, continuous monitoring, and maintenance, data center facilities have an extremely low incident rate, supporting their classification as a low-risk environment.

III-r | DISADVANTAGED COMMUNITIES (DAC) BURDEN ASSESSMENT

Project Double Reed

Disadvantaged Communities Burden Assessment

**December 2025
Updated January 2026**

Project Double Reed

**Genesee County Science, Technology, and Advanced Manufacturing Park
Alabama, New York**

Disadvantaged Communities Burden Assessment

December 2025

Updated January 2026

Prepared by

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List of Acronyms

AFR	Air Facility Registration
CJWG	New York's Climate Justice Working Group
CLCPA	Climate Leadership and Community Protection Act
DAC	Disadvantaged Communities
ECL	Environmental Conservation Law
EMS	Emergency Medical Services
FGEIS	Final Generic Environmental Impact Statement
GCEDC	Genesee County Economic Development Center
GHG	Greenhouse Gas
GPD	Gallons per Day
IT	Information Technology
ITE	Institute of Transportation Engineers
MW	Megawatt
NYC	New York City
NYDEC	New York State Department of Environmental Conservation
PPP	Public Participation Plan
SEQRA	State Environmental Quality Review Act
SPDES	State Pollutant Discharge Elimination System
STAMP	Science, Technology, and Advanced Manufacturing Park
Stream	Stream US Data Centers, LLC

1.0 Introduction

This Disadvantaged Communities (DAC) Burden Assessment has been prepared to meet the requirements of Environmental Justice Siting Law (EJ Siting Law), to the extent it applies, for the Project Double Reed. This report assesses potential impacts associated with the operation of Project Double Reed, particularly those affecting a Disadvantaged Community (DAC).

The EJ Siting Law requires lead agencies under the State Environmental Quality Review Act (SEQRA) to consider whether an action may cause or increase a disproportional pollution burden on a DAC as part of the determination of significance for a proposed project and include an evaluation of whether the proposed action causes or increases any disproportionate pollution burden in a DAC where an environmental impact statement is required. DACs were first identified as a result of the Climate Leadership and Community Protection Act (CLCPA) to ensure that New York State's investments and actions to advance the Climate Law will benefit all communities and address climate inequities. For the purposes of this program, communities are evaluated by their census tract, which is a geographic unit defined by the U.S. Census Bureau. New York's Climate Justice Working Group (CJWG), comprised of representatives from State Agencies and Environmental Justice groups across the State, was formed to identify DACs. The CJWG plans to review the disadvantaged communities' criteria annually and make updates where necessary.

2.0 Description of Proposed Action

2.1. Overview

Stream US Data Centers, LLC (Stream) proposes to construct a data center within the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. The project will occupy 90 acres with 40 acres of STAMP land temporarily utilized for construction logistics area. The project includes three (3) two-story buildings totaling approximately 2.2 million square feet, along with associated roadways, campus security features, on-site circulation and parking areas, utility services and infrastructure, equipment storage areas, and operational yards. Stormwater management facilities will also be constructed to control and treat on-site runoff. The proposed project will be referred to as *Project Double Reed* throughout this report.

Project Double Reed was selected by the Genesee County Economic Development Center (GCEDC) through a competitive development application process to propose a data center on the STAMP site. A Final Resolution by the GCEDC Board was approved on March 6, 2025; however, Stream identified an opportunity to secure additional capacity and increase the scale of the project, requiring the GCEDC to rescind the Final Resolution and await an amended application from Stream. This report reflects the changes to the project.

Project Double Reed is located on the west side of Crosby Road, approximately 660 feet south of its intersection with Lewiston Road (Highway 77) as shown on Figure 1-1.

Figure 1-1: Site Plan



The full STAMP site underwent a previous SEQRA review, as outlined in the Final Generic Environmental Impact Statement (FGEIS) dated January 2012 and an Amended Findings Statement in July 2016. There are currently no air emission sources or stormwater SPDES outfalls on the property. Project Double Reed requires the submittal of applications to the New York State Department of Environmental Conservation (NYSDEC) for both an Air Facility Registration (AFR) and a State Pollutant Discharge Elimination System (SPDES) permit to support facility operations.

2.2. Nature of Proposed Action

As previously noted, Project Double Reed is the proposed development of portions of the STAMP site to construct a new data center. To support this development, Project Double Reed is seeking an AFR for the project's primary stationary emission sources: backup generators used to support critical IT functions and essential building loads such as lighting and health, safety, and security systems. These generators will operate on diesel fuel stored in integrated belly tanks, each with an estimated capacity of approximately 9,500 gallons. Routine generator use will be limited to periodic testing and maintenance, while emergency operation during utility outages is expected to be infrequent due to the project's connection to high-voltage transmission infrastructure.

Project Double Reed will also require both a construction SPDES permit and an industrial SPDES permit to support construction activities and long-term site operations. The project design includes three stormwater management areas to control and dissipate runoff from new impervious surfaces. Construction will create new stormwater outfalls, which will be covered under the industrial SPDES permit.

Under current conditions, stormwater in the project area sheet-flows along natural drainage pathways (e.g., ravines) toward wetlands located west of the site. Following development, stormwater from impervious surfaces will be captured, conveyed to the constructed stormwater features, and discharged accordingly.

Project Double Reed encompasses approximately 90 acres of permanent development area; 60 acres on the North Campus and 30 acres on the South Campus. This area includes an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. It will require approximately 500 MW of electrical power from the grid, utilize 12 backup generators for emergency purposes, and use approximately 20,000 gallons per day (GPD) of water/wastewater. An additional 40 acres will be used as temporary construction logistics areas in support of the project.

As a key tenant within the STAMP site, Project Double Reed will contribute to the broader goals of the STAMP development and support positive economic impacts for existing businesses and future development initiatives. In addition, the financial benefits generated by the project will help fund infrastructure improvements throughout Genesee County, providing value to both economic development projects and the community as a whole.

2.3. Project Alternatives

As detailed in the DGEIS, several alternatives were proposed for the STAMP site, but ultimately the Preferred Alternative (the STAMP site) was selected because it offered the optimal combination of factors in terms of manageable environmental impact, minor agricultural and farmland impact, likelihood for land assembly success, community support, utilities, transportation access, workforce, and the likelihood for the lowest cost of development given proximity to industrial class infrastructure to achieve the basic and overall purposes of the Project.

Additionally, the GCEDC received, reviewed, and considered three proposals for the data center at STAMP, as further detailed in the Final Resolution dated March 6, 2025. The evaluation concluded that Project Double Reed was “the most advantageous to the State, price and other factors considered, including, among other things, because the Company has provided more compelling substantiation for its proposal’s anticipated profitability, and because minimizes impacts on the environment...”

