STREAM
DATA CENTERS

BUFA – Project Double Reed

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

SEQR DEVELOPMENT APPLICATION

TABLE OF CONTENTS

I. INTRODUCTION
II. PROJECT DESCRIPTION
III. TECHNICAL SUMMARIES AND EXHIBITS
- a. ARCHITECTURAL MASSING AND ELEVATIONS
- b. VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY
- c. SITE PLANS
- d. STORMWATER TECHNICAL SUMMARY
- e. STORMWATER PLANS
- f. PHOTOMETRIC PLAN
- g. LANDSCAPE PLAN
- h. TRAFFIC TECHNICAL SUMMARY
- i. UTILITY POWER TECHNICAL SUMMARY
- j. UTILITY POWER OVERALL INFRASTRUCTURE
- k. BACKUP POWER TECHNICAL SUMMARY
- l. GEOTECHNICAL TECHNICAL SUMMARY
- m. USDA SOIL SURVEYS
- n. AIR EMISSIONS TECHNICAL SUMMARY
- o. ACOUSTICS TECHNICAL SUMMARY
- p. EMERGENCY SERVICES CONFIRMATION TECHNICAL SUMMARY
- q. EMERGENCY RESPONSE PROCEDURES TECHNICAL SUMMARY
- r. DISADVANTAGED COMMUNITIES BURDEN ASSESSMENT
- s. EAF PART 1 FORM

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 communities 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 commitment to developing projects that benefit local communities. 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 120 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.

- **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 (120 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 will avoid sensitive environmental resources, including wetlands and streams; as both are located within the property tax parcels, but outside of the proposed work area/limit of disturbance. 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.

- **Acoustics Approach:** Multiple noise assessments are being conducted to inform the ongoing refinement of site design, equipment selection, and architectural treatments.

  Initial assessment findings have already incorporated screening mitigation—specifically, the placement of screening walls on building rooftops—as the primary acoustic treatment, consistent with the site and architectural plans provided.

  Further, more detailed professional acoustical studies and modeling will be performed as the design and engineering phases advance. These studies will refine the selection of standard minimization options (such as sound barriers, silencers, and enclosures) to ensure the project optimizes alignment with STAMP's intended uses and achieves compliance with all necessary permitting requirements and NYSDEC guidelines.

  As the detailed designs are finalized, Stream will ensure that all requirements of the STAMP EIA are adhered to with specific attention to sensitive receptors and the requirements at the boundary of the park. As acoustic models are developed rooftop screening will be adjusted to reduce overall building height where possible.

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. 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 52 feet to the parapet and 110 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.

- **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 on 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. Night time shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.

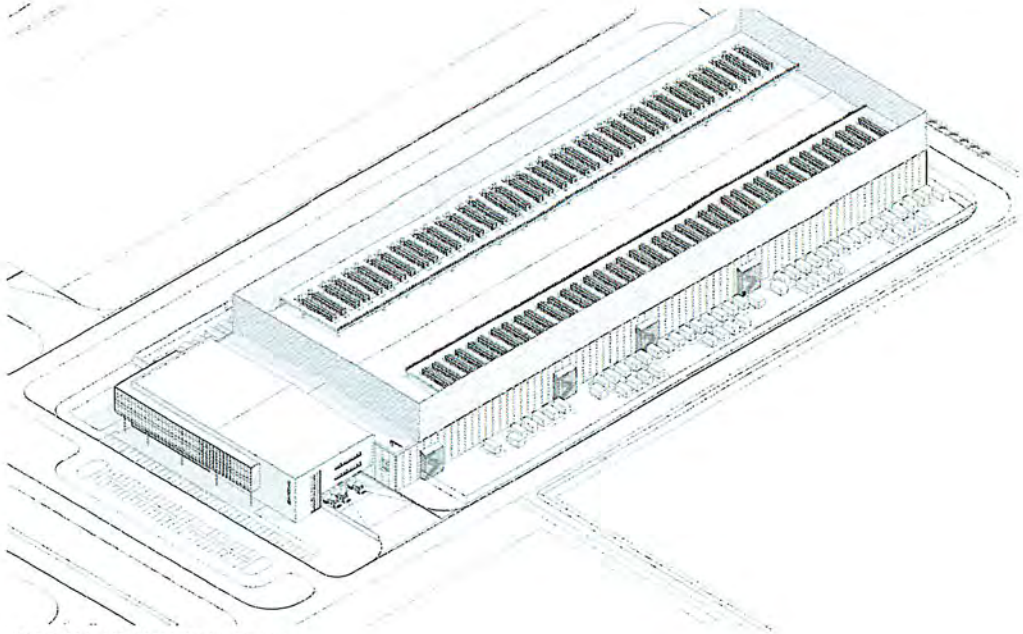
- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. 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.

- **Community Participation:** Stream Data Centers is committed to be an integral member of the local community, the team has already identified multiple local programs for participation and are actively working with local groups to support programs that are considered as high priority programs for the local area. Stream Data Centers commits to working with the local community to make jobs and training programs accessible to local residents and will continue to engage proactively to ensure that the benefits of this development for the local area are maximized.