3.0 Location of Disadvantaged Communities

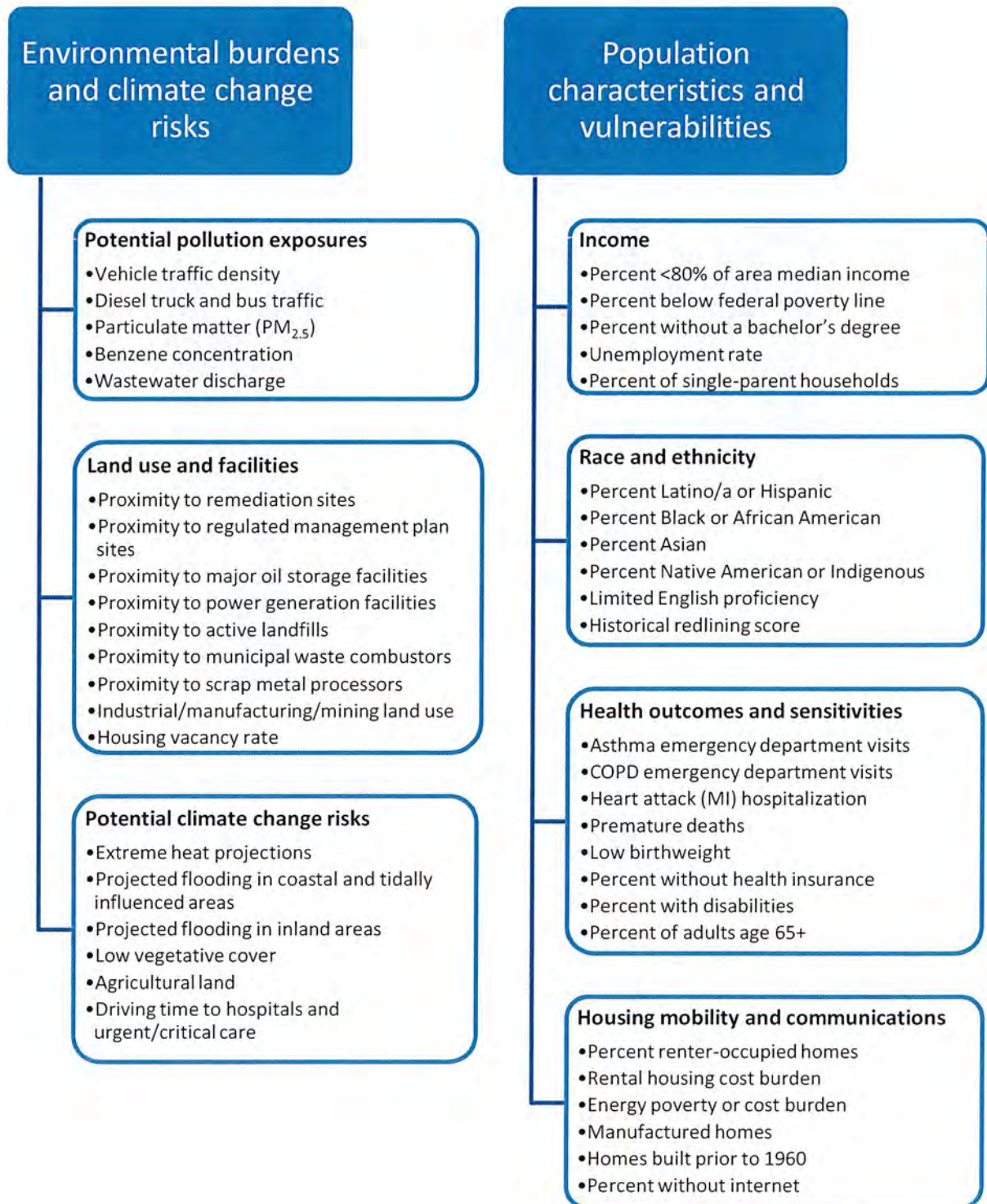
In identifying DACs, CJWG considers forty-five indicators within seven factors within two components. Figure 3-1 is intended to serve as a visual reference for the grouping of these considerations.

For each indicator, each census tract is assigned a value from the source dataset. Details on the scoring of the 45 indicators, including definition, data source, calculation method, and potential limitations, are available in Section 6.2 of the Technical Documentation¹. As every indicator's raw data is measured in different units, a common scale is needed to combine and compare data across indicators.

Data is re-scaled by calculating a percentile rank for each census tract on each indicator; the results are the 45 indicator scores. Next, the seven factor scores are calculated as the weighted average of the indicator scores within each factor. Similarly, the two component scores are calculated as the weighted average of the factor scores within each component. All of the factors are weighted equally except for potential climate change risks, which is weighted double; the CJWG decided that environmental considerations should have the same weight as potential climate change risks. A combined score is calculated for each tract as the sum of the two component scores. Each tract is then assigned a combined score percentile rank. A tract's combined score percentile rank is defined as either its statewide combined score percentile rank, or its regional (NYC or rest-of-state) combined score percentile, whichever is highest. If the tract's combined score percentile rank is greater than 71.7, then that tract is designated as a DAC.

¹ <https://climate.ny.gov/-/media/Project/Climate/Files/Disadvantaged-Communities-Criteria/Technical-Documentation-on-the-Disadvantaged-Communities-Criteria---Final-Version.pdf>

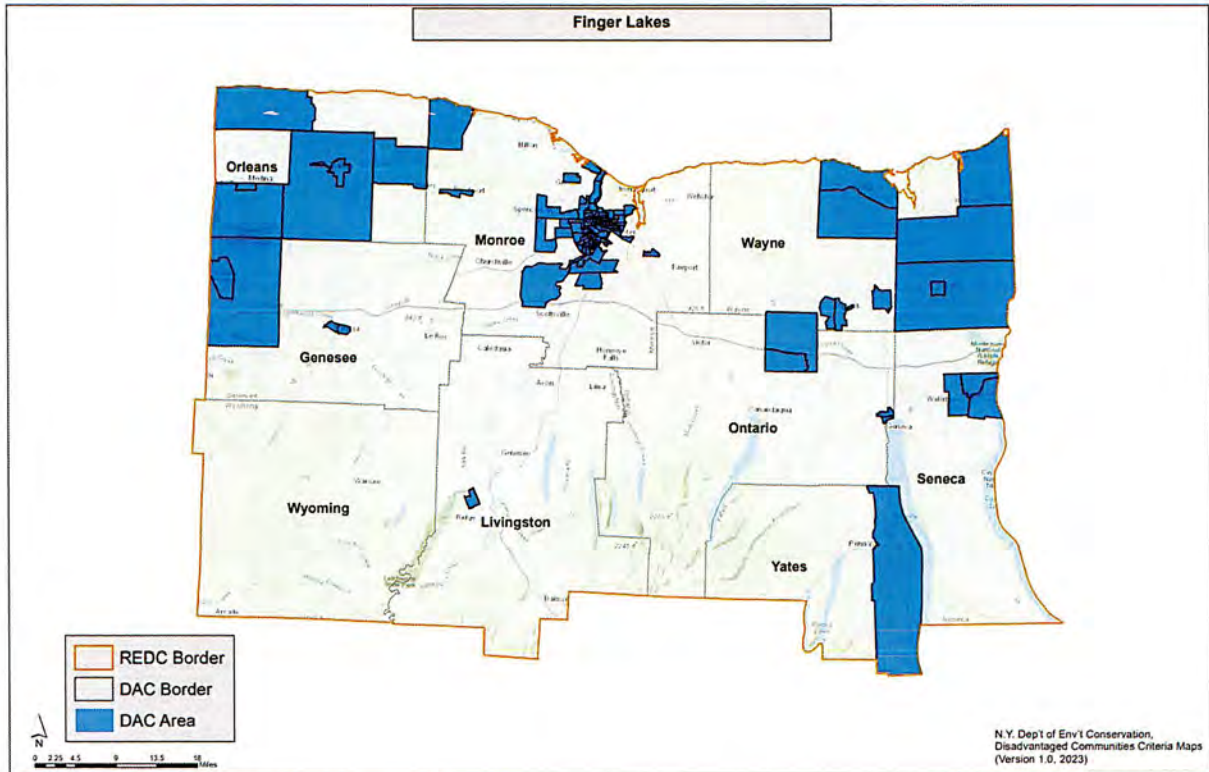
Figure 3-1: DAC Considerations Grouping



3.1. Spatial Data

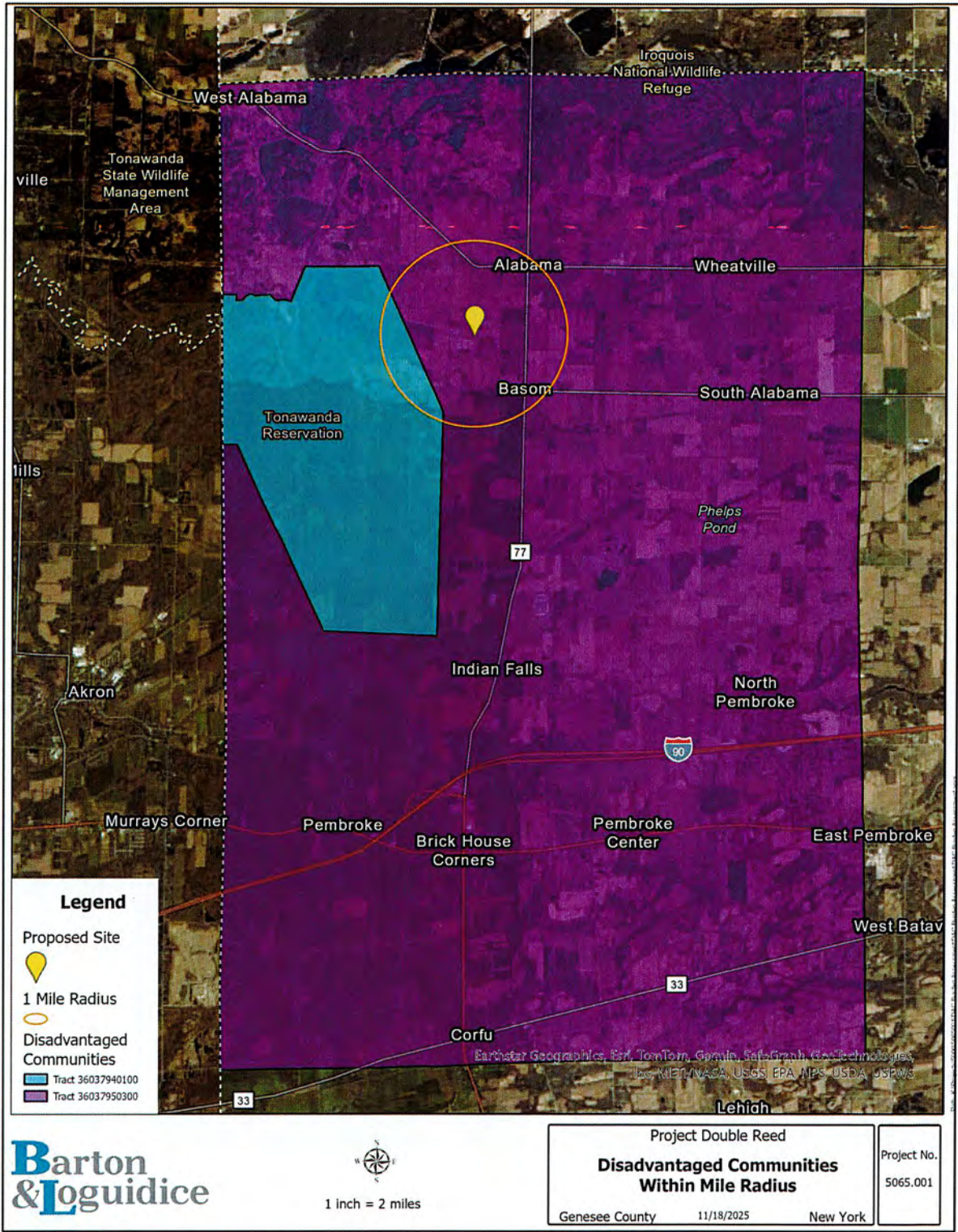
Figure 3-2 shows the DACs that the CJWG has identified within the Finger Lakes region.