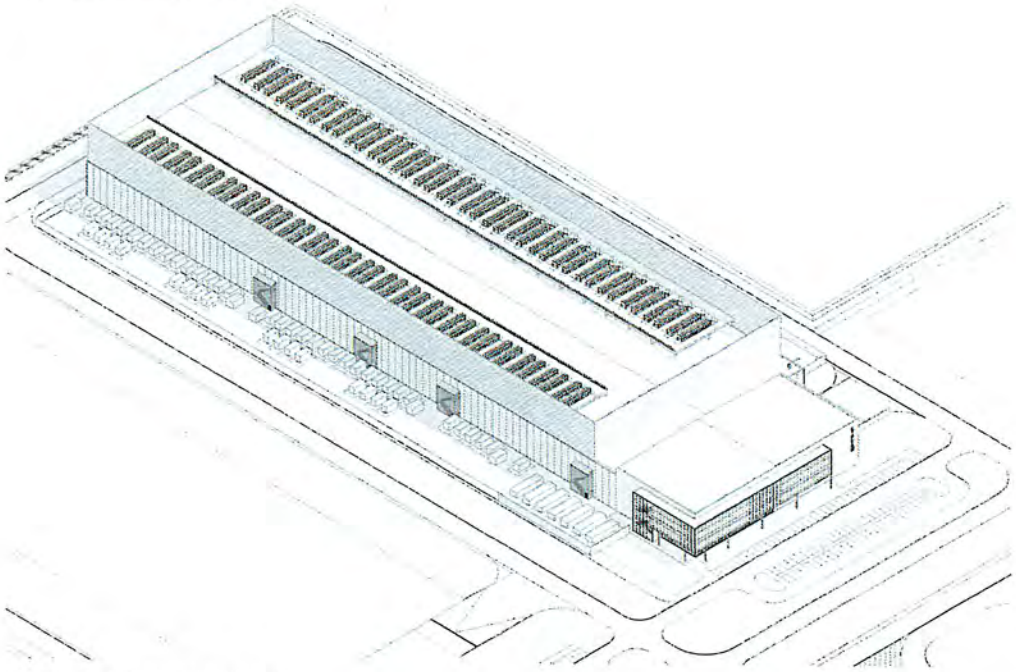
Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.

III | TECHNICAL SUMMARIES AND EXHIBITS

III-a | ARCHITECTURAL MASSING AND ELEVATIONS



OVERALL AXONOMETRIC VIEW A



OVERALL AXONOMETRIC VIEW B

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Project Title: Buffalo Due Diligence

Drawing Title: AXONOMETRICS

Date

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Drawing No: A-010

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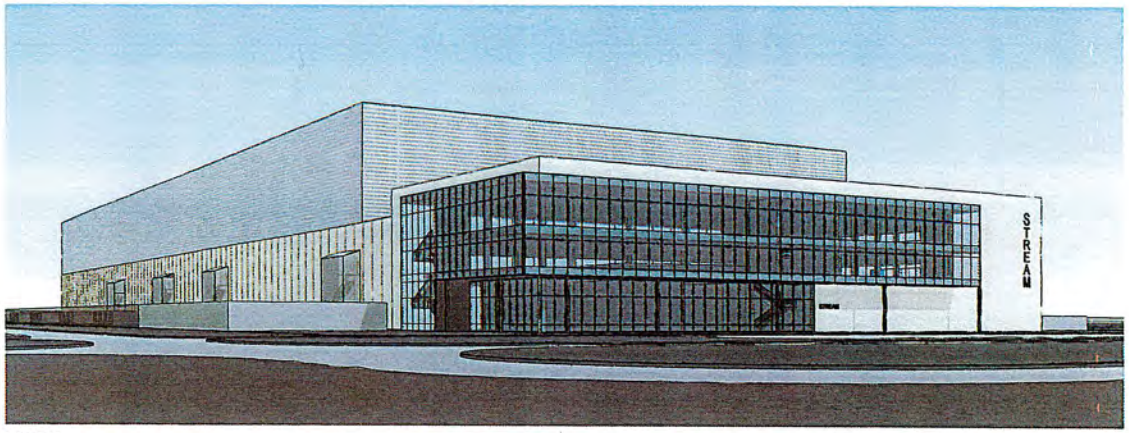

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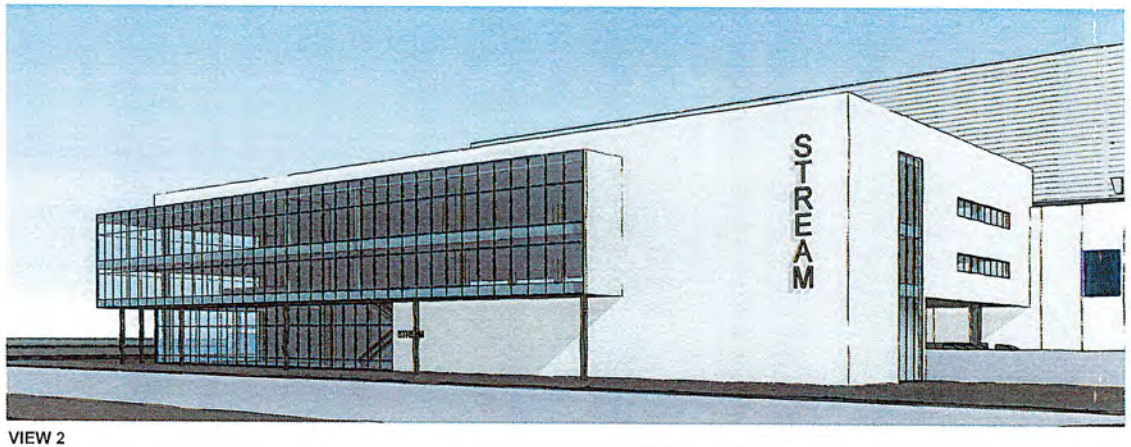