Figure 3-2: Finger Lakes Region DACs



Project Double Reed is located in Census Tract 36037950300, which has a population of 6,046 and has been designated as a DAC by the CJWG. Within a one-mile radius of the proposed site, one additional Census Tract has also been identified as a DAC: Census Tract 36037940100, which has a population of 458. Figure 3-3 shows the areas included in Census Tracts 36037950300 and 36037940100. It should be noted that in past communications with the Tonawanda Seneca Nation, the Nation does not characterize itself as “disadvantaged” but has acknowledged that the term is used in reference to the Environmental Justice Site Law.

Figure 3-3: DACs Within One Mile of Project Double Reed Site



3.2. Census Tract 36037950300 Baseline Data

Table 3-1 outlines the baseline data and risk factors for Census Tract 36037950300.

Table 3-1: Census Tract 36037950300 Indicator Percentiles

Environmental burdens and climate change risks			Population characteristics and vulnerabilities		
Potential pollution exposures			Income		
	Vehicle traffic density	15.1		Percent <80% of area median income	32.1
	Diesel truck and bus traffic	86.6		Percent below federal poverty line	44.8
	Particulate matter	40.1		Percent without a bachelor's degree	73.0
	Benzene concentration	10.0		Unemployment rate	62.9
	Wastewater discharge	39.7		Percent of single-parent households	33.7
Land use and facilities			Race and ethnicity		
	Proximity to remediation sites	57.4		Percent Latino/a or Hispanic	3.9
	Proximity to regulated management plan sites	25.6		Percent Black or African American	30.6
	Proximity to major oil storage facilities	0.0		Percent Asian	4.3
	Proximity to power generation facilities	0.0		Percent Native American or Indigenous	73.5
	Proximity to active landfills	0.0		Limited English proficiency	8.0
	Proximity to municipal waste combustors	0.0		Historical redlining score	No Data
	Proximity to scrap metal processors	96.5	Health outcomes and sensitivities		
	Industrial/manufacturing/mining land use	44.6		Asthma emergency department visits	27.3
	Housing vacancy rate	48.9		COPD emergency department visits	81.8
Potential climate change risks				Heart attack (MI) hospitalization	84.7
	Extreme heat projections	48.1		Premature deaths	73.7
	Projected flooding in coastal and tidally influenced areas	0.0		Low birthweight	53.3
	Projected flooding in inland areas	0.0		Percent without health insurance	50.1
	Low vegetative cover	8.4		Percent with disabilities	72.8
	Agricultural land	95.3		Percent of adults age 65+	67.8
	Driving time to hospitals and urgent/critical care	94.6	Housing mobility and communications		
				Percent renter-occupied homes	26.8
				Rental housing cost burden	13.6
				Energy poverty or cost burden	82.5
				Manufactured homes	60.8
				Homes built prior to 1960	40.2
				Percent without internet	54.9

3.3. Census Tract 36037940100 Baseline Data

Table 3-2 outlines the baseline data and risk factors for Census Tract 36037940100.

Table 3-2: Census Tract 36037940100 Indicator Percentiles

Environmental burdens and climate change risks			Population characteristics and vulnerabilities		
Potential pollution exposures			Income		
	Vehicle traffic density	1.1		Percent <80% of area median income	74.3
	Diesel truck and bus traffic	0.0		Percent below federal poverty line	61.3
	Particulate matter	41.6		Percent without a bachelor's degree	96.3
	Benzene concentration	10.8		Unemployment rate	0.0
	Wastewater discharge	29.8		Percent of single-parent households	50.4
Land use and facilities			Race and ethnicity		
	Proximity to remediation sites	0.0		Percent Latino/a or Hispanic	12.4
	Proximity to regulated management plan sites	29.8		Percent Black or African American	0.0
	Proximity to major oil storage facilities	0.0		Percent Asian	38.8
	Proximity to power generation facilities	0.0		Percent Native American or Indigenous	99.9
	Proximity to active landfills	0.0		Limited English proficiency	45.3
	Proximity to municipal waste combustors	0.0		Historical redlining score	No Data
	Proximity to scrap metal processors	0.0	Health outcomes and sensitivities		
	Industrial/manufacturing/mining land use	0.0		Asthma emergency department visits	27.3
	Housing vacancy rate	0.9		COPD emergency department visits	81.8
Potential climate change risks				Heart attack (MI) hospitalization	84.7
	Extreme heat projections	17.7		Premature deaths	73.7
	Projected flooding in coastal and tidally influenced areas	0.0		Low birthweight	53.3
	Projected flooding in inland areas	0.0		Percent without health insurance	92.1
	Low vegetative cover	1.0		Percent with disabilities	96.4
	Agricultural land	68.3		Percent of adults age 65+	95.0
	Driving time to hospitals and urgent/critical care	95.1	Housing mobility and communications		
				Percent renter-occupied homes	40.3
				Rental housing cost burden	0.0
				Energy poverty or cost burden	99.8
				Manufactured homes	98.9
				Homes built prior to 1960	34.3
				Percent without internet	98.4

4.0 Disadvantaged Communities Burden Analysis

According to the CJWG's data and analysis, Census Tract 36037950300 exceeds the state median for several environmental burden and climate risk indicators. These include diesel truck and bus traffic (86.6%), proximity to remediation sites (57.4%), proximity to scrap metal processors (96.5%), agricultural land use (95.3%), and driving time to hospitals (94.6%). These indicators were considered in the DGEIS and are further discussed below. Additionally, the project is not expected to result in any increase in traffic and the project anticipates that the local emergency services will be able to handle this development. Further information detailing these assessments is provided below.

Traffic:

Project Double Reed is expected to generate a limited amount of traffic, primarily from employee vehicle trips. The data center buildings are expected to be staffed 24/7 with three eight-hour shifts daily. Nighttime shifts typically have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour generation. Furthermore, most of these trips will be from passenger vehicles, with heavy-duty vehicle traffic for deliveries and maintenance being infrequent. In typical operation, heavy duty vehicle traffic is anticipated to be limited to 2-3 deliveries a day.

Based on the *ITE Trip Generation Manual, 12th Edition*, the traffic impact analysis will apply **Land Use Code 160 – Data Center**, as it provides multiple recent data points for trip generation. The estimated site-generated trips during the generator peak hours are as follows:

- **North Campus:**
 - AM Peak Hour: **130 trips**
 - PM Peak Hour: **115 trips**
- **South Campus:**
 - AM Peak Hour: **65 trips**
 - PM Peak Hour: **58 trips**

Total for Entire Site:

- AM Peak Hour: **195 trips**
- PM Peak Hour: **173 trips**

Tables 1 and 2 present the detailed trip generation calculations for the North Campus and South Campus, respectively.