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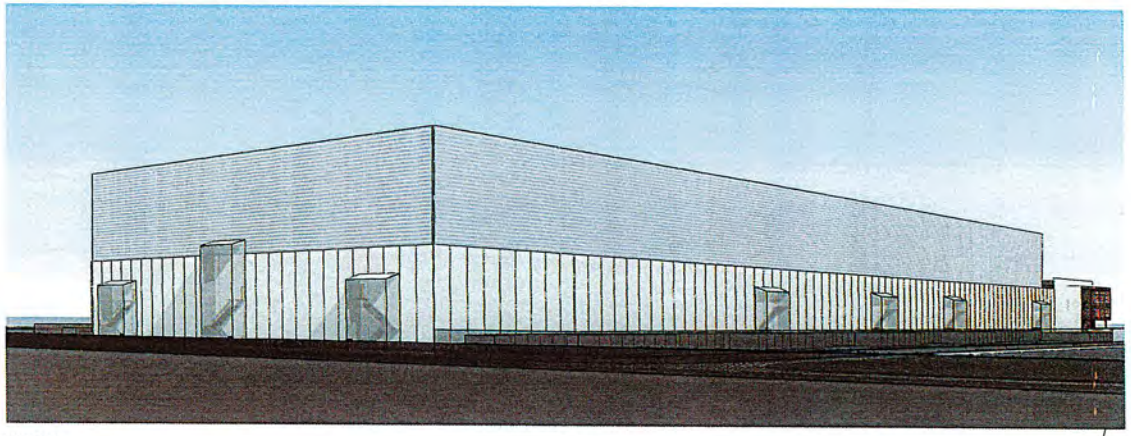

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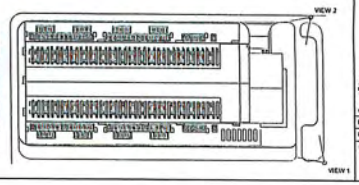

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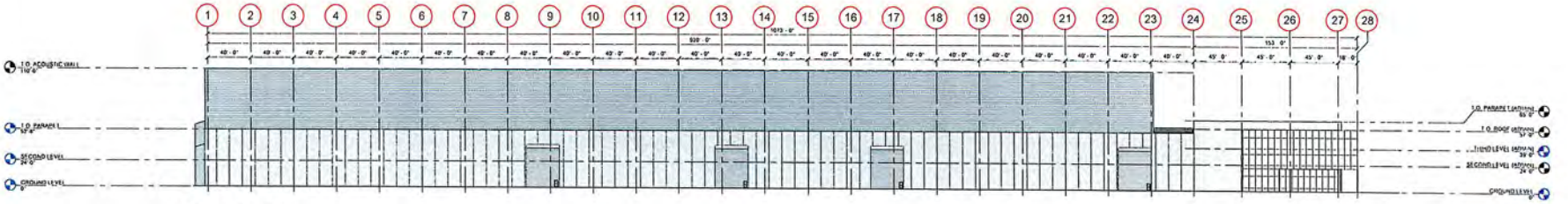
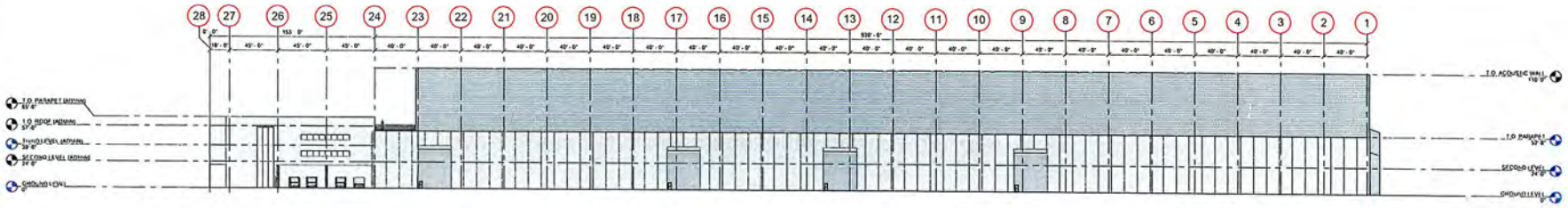


EAST ELEVATION



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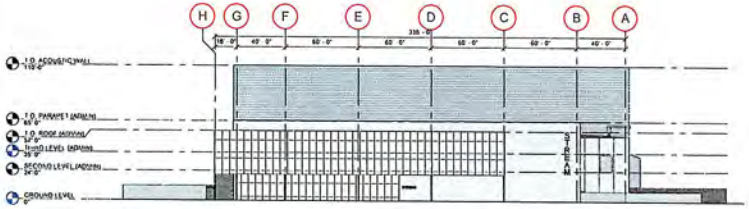
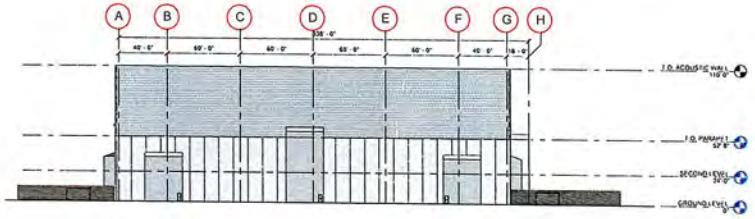


NORTH ELEVATION



SOUTH ELEVATION

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Drawing no: A-012

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III-b | VISUAL IMPACT ANALYSIS TECHNICAL SUMMARY

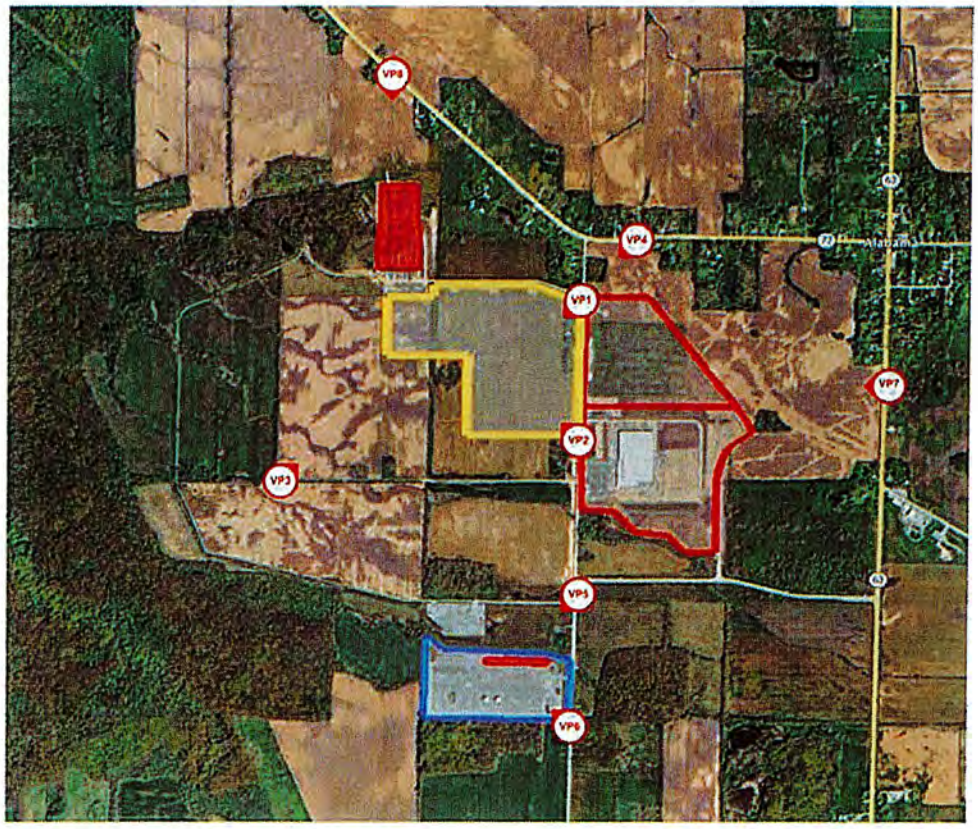
The Visual Impact Analysis systematically assessed the project's presence across critical viewpoints.

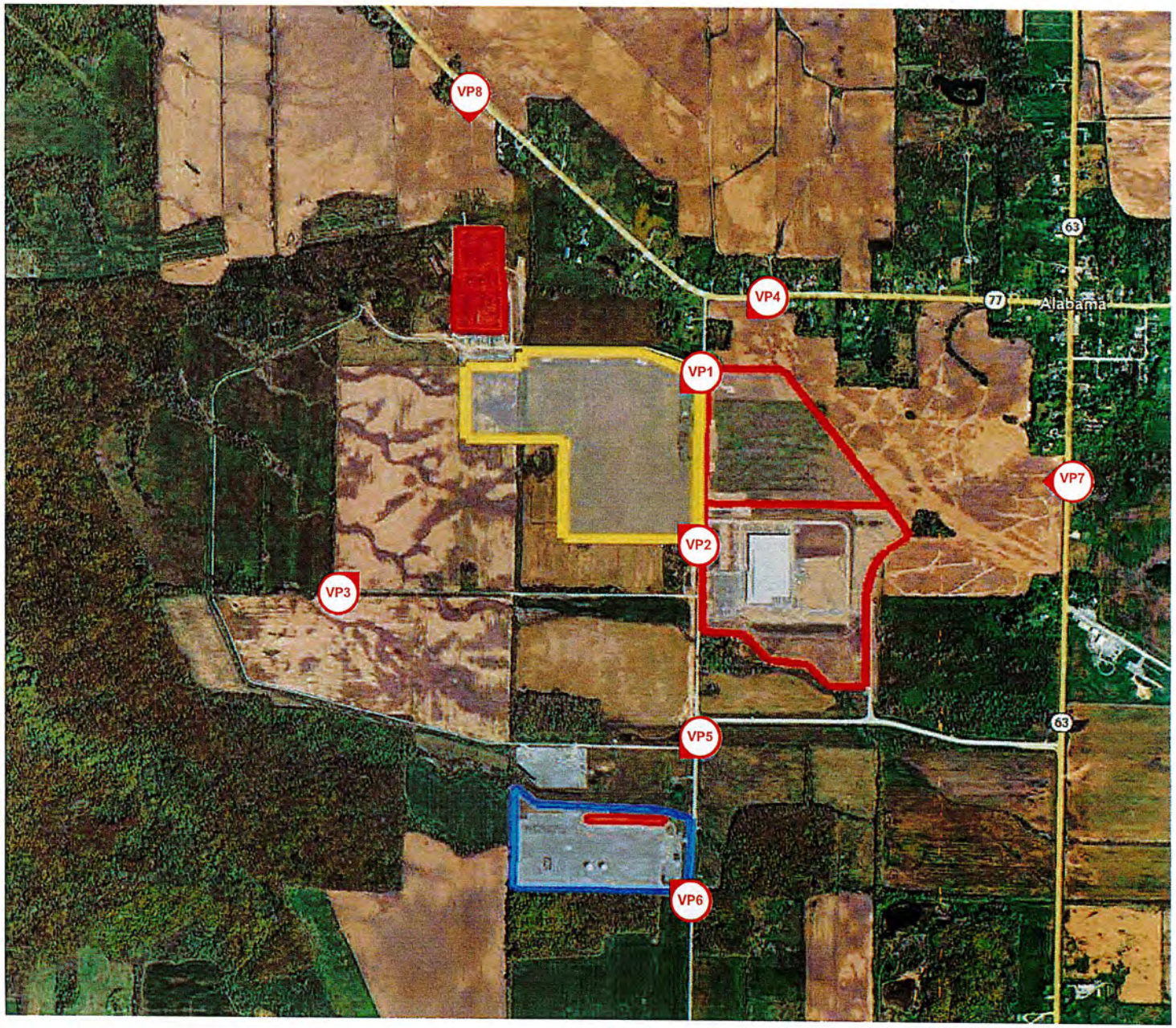
Crosby Road Viewpoints focused on the immediate on-site experience. This analysis defined the project's scale, materiality, and landscaping treatments for the North and South campus sites within the STAMP area. This determines the visual impression for site users.