Table 1: North Campus Trips				
ITE Code	160 - Data Center			
Number of 1000 Sq Ft GFA	1,439			
Peak Hour	AM		PM	
Trip Generation Rate	0.09		0.08	
Total Number of Trips	130		115	
Trips	Enter	Exit	Enter	Exit
Directional Distribution	75%	25%	35%	65%
Number of Trips per Direction	97	33	40	75

Table 2: South Campus Trips				
ITE Code	160 - Data Center			
Number of 1000 Sq Ft GFA	720			
Peak Hour	AM		PM	
Trip Generation Rate	0.09		0.08	
Total Number of Trips	65		58	
Trips	Enter	Exit	Enter	Exit
Directional Distribution	75%	25%	35%	65%
Number of Trips per Direction	49	16	20	38

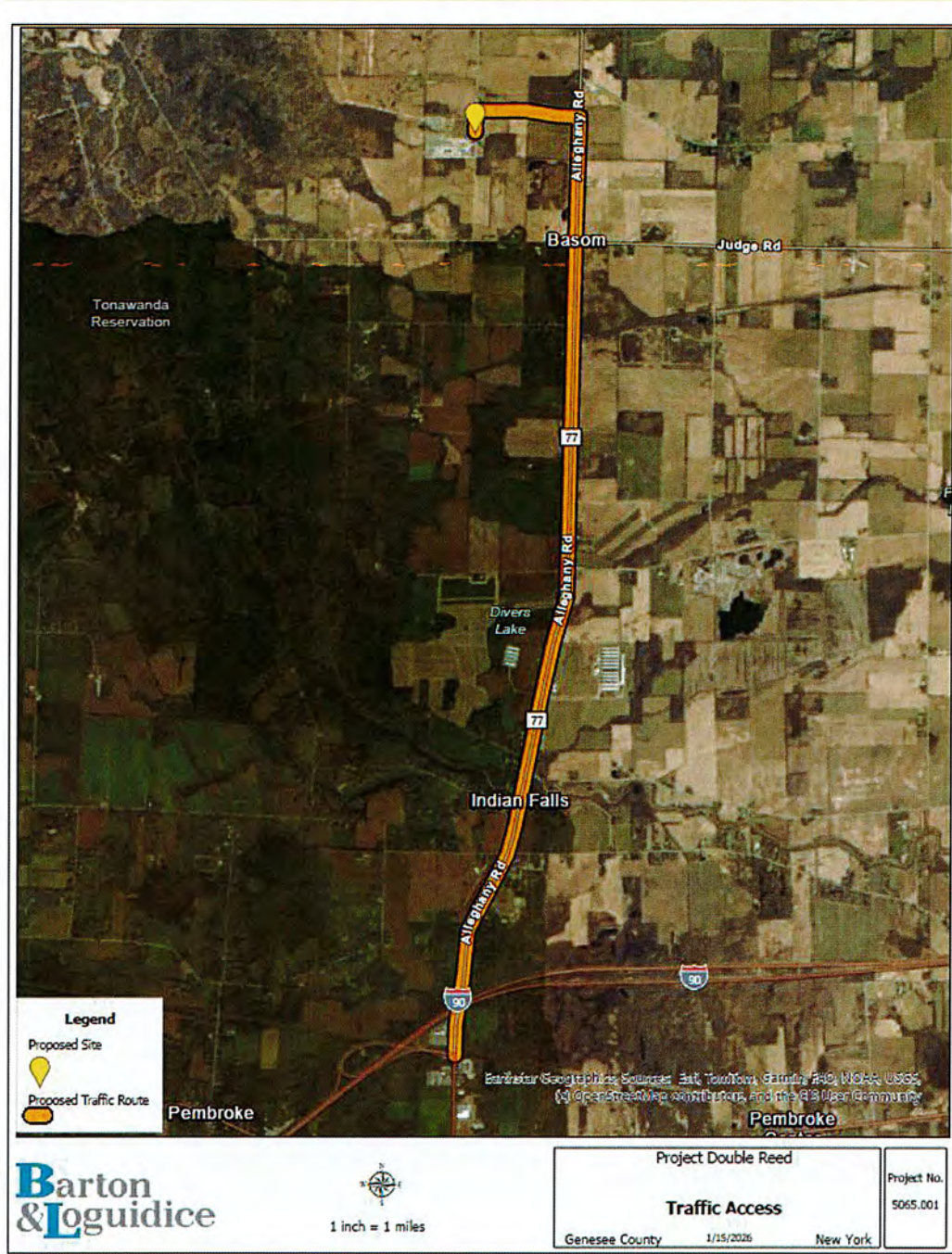
In conclusion, the traffic analysis indicates that Project Double Reed's contribution to overall park traffic is minor. While the STAMP 2016 EIS Update established a threshold exceeding 1,900 PM Peak Hour trips for the full, 1,262-acre STAMP park build-out, the present development is projected to generate only 173 PM Peak Hour trips. This means Project Double Reed accounts for approximately 9.0% of the cumulative traffic volume analyzed in the EIS.

The STAMP Master Plan envisions a bypass road connecting Stamp Drive to Crosby Road near Route 77. To accommodate this future connection, the intersection of Crosby Road and Route 77 is slated for reconstruction into a roundabout. While this intersection currently doesn't pose significant traffic concerns, a roundabout would address geometric challenges and enhance traffic flow. Roundabouts are proven to significantly reduce accidents compared to traditional intersections. The location of our project and anticipated improvements to Crosby Road will be coordinated closely with these future improvements.

It's important to note that most STAMP-related traffic is anticipated to originate and terminate near I-90, south of the site. Consequently, the impact of STAMP traffic on the Crosby Road and Route 77 intersection is expected to be negligible. In addition, the

impact of the STAMP traffic, including Project Double Reed, will not negatively impact the Tonawanda Seneca Nation or Census Tract 36037940100. As previously reported, the majority of the traffic will come from the south utilizing the New York State Thruway (I-90) to Route 77 to Stamp Drive to Crosby Road as shown on Figure 4-1. It is very unlikely that traffic associated with Project Double Reed will traverse the Tonawanda Seneca Nation or Census Tract 36037940100. Traffic associated with the project is expected to have a negligible impact on the Disadvantaged Community Census Tract 36037950300. The expected traffic routes prioritize high-capacity corridors, routing the majority of vehicles via the New York State Thruway and Route 77. By utilizing these established state highways, the project minimizes additional volume on local residential roads and ensures existing regional infrastructure handles the primary flow."

Figure 4-1: Traffic Access



Remediation Sites and Scrap Metal Processors

These factors are not applicable to Project Double Reed as they will not be further impacted by this project.

Agricultural Land Use

The DGEIS considered that the full build-out of STAMP would result in the loss of approximately 615 acres of agricultural lands, about 46% of the total 1,337.20-acre Project Site. Based on available information, approximately 950 acres of the STAMP site were being used for farming prior to 2011. The DGEIS further stated the potential loss of future agricultural use at the STAMP Site represented less than 1% of the total cropland acres located in Genesee County, and approximately 1.7% of total cropland acres located in Ag District No. 2. The impact of which would be far outweighed by the economic development spurred by STAMP. The maximum amount of land considered for development of the proposed Project Double Reed is 130 acres, which remains well below (<10%) the contemplated full build-out under the DGEIS. The DGEIS stated that approximately 148,584.3 acres of cropland was located in Genesee County, so the 130-acres associated with Project Double Reed account for less than 0.08% of the total located in Genesee County. Accordingly, Project Double Reed would not have any significant adverse impacts on agricultural land resources that were not analyzed in the STAMP DGEIS.

Emergency Services:

The project team initiated outreach to the following local emergency service providers to foster collaboration and ensure effective emergency response. The goal of these initial outreach efforts is to inform these agencies about the project scope, understand their current level of service capabilities, and establish strong working relationships.

Genesee County Sheriff's Office

On January 23, 2026 the project team met with Genesee County Sheriff Joseph Graff. This session was a follow-up to prior project briefings, intended to confirm that the Sheriff's Office remains fully informed of the project's evolution. Sheriff Graff reaffirmed his understanding of the project's size and scope, specifically noting that while the project is substantial, the potential for increased calls related to commercial traffic and expanded patrol areas is possible.