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.





1 KEY PLAN

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KEY PLAN

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Drawing No

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1 VP1 - CROSBY RD LOOKING SOUTH

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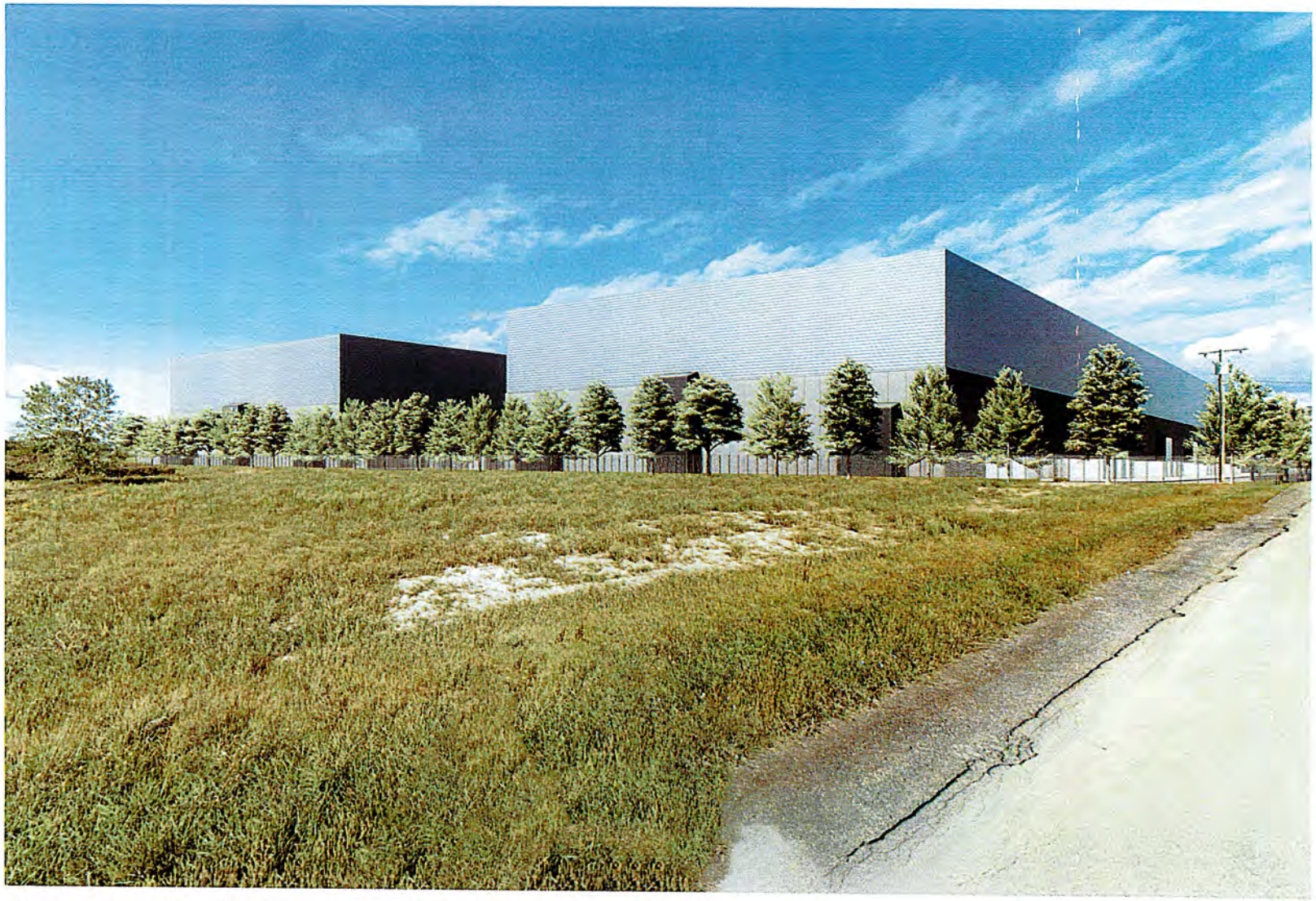

1 VP2 - CROSBY RD LOOKING NORTHWEST

KEY PLAN

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Buffalo Due Diligence

RENDER VP2

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1 VP3 - PATTERSON RD LOOKING NORTHEAST

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1 VP4 - LEWISTON RD LOOKING SOUTHWEST

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RENDER VP4

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1 VP5 - CROSBY RD LOOKING SOUTH