To ensure the project maintains a "minimal impact" on county law enforcement resources, the following components of the project act as primary mitigations for the Sheriff's focus areas:

- **Traffic Management:** To mitigate the potential for traffic-related calls from increased commercial vehicle volume, the site features a permanently staffed security booth with dedicated 'rejection' pathways. This team is tasked with directing visitors and commercial traffic, ensuring that ingress and egress remain fluid and do not impact public roadway safety.
- **Proactive Site Security:** To prevent the need for additional county patrol areas, the project utilizes a private, 24/7 security presence. This team provides around-the-clock monitoring of the site, which is fully fenced and supported by advanced camera systems and early-detection technology.

- **Internal Incident Response:** By maintaining a secure, monitored perimeter and on-site staff, the facility is designed to manage routine security and traffic oversight internally, thereby avoiding an increase in law enforcement dispatch requests.

The following exhibit demonstrates the geographic proximity of these emergency services to the project site, showcasing distances in both miles and estimated drive times.

Location Exhibit:



Alabama Volunteer Fire Department

The project team has maintained engagement with the Town of Alabama Fire Department regarding the STAMP site. This dialogue began with the initial project phase and has been sustained through subsequent interim updates. On January 21, 2026, the team provided an updated project brief to Chief Terry Thompson to address specific requests for information regarding the current development's scale and hazards.

Chief Thompson confirmed his ongoing understanding of the project's scope. This consultation included a review of the following details, which formed the technical basis for the Department's determination that the project will not adversely impact emergency service levels:

- **Infrastructure & Hazards:** The specific configuration of Uninterruptible Power Supply (UPS) battery backups and diesel-powered generators. The Chief identified no "unusual hazards" associated with these systems.
- **Access Design:** The inclusion of integrated stair towers, which the Chief noted will significantly assist personnel with emergency access and vertical movement within the facility.

- **Operational Impact:** An assessment of call volume, which is expected to increase only by a "negligible amount," primarily for false alarms or EMS support.

Chief Thompson indicated that the Department feels they currently possess adequate equipment to respond to site emergencies, supplemented by participating fire companies through established mutual aid agreements.

The Alabama Volunteer Fire Department has Emergency Support Facilities at the following locations, within 2–6-minute drive time of the proposed development, with support apparatus split between the two locations:

- Fire Station 1 – 2230 Judge Road
 - o Engine 1 – International 4900
 - o Tanker 5 – International
- Fire Station 2 – 1717 Lewiston Road
 - o Engine 2 – Spartan Metro Star
 - o Squad 4 – 2015 Ford Expedition
 - o Rescue 19 – International 4900 Rescue Walk In

The following exhibit demonstrates the geographic proximity of these emergency services to the project site, showcasing distances in both miles and estimated drive times.

Location Exhibit



Mercy Flight EMS

The project team has maintained ongoing consultation with Mercy Flight EMS to evaluate potential impacts on emergency services resulting from the construction and operation of the proposed development. This dialogue builds upon previous outreach

conducted for the prior project version; the team has since reaffirmed project details with Mercy Flight to account for the updated scope and scale

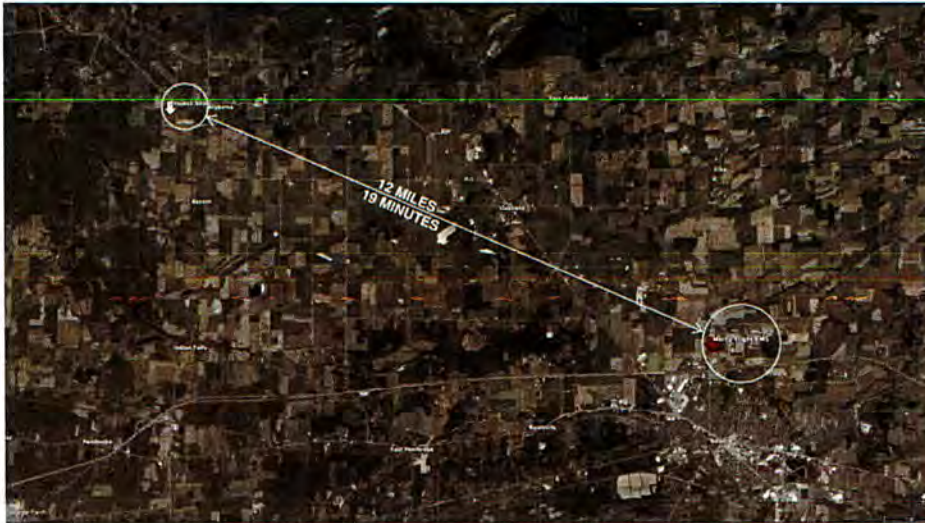
On January 22, 2026, the project team met with Scott Wooton (CFO) and Mike Gugliuzza (Director of Medical Operations). Having been briefed on both the previous and current iterations of the site, both representatives confirmed a full understanding of the project's expanded size and technical requirements.

- **Basis of Determination:** The team provided technical specifications on site density and infrastructure, allowing Mercy Flight to determine the facility poses "no significant risks" once operational.
- **Risk Profile:** Feedback indicated that while the construction phase carries the standard elevated risks associated with large-scale builds, Mercy Flight maintains sufficient resources to manage these contingencies. Once operational, the health and safety risks are considered negligible due to the low-occupancy nature of data center halls. This low-risk profile is driven by Stream Data Centers' Emergency Response Protocols, which utilize 24/7 on-site staffing, specialized Methods of Procedure (MOP) for electrical safety, and advanced detection systems to resolve issues before external intervention is required.
- **Future Coordination:** As part of this ongoing consultation, the project team will provide and coordinate the final, site-specific Emergency Action Plan (EAP) with Mercy Flight EMS to ensure their flight and ground crews are fully integrated with the facility's safety protocols.

Mercy Flight EMS provides comprehensive local coverage via ground ambulance and air ambulance services. Their air ambulance base is located at the Genesee County Airport, positioned within 0.5 miles of their ground service station, allowing for rapid mobilization to the project site.

Response capabilities are further bolstered by a tiered mutual-aid system including Alabama Volunteer Fire Department which provides essential Emergency Medical Services and collaborates closely with Mercy Flight on regional dispatch calls.

Location Exhibit:



Genesee County Office of Emergency Management

On January 21, 2026, the project team conducted a follow-up consultation with Timothy Yaeger, Director of the Genesee County Office of Emergency Management. The project team provided an updated scope to Director Yaeger, ensuring that the agency's assessment is based on the most current site designs and technical specifications.

Director Yaeger confirmed that the Office does not see any 'unusual hazards' associated with the project. While data centers involve specific risks—primarily related to electrical equipment and fuel storage—the agency noted that these are well-understood industrial risks. The project is viewed as low risk, with the most likely calls for service involving routine EMS assistance for employees or standard traffic management rather than specialized industrial emergencies.

Response capabilities are bolstered by a tiered mutual-aid system, ensuring the facility is protected by both local and regional assets:

- **Local EMS & Coordination:** The Alabama Volunteer Fire Department provides essential Emergency Medical Services (EMS) and works in close collaboration with Mercy Flight on regional dispatch calls, ensuring rapid air-medical transport if required.
- **Specialized Fire Suppression:** It is our understanding that the STAMP site is covered by a mutual aid network capable of deploying specialized foam apparatus. These units are specifically designed to suppress Class B fires (flammable liquids) and high-voltage electrical fires, providing a critical layer of protection for the facility's power infrastructure and fuel storage.
- **Integrated Readiness:** This combination of dedicated local EMS and regional industrial firefighting resources ensures a comprehensive response to both routine medical needs and specialized technical incidents.

The determination that the project will have no significant impact on emergency service levels is based on the director's review of the following updated project details:

- **Operational Training and Preparedness:** Stream Data Centers' Emergency Response Protocols, which utilize 24/7 on-site staffing, specialized Methods of Procedure (MOP) for electrical safety, and advanced detection systems to resolve issues before external intervention is required.
- **Design Mitigations:** The inclusion of stair towers, which Director Yaeger specifically noted would significantly aid emergency personnel in gaining access to the facility during an incident.
- **Resource Adequacy:** The Director confirmed that the Town of Alabama and its mutual aid network are sufficiently equipped to support the facility's operations.

Town of Alabama

In addition to the above outreach, the Town of Alabama responded to a request from the Genesee County Economic Development Center on February 28, 2025, following a January 30, 2025, letter from the Tonawanda Seneca Nation, which expressed concern that emergency services would be inadequate to support a data center project at STAMP. The Town of Alabama reiterated that a detailed Emergency Plan must be submitted to the Town for any large projects, which will be evaluated by both the Alabama Fire Department and the Town as part of the site plan review process. They further noted that the Alabama Fire Department maintains specialized firefighting equipment, including a foam suppression truck. Currently, the only fire departments in this area with this specialized capability are those of Barre, Shelby, and Alabama. The Town further stated "To ensure readiness for any potential incidents, a foam task force has been established, consisting of the three fire departments, along with the New York State Division of Homeland Security and Emergency Services, as well as Genesee and Orleans County Emergency Services. These agencies collaborate and train together to ensure effective response capabilities." Based on this correspondence as well as the other outreach efforts, adequate emergency services are available for Project Double Reed.