KEY PLAN

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Drawing Title: RENDER VP5

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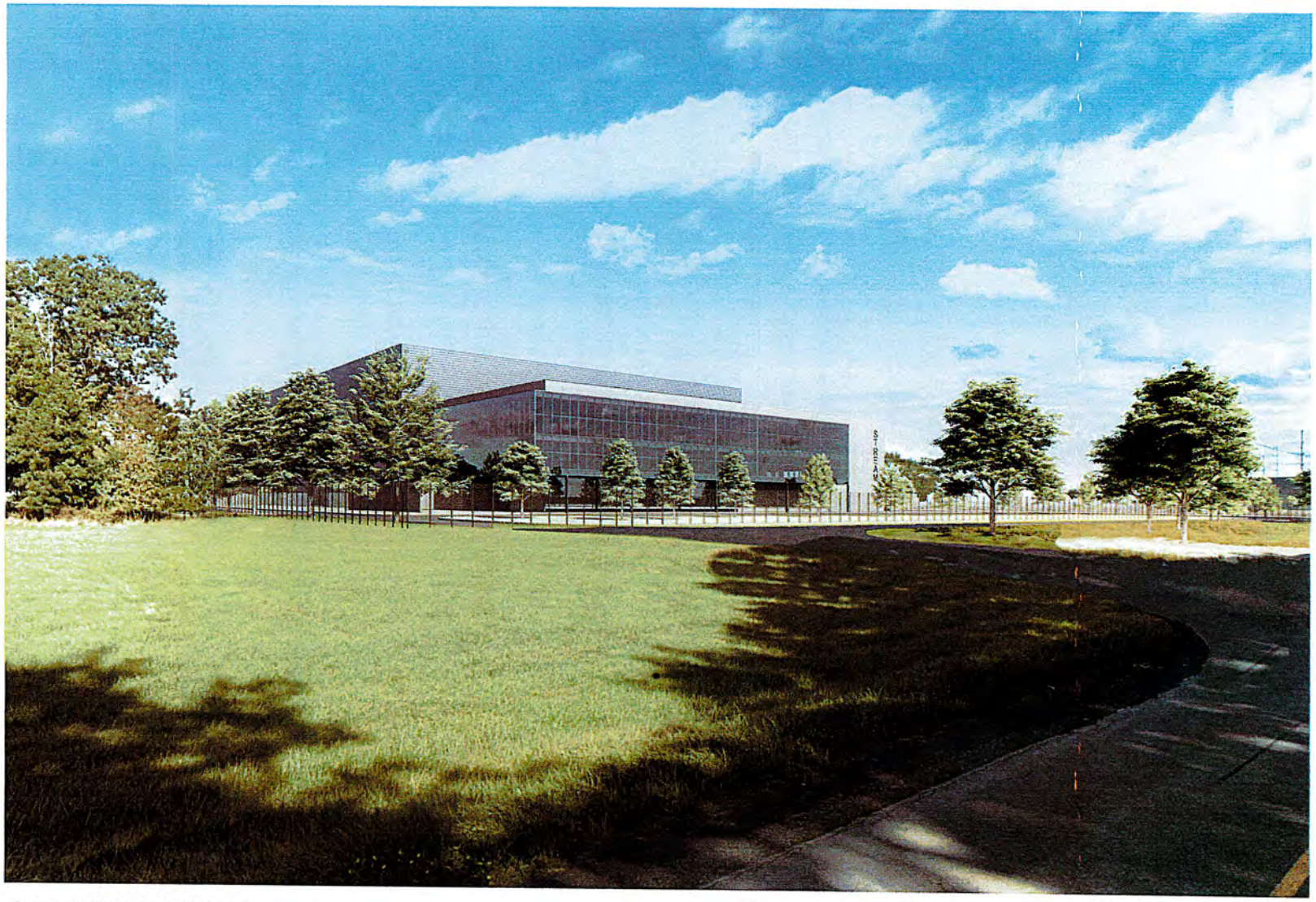

1 VP6 - CROSBY RD LOOKING WEST

KEY PLAN

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1 VP7 - ALLEGHANY RD LOOKING WEST

KEY PLAN

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1 VP8 - LEWISTON RD LOOKING SOUTH

KEY PLAN

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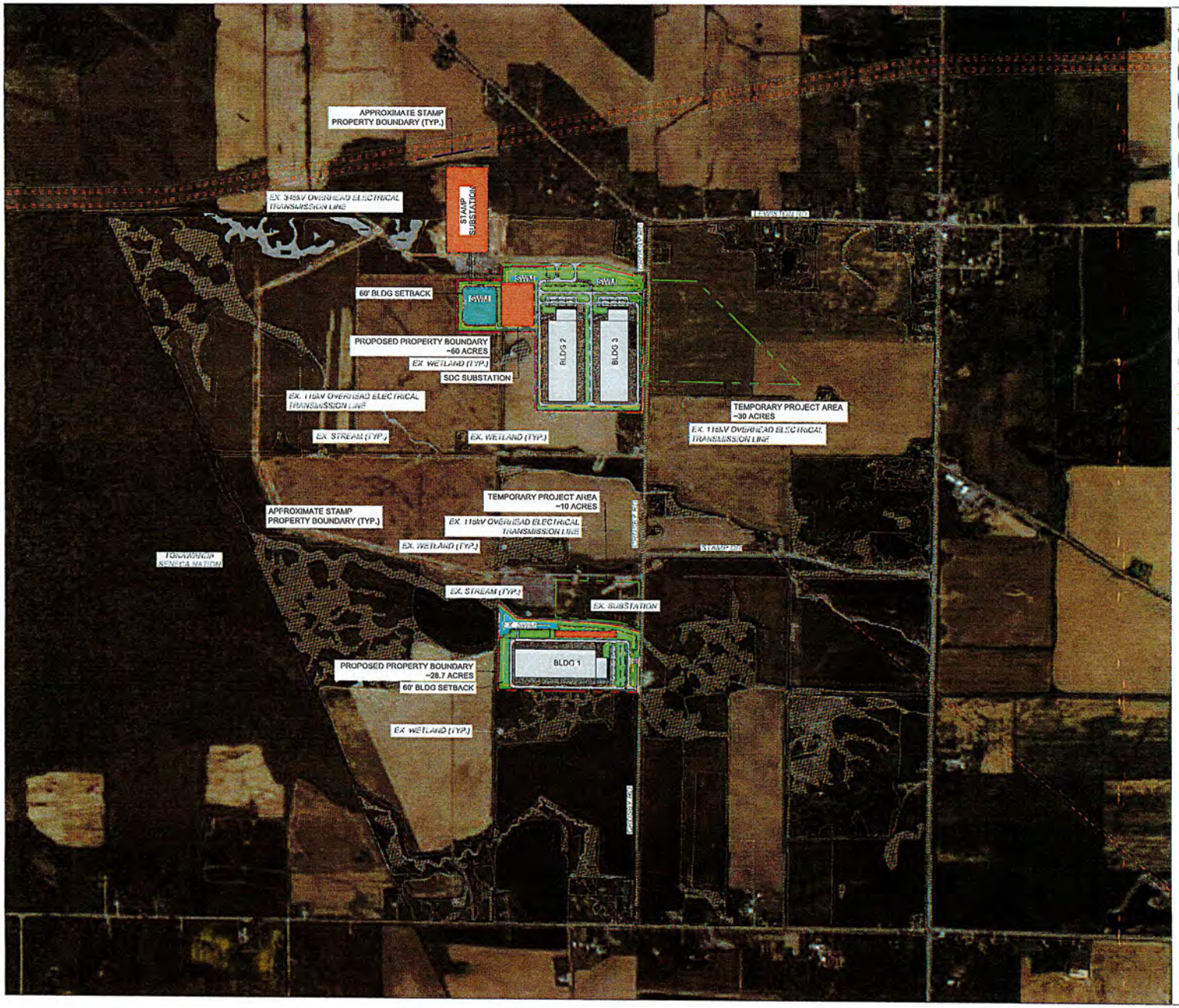
III-c |SITE PLANS