Acoustic Impacts:

Although not identified as an environmental burden, Project Double Reed is committed to minimizing noise impacts on surrounding areas and aligning the proposed development with STAMP's intended uses. To this end, noise modeling was developed to predict potential noise levels from the facility. The full report was completed in January 2026, by Ramboll.

Modeling was performed using Cadna/A software implementing ISO 9613-2 environmental sound propagation algorithms. The assessment accounts for distance attenuation, barrier effects from buildings/topography, and atmospheric absorption.

Operational Acoustic Scenarios

For facilities of this type, the typical operational acoustic profile is covered by three main scenarios:

- **Peak Operations** This represents the facility's typical 24/7 operational profile.
- **Generator Maintenance:** A periodic scenario involving the testing of a limited number of generators during daytime hours for short durations, in conjunction with the equipment operating under the Constant Mechanical profile.
- **Emergency Backup:** An emergency scenario where all generators are operational, this is anticipated to be extremely infrequent, maybe once or twice every 3 to 5 years for short durations based on the reliability of the supporting grid infrastructure. As such, this impact is typically not considered when completing detailed noise models as the events are extremely infrequent and typically of a short duration when they do occur.

Integrated Design Measures

Compliance is achieved through primary architectural and engineering controls integrated into the site plan:

- **Rooftop Screening:** Each of the three data centers (housing 66 chillers each) includes full-perimeter solid rooftop screens extending 18 feet above the roofline (64 feet total height) to mitigate chiller noise.
- **Generator Barriers:** Ground-level generator yards include solid noise barriers—30 feet high for the South Campus and 20 feet high for the North Campus.
- **Operational Tuning:** Chillers are programmed to operate at reduced fan speeds (55%) during nighttime hours to further minimize the acoustic footprint.

Sound Measurement Methodology

The most common metric is the overall A-weighted sound level measurement adopted by Regulatory Agencies worldwide. Analysis of the project will focus on the A-weighted level consistent with the requirements established for STAMP. The A-weighting network mimics the human ears response to typical environmental sounds. There is consensus that A-weighting is appropriate for estimating the hazard of noise-induced hearing loss. With respect to other effects, such as annoyance, A-weighting is acceptable for typical sounds which are dominated by middle- and high-frequencies. However, if the noise is unusually high at low frequencies or contains prominent low-frequency tones, the A-weighting may not give a valid measure. The equipment associated with this project does not typically exhibit unusually high frequencies or contain low-frequency tones. Temporary point sources such as generators will be housed in acoustical enclosures, include mitigation measures such as silencers or mufflers, and located in dedicated equipment yards with screening where required.

Further, the project utilizes solid screening with a minimum surface mass of 4 lbs./sq. ft. to ensure effective transmission loss across the audible spectrum. This surface mass provides the physical density necessary to attenuate noise based on frequency-dependent propagation characteristics. For high-frequency sound, the dense material

serves as a rigid barrier to block the transmission of shorter wavelengths. For low-frequency sound, the mass of the screening provides the requisite inertia to resist the passage of longer wavelengths, which typically require greater material density for effective mitigation.

By implementing screening with this specific surface mass in conjunction with the modeled barrier heights, the project achieves a comprehensive acoustic shadow. This design ensures that sound energy is attenuated both through the material itself and by the increased diffraction path over the top of the structures, resulting in a controlled acoustic footprint at the property boundary.

The key findings of the environmental noise assessment were as follows:

- No independent state, county or town numerical noise limits apply to the Site. However, the STAMP GEIS/Findings established maximum noise levels of 65 dBA during the day, and 45 dBA during the night at the STAMP boundary in non-industrial areas, which are treated as the controlling criteria for this assessment.
- Project generated noise levels at the proposed Projects property boundaries are expected to remain below 65 dBA during the day and 45 dBA during the night.
- Noise levels during a Day/Night Constant Mechanical operating scenario are projected to be consistent with the GEIS/Findings.
- Noise levels during a Generator Maintenance operating scenario are projected to be consistent with the GEIS/Findings. Generator Maintenance testing is to be undertaken during daytime hours.
- Noise levels during a Day/Night Emergency operating scenario are projected to be consistent with the GEIS/Findings

Based on the findings of the noise assessment and modeling and the use of the GEIS/Findings for the STAMP project, Project Double Reed is not anticipated to impact the nearby residential receptors or the Tonawanda Seneca Nation and therefore, will not have any disproportionate burden.

Air Emissions:

Although not identified as an environmental burden, Project Double Reed is committed to minimizing air impacts on surrounding areas and aligning the proposed development with STAMP's intended uses. The project's primary source of air emissions will be stationary diesel backup generators. The facility will install up to twelve (12) Tier 2 certified diesel backup generators rated at 2.7 megawatts (MW) each. Air emission estimates were conducted to ensure compliance with Federal, State, and Local air quality regulations, specifically targeting the National Ambient Air Quality Standards (NAAQS).

Regulatory Compliance and Permitting

Conservatively estimating the project's size and operational characteristics, it will not require permitting under Title IV (Acid Rain Program) or Title V (Operating Permits) of the Federal Clean Air Act. Because the project is located within the Ozone Transport Region, the facility will qualify for a Minor Facility Registration (AFR) in New York State by restricting emissions to less than 50% of the major source threshold. Specifically, the facility will "cap by rule" in accordance with 6 NYCRR 201-4.5, limiting Oxides of Nitrogen (NOx) to 49.9 tons per year.

Operational Maintenance and Limits

Generators require regular maintenance to ensure emergency readiness. While Federal regulations (40 CFR 60 Subpart IIII) allow up to 100 hours per year for maintenance and testing, the facility is requesting an enforceable limitation of 500 hours per year per unit for all operating categories (emergency, maintenance, and commissioning) to ensure total site emissions remain under the 49.9 tpy (NOx) cap.

Generator operating time will be tracked through the use of a non-resettable hour meter installed on each engine, as required by federal air regulations applicable to internal combustion engines. Readings will be recorded from the non-resettable hour meters at the beginning and end of each engine run to determine the total length of each run.

Estimated Annual Emissions (Total Campus)

Pollutant	Project Estimated Emissions (Actual)	STAMP DGEIS / Major Source Threshold
Oxides of Nitrogen (NO _x)	< 49.9 tpy	100 tpy (DGEIS Impact Threshold) / 50 tpy (AFR Cap)
Carbon Monoxide (CO)	~10.5 tpy*	100 tpy
Particulate Matter (PM ₁₀ /PM _{2.5})	~0.85 tpy*	100 tpy
Volatile Organic Compounds (VOC)	~1.2 tpy*	50 tpy
Sulfur Dioxide (SO ₂)	< 0.1 tpy	100 tpy
Hazardous Air Pollutants (HAPs)	0.048 tpy	25 tpy (Aggregate) / 10 tpy (Individual)
Greenhouse Gases (CO ₂)	5,333 tons	25,000 metric tons (Reporting Threshold)

*Projected based on 500-hour enforceable run-time limit and Tier 2 emission factors.

Diesel generators do not emit perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), or sulfur hexafluoride (SF₆). Detailed analysis confirms that NO_x emissions—the primary pollutant of concern—will be limited to a level that equates to approximately 134 hours of full-load operation per generator annually, providing a significant safety buffer relative to GEIS air quality thresholds.

Project Double Reed's proposed design shows a demonstrated commitment to reducing reliance on fossil fuels through the minimization of fossil fuel backup power resources. Further, the Project will draw power from the STAMP substation, which itself is interconnected to the Western New York power grid (NYISO Zone A) which, according to 2024-2025 NYISO data, is consistently low-emission, drawing from 85% to 95% renewable rather than non-renewable sources.

Water Pollutants:

Although not identified as an environmental burden, Project Double Reed is committed to minimizing water impacts on surrounding areas and aligning the proposed development with STAMP's intended uses. To this end, Project Double Reed will be required to obtain both a construction SPDES permit and an industrial SPDES permit to support construction activities and long-term site operations. The project design includes four (4) stormwater management facilities on the South Campus. Three (3) were approved as part of the prior development approval plus a dry swale. This site has been evaluated for and complies with the drainage requirements of the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The North Campus will be provided with twelve (12) post-construction stormwater management practice facilities and will maintain stormwater discharges to four (4) existing points of discharge from the property. These proposed stormwater facilities include filtration bioretention facilities and a micropool extended detention pond to meet the requirements of the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity for new development.

The site is tributary to Whitney Creek, which is identified as being in the HUC-12/HUC-8 of Oak Orchard Creek. It is noted that there are other documents previously submitted for the overall STAMP project that indicate that these 2 sites are tributary to Tonawanda Creek. The sites are provided with compliant stormwater management facilities for water quality controls as well as runoff controls. Runoff from these sites once it is discharged from the properties, flows into wetland complexes in the western portion of STAMP. Regardless, the 90 acres associated with this development represent 0.40% of the entire HUC-12 watershed and will have a negligible effect on water quality.

5.0 Proposed Project Burden Analysis

As discussed in the previous sections, the Proposed Project would not place a disproportionate burden on any disadvantaged community. Additionally, the operation of Project Double Reed yields significant benefits for the local host community and nearby DACs.

The development of this data center will significantly contribute to the local economy. It will generate substantial investment in construction and critical infrastructure, creating numerous skilled, high-paying jobs in technical and support roles. This includes permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. The project is expected to sustain a workforce of approximately 120 employees. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

5.1 DAC Benefits

Project Double Reed has demonstrated that it has the experience and financial capabilities to execute, develop, and deliver its project in a timely manner. It is backed by a proven developer with an impressive client base and a multitude of similar projects under its belt. In addition, Project Double Reed has a soft commitment from a Fortune 50 company to utilize 100% of the data center capacity.

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. Project Double Reed will pay sales tax and property taxes, which will be allocated to Genesee County, the Town of Alabama, and its school district on an annual basis, subject to an escalator that will result in a sizable payment being paid on an annual basis at the end of the PILOT for the project. It is anticipated that this revenue will have a critical impact on the County's ability to undertake vital updates to the county's infrastructure, thereby improving the health and welfare of all members of the community. In addition, Project Double Reed will pay to finance construction of the STAMP Substation and to reimburse GCEDC for costs associated with prior investment made to the same, while also paying GCEDC for the 90 acres it will purchase for the Project.

Project Double Reed will have the smallest environmental impact and will best address concerns voiced by the Territory of the Tonawanda Seneca Nation with respect to visual and noise impacts, all while providing local benefits over the life of the PILOT.

Project Double Reed will play a critical role as a tenant of the STAMP Site in supporting the overall goals of the development of STAMP and the positive impacts that will result

for existing businesses and other economic development projects. Further, the financial benefits to the community will be utilized to fund infrastructure improvements throughout the County which will benefit economic development projects (both existing and future) as well as the community at large.

6.0 Public Participation

Project Double Reed prepared a Public Participation Plan (PPP) to fulfill and comply with NYSDEC requirements and also to help ensure meaningful and effective public participation for stakeholders to be informed about and involved during the environmental review of the Proposed Project. The PPP has been prepared under separate cover and will be reviewed and approved by NYSDEC prior to implementation. Public participation will be recorded and documented in accordance with the PPP. These outreach efforts will be in addition to any notice and publication requirements required by law.

7.0 Conclusion

Project Double Reed has demonstrated a consistent commitment to complying with the requirements of SEQRA and the EJ Siting Law. Through this evaluation, several key components underscore the Facility's adherence to environmental standards and its proactive approach to mitigating potential impacts on DAC.

- **Job Creation:** Skilled, high-paying jobs that stimulate the local economy.
- **Significant Revenue:** Substantial tax revenue to support essential community services.
- **Community Pride:** Development that positions Genesee County as a hub for innovation and technology.

Stream has been at the forefront of the data center industry since its beginnings, transforming communities and driving economic growth. Project Double Reed's vision aligns seamlessly with the goals of the STAMP as the heart of the Buffalo-Rochester Tech Corridor. The proposed project possesses the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

The findings of this DAC Evaluation affirm that Project Double Reed aligns with the principles of the EJ Siting Law, ensuring that disadvantaged communities are protected, and that the state's environmental and public health goals are advanced.

III-s | NEW YORK STATE SEQR EAF Part 1

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: BUFA - Project Double Reed		
Project Location (describe, and attach a general location map): Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP), Town of Alabama, Genesee County, New York		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the development on approximately 130-acres within the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. The proposed actions will include 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3), two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project. The proposed location of the site is along the west side of Crosby Road, starting directly southwest, 600 linear feet south of the Lewiston Road (Highway 77)/Crosby Road intersection. The entire STAMP complex was subject to previous SEQRA review per the DGEIS dated April 14, 2011, FGEIS accepted by Genesee County Economic Development Center (GCEDC) on January 19, 2012, Findings Statement issued by GCEDC on March 12, 2012.		
Name of Applicant/Sponsor: Stream U.S. Data Centers, LLC	Telephone: 214.267.0400 E-Mail: info@stream-dc.com	
Address: 2001 Ross Avenue		
City/PO: Dallas	State: TX	Zip Code: 75201
Project Contact (if not same as sponsor; give name and title/role): Bradley Wells, Site Selection and Development Manager	Telephone: E-Mail: bwells@stream-dc.com	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Genesee County Industrial Development Center d/b/a Genesee County Eco Dev Center	Telephone: 585-343-866, ext. 17 E-Mail: mmase@gcedc.com	
Address: 99 MedTech Drive, Suite 106		
City/PO: Batavia	State: NY	Zip Code: 14020

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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town of Alabama Planning Board: Site Plan, Subdivision, Grading Plan	
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Local Fire Review; Town of Alabama: Bldg. Permit, Certif. of Occupancy	
e. County agencies ☒ Yes ☐ No	Genesee County Planning Board GML Review; GCEDC: Utility Review, Host Agreement	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC: Stormwater/SPDES, Chemical Storage, Air Quality	
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
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 I

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? ☒ 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):

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?

Technology District - 1

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? Not Applicable

C.4. Existing community services.

a. In what school district is the project site located? Oakfield - Alabama CSD

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

Genesee County Sheriff's Office / New York State Police

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

Town of Alabama Volunteer Fire Dept.; Genesee County Emerg. Mgt. Services; Mercy Flight Service

d. What parks serve the project site?

Town of Alabama wildlife conservation areas located near North Campus include the NYSDEC's Tonawanda and John White Wildlife Management Areas, and the Federal Iroquois National Wildlife Refuge. No direct impacts are proposed to these parks as part of the project.

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)? Industrial - Technology Services

b. a. Total acreage of the site of the proposed action?	135.0* acres	*Note
b. Total acreage to be physically disturbed?	135.0* acres	90 acres Permanent Development
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	135.0* acres	40 acres Temp Construction Logistics
		5 acres Off site Easement

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Industrial - Technology Services

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 the 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 _____ 3
- Anticipated commencement date of phase I (including demolition) _____ 04 month _____ 2026 year
- Anticipated completion date of final phase _____ 04 month _____ 2030 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Construction will begin with South Campus Building 1 while North Campus site preparation occurs concurrently, after which trades will mobilize to Buildings 2 and 3 in a sequential progression as work on each preceding building is completed.

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>3</u> ii. Dimensions (in feet) of largest proposed structure: <u>75</u> height; <u>338+/-</u> width; and <u>1073+/-</u> length iii. Approximate extent of building space to be heated or cooled: <u>2,200,000</u> 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: <u>Constructed basin(s) designed to temporarily store and control the release of stormwater runoff (see narrative).</u> ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: _____ <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>1.75+/-</u> million gallons; surface area: <u>5.55+/-</u> acres v. Dimensions of the proposed dam or impounding structure: <u>varies</u> height; <u>varies</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ <u>Excavated earth used to form embankments of square basin, with concrete outlet structures to manage stormwater, added vegetation for slope</u>	

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? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • 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. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

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 the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will the 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: _____ 20,000 gallons/day

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

- Name of district or service area: STAMP Water Works, Inc.
- 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: _____
Waterline extension to property line served by STAMP Water Works, Inc., located on Crosby Road.
- Source(s) of supply for the district: Genesee County

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), what is the 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

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

- Name of wastewater treatment plant to be used: STAMP Sewer Works via agreement with Oakfield WWTP
- Name of district: STAMP Sewer Works, Inc.
- 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