LEGEND

AREAS / SURFACING

- BUILDING / EQUIPMENT
- ELECTRICAL SUBSTATION
- STORMWATER
- LANDSCAPE AREA / PERVIOUS GROUND COVER
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- EQUIPMENT YARD / CONCRETE SLAB ON GRADE
- CONCRETE SIDEWALK
- GRAVEL SURFACING
- PROPOSED SITE UTILITY CORRIDOR

SITE ELEMENTS

- APPROXIMATE STAMP BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED TEMPORARY PROJECT AREA
- PROPOSED BUILDING SETBACK
- EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES
- SITE SECURITY FENCE

0 250' 500' 1000' N

GRAPHIC SCALE 1" = 500'

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No. 03738908

Designed By JFreiberg

Checked By RMurphey

Scale As Noted

Drawing Sheet Title

OVERALL SITE PLAN

Drawing Sheet Number

EXHIBIT 1 - SITE PLANDWG

FREEHLING, JOSEPH

ANSI D (24.36 INCHES)

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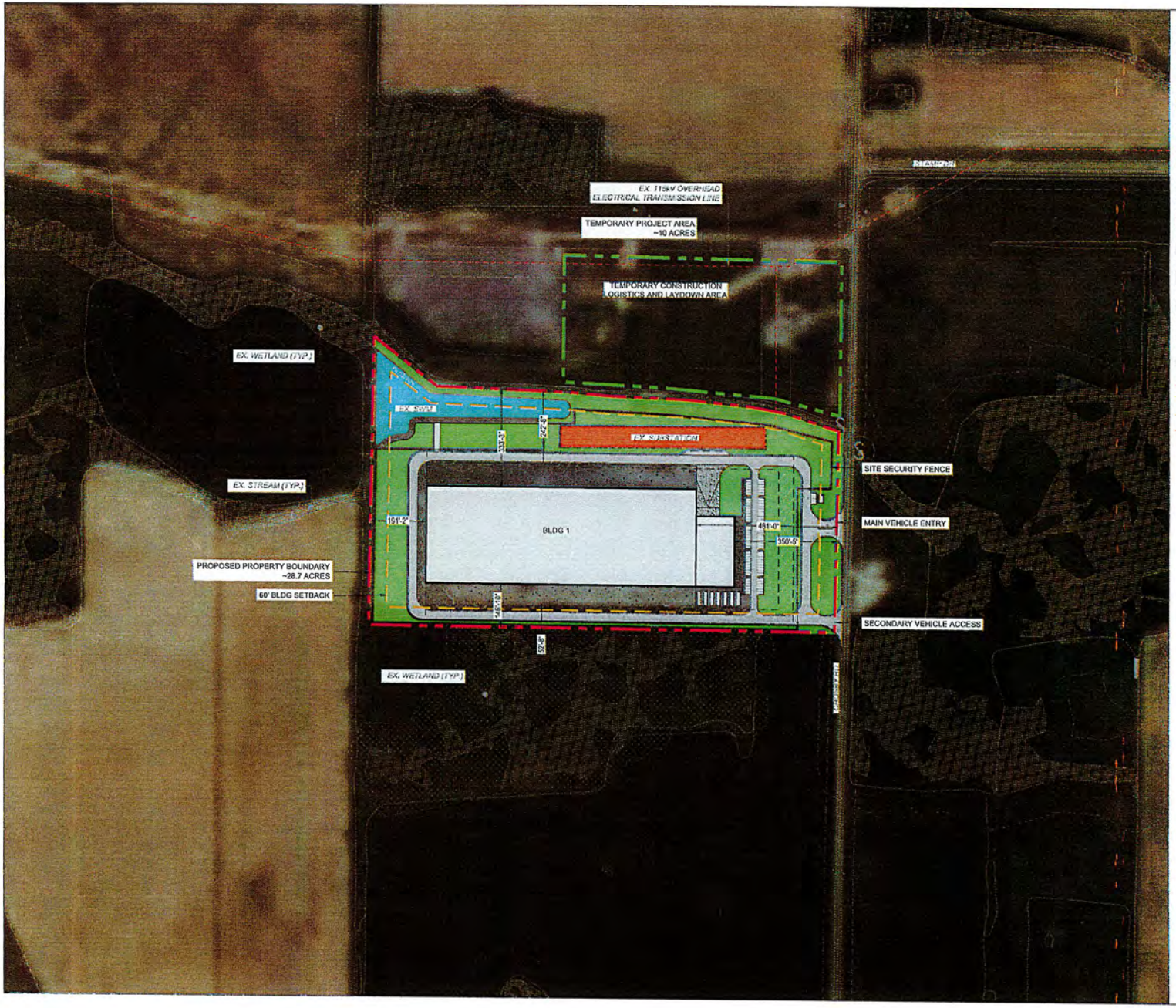