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ 	☐ Yes ☒ No ☒ Yes ☐ No
<p>A new force main and pump station is currently being designed and will be constructed in 2025. Route is direct from STAMP site to Oakfield WWTP</p>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ 	☐ Yes ☒ No
<p>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):</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>No recycling or reuse of liquid waste is planned. All waste generated on the site will be captured via traditional sanitary sewer piping and piped to the STAMP main pump station for disposal.</p>	
<p>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?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ 90 acres (impervious surface)</p> <p>_____ Square feet or _____ 90 acres (parcel size)</p> <p>ii. Describe types of new point sources. Rainwater runoff from parking areas, roadways, building roofs and associated walking paths and equipment yards.</p> <p>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)?</p> <p>On-site stormwater management facilities that will outlet to suitable outfall points at the northwestern boundaries of the project site.</p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: _____ Will stormwater runoff flow to adjacent properties? _____ 	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	
<p>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?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p>	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
<p>Air emissions from heavy construction equipment, passenger vehicles (Permanent Employees and Temporary Construction), Electrical Generation</p> <p>Twelve (12) Generators, 2.7 MW/each. The total number of generators are five [5] for the North Campus and seven [7] for the South Campus.</p>	
<p>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?</p> <p>If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> _____ 5.333 Tons/year (short tons) of Carbon Dioxide (CO₂) _____ 0.0013 Tons/year (short tons) of Nitrous Oxide (N₂O) _____ N/A Tons/year (short tons) of Perfluorocarbons (PFCs) _____ N/A Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ N/A Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ 0.048 Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	☒ Yes ☐ No ☐ Yes ☒ No

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? ☒ 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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
0-3 truck deliveries/day

iii. Parking spaces: Existing 0 Proposed 194 Net increase/decrease +194 (127 North, 67 South)

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:
The internal private drive network will loop and have access points onto Crosby Road or via easement agreements

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? ☒ Yes ☐ No

If Yes:

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

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Transmitted by New York Power Authority (NYPA) and delivered by National Grid (NG).

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 - 5:00 PM
- Saturday: 7:00 AM - 5:00 PM
- Sunday: Not Applicable
- Holidays: Not Applicable

ii. During Operations:

- Monday - Friday: Continuous (24 hours)
- Saturday: Continuous (24 hours)
- Sunday: Continuous (24 hours)
- Holidays: Continuous (24 hours)

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Construction: Heavy equipment operation, materials bending and dumping, possible riveting and jackhammering - 7 AM to 5 PM Mon-Sat; Operations: Emergency Electric Generation during Power Outages (infrequent) and Equipment Cooling</p>	☒ Yes ☐ No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?</p> <p>Describe: _____</p>	☐ Yes ☒ No
<p>n. Will the proposed action have outdoor lighting?</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Exterior lighting/fixtures on new buildings, parking areas, and access drives. Perimeter lighting will include shield to prevent spill onto adjacent properties.</p>	☒ Yes ☐ No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?</p> <p>Describe: _____</p>	☐ Yes ☒ No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	☐ Yes ☒ No
<p>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?</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>Diesel</u> [In Gallons] _____</p> <p>ii. Volume(s) <u>114,000</u> per unit time _____ year (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities:</p> <p>Electric Generators with integrated tank storage</p>	☒ Yes ☐ No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	☐ Yes ☒ No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	☐ Yes ☐ No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 0-1 tons per _____ monthly (unit of time) • Operation : _____ 0-4 tons per _____ monthly (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: All commercially feasible options for minimization, recycling, or reuse to avoid disposal will be undertaken, including source reduction, material reuse, recycling, and composting to divert waste from landfills. Recycling and use of material for clean fill. • Operation: All commercially feasible options for minimization, recycling, or reuse to avoid disposal will be undertaken, including source reduction, material reuse, recycling, and composting to divert waste from landfills. Recycling and use of material for clean fill. <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Solid waste generated on-site will be collected in clearly marked and designated containers, dependent on local regulations and waste type, and then disposed of at permitted landfills, recycled, or composted. • Operation: Solid waste generated on-site will be collected in clearly marked and designated containers, dependent on local regulations and waste type, and then disposed of at permitted landfills, recycled, or composted. 	☒ Yes ☐ No

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

If Yes:

- Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- If landfill, anticipated site life: _____ years

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

If Yes:

- Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- Generally describe processes or activities involving hazardous wastes or constituents: _____
- Specify amount to be handled or generated _____ tons/month
- 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): _____

ii. If mix of uses, generally describe:

The site is situated within a developing industrial park, which is comprised of legacy agricultural uses, as well as two roadway corridors.

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.5	90.0	+87.5
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	35.24	+35.24
• Agricultural (includes active orchards, field, greenhouse etc.)	127.5	0	-127.5
• 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: <u>Stormwater Management</u>	0	4.76	+4.76

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
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? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? 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: _____ _____	☐ Yes ☒ No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
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? 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 – Spills Incidents database Provide DEC ID number(s): _____ ☐ 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: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☐ No

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? _____ >30 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:

Odessa silt loam, 0-8% slopes	45.5 %
Ovid silt loam, 3-8% slopes	21.9 %
Lakemont silt loam, 0-3% slopes	7.8 %

d. What is the average depth to the water table on the project site? Average: _____ >14 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 3.3 % of site
☒ Moderately Well Drained: _____ 14.3 % of site
☒ Poorly Drained: _____ 82.4 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 98.2 % of site
☒ 10-15%: _____ 1.8 % 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 Wetland 10, 15, 16 (not mapped by NYSDEC ERM), 34, 36	Approximate Size 11,000 square feet +/-
• 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: <div style="display: flex; justify-content: space-between;"> <div>Whitetail Deer</div> <div>Common Rodents</div> <div>passerine birds, raptors, woodpeckers</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Painted turtles, garter snakes</div> <div></div> <div>game birds</div> </div> <div style="display: flex; justify-content: space-between;"> <div>(Source: STAMP DGEIS)</div> <div></div> <div></div> </div>		
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 If Yes: i. Species and listing (endangered or threatened): _____ Heartleaf Plantain, Least Bittern (Source: STAMP DGEIS) Short-eared Owl, Northern Harrier, Bald Eagle, Northern Long Eared Bat. Note: Tricolored Bat and Monarch Butterfly have been proposed for federal listing as threatened, although proposed 4(d) rule likely makes project exempt from possible monarch restrictions.		
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 If Yes: i. Species and listing: _____ Horned Lark (Source: STAMP DGEIS) Sharp-Shinned Hawk, Cooper's Hawk.		
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: _____ Increased noise, traffic, security fencing, and human presence		
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: _____		

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SIZE OF IMPOUNDMENT(iv)		DIMENSIONS OF DAM/IMPOUNDING STRUCTURE (v)			CONSTRUCTION METHOD/MATERIALS (vi)
BASIN ID	VOLUME (GAL.)	SURFACE AREA (Ac.)	HEIGHT (Ft.)	LENGTH (Ft.)	
South Campus					
Bio-Retention Basin	537700	1.42	1.5	727	Excavated earth used to form embankments of bio-retention basin, with underdrains and stone spillway, entire basin bottom is planted
Sediment Basin	29000	0.16	0.65	61	Excavated earth used to form embankments of sediment basin, with earth spillway and storm pipe level spreaders to bio-retention basin
Dry Pond	365300	0.34	3.44	319	Excavated earth used to form embankments of dry basin, with stone spillways to sediment basin and to adjacent watercourse
SMP-A (Dry Swale)	7400	0.2	2.1	285	Excavated earth used to form embankments of dry swale, with concrete outlet structure to manage runoff to storm conveyance system, side slopes are grassed
North Campus					
SMP-A (Filtration Bio-Retention Basin)	39400	0.14	1.9	550	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-B (Filtration Bio-Retention Basin)	29900	0.16	1.9	498	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-C (Filtration Bio-Retention Basin)	79400	0.39	2	727	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-D (Filtration Bio-Retention Basin)	59600	0.39	1.6	705	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-E (Filtration Bio-Retention Basin)	47500	0.13	2	464	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-F (Filtration Bio-Retention Basin)	81000	0.24	1.8	523	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-G (Filtration Bio-Retention Basin)	77400	0.25	2.05	543	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-H (Micro-pool Extended Detention Basin)	193700	1.13	7.6	806	Excavated earth used to form embankments of forebays and micropool with permanent pools, impermeable liners (if needed) to maintain water levels and grassed spillway
SMP-I (Filtration Bio-Retention Basin)	66600	0.2	2.2	488	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-J (Filtration Bio-Retention Basin)	89700	0.27	2.3	622	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted
SMP-K (Filtration Bio-Retention Basin)	50200	0.13	2.3	500	Excavated earth used to form embankments of bio-retention basin, with underdrains and grass spillway, entire basin bottom is planted