LEGEND:

AREAS / SURFACING

- BUILDING / EQUIPMENT
- ELECTRICAL SUBSTATION
- STORMWATER
- LANDSCAPE AREA / PERVIOUS GROUND COVER
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- EQUIPMENT YARD / CONCRETE SLAB ON GRADE
- CONCRETE SIDEWALK
- GRAVEL SURFACING
- PROPOSED SITE UTILITY CORRIDOR

SITE ELEMENTS

- APPROXIMATE STAMP BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED TEMPORARY PROJECT AREA
- PROPOSED BUILDING SETBACK
- EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES
- SITE SECURITY FENCE

0 75' 150' 300

GRAPHIC SCALE 1" = 150'

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No. D3718006
Designed By JFreshung
Checked By RMurphey
Scale As Noted

Drawing Sheet Title

SITE PLAN - 1

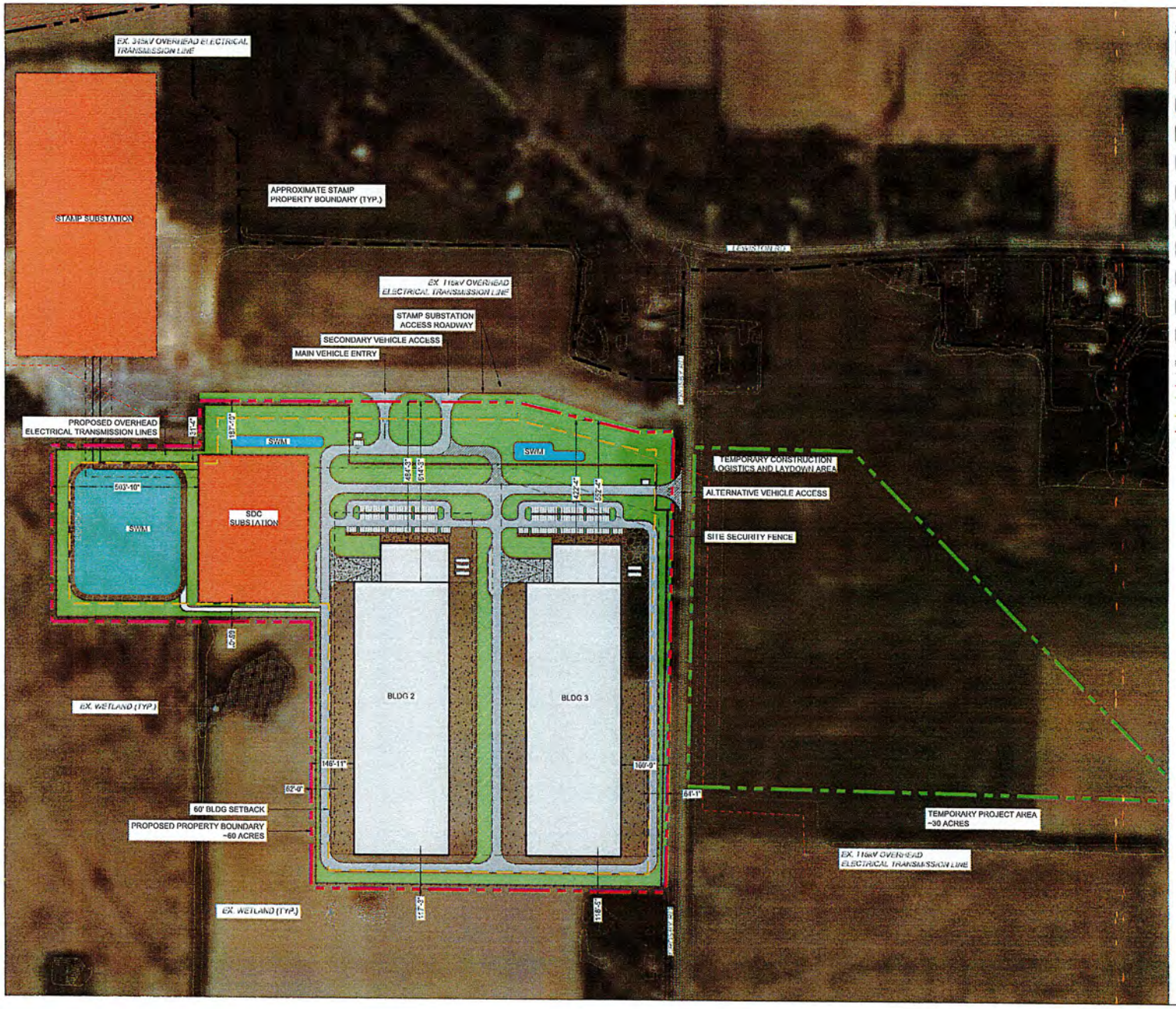
Drawing Sheet Number

EXHIBIT 1 - SITE PLAN.DWG

FREEHLING, JOSEPH

ANSI D (24 X 36 INCHES)

10/8/2025 2:50:55 PM



LEGEND:

AREAS / SURFACING

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No. 01373918
Designed By JFreiwang
Checked By RRiordney
Scale As Noted

Drawing Sheet Title

SITE PLAN - 2

Drawing Sheet Number

EXHIBIT 1 - SITE PLAN.DWG
FREEHLING, JOSEPH
ANSI D (24.X36.IN)=(1:5)
12/9/2025 1:42:23 PM

LEGEND:

AREAS / SURFACING

- BUILDING / EQUIPMENT
- ELECTRICAL SUBSTATION
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Genesse County

Number	Description	Date

Key Plan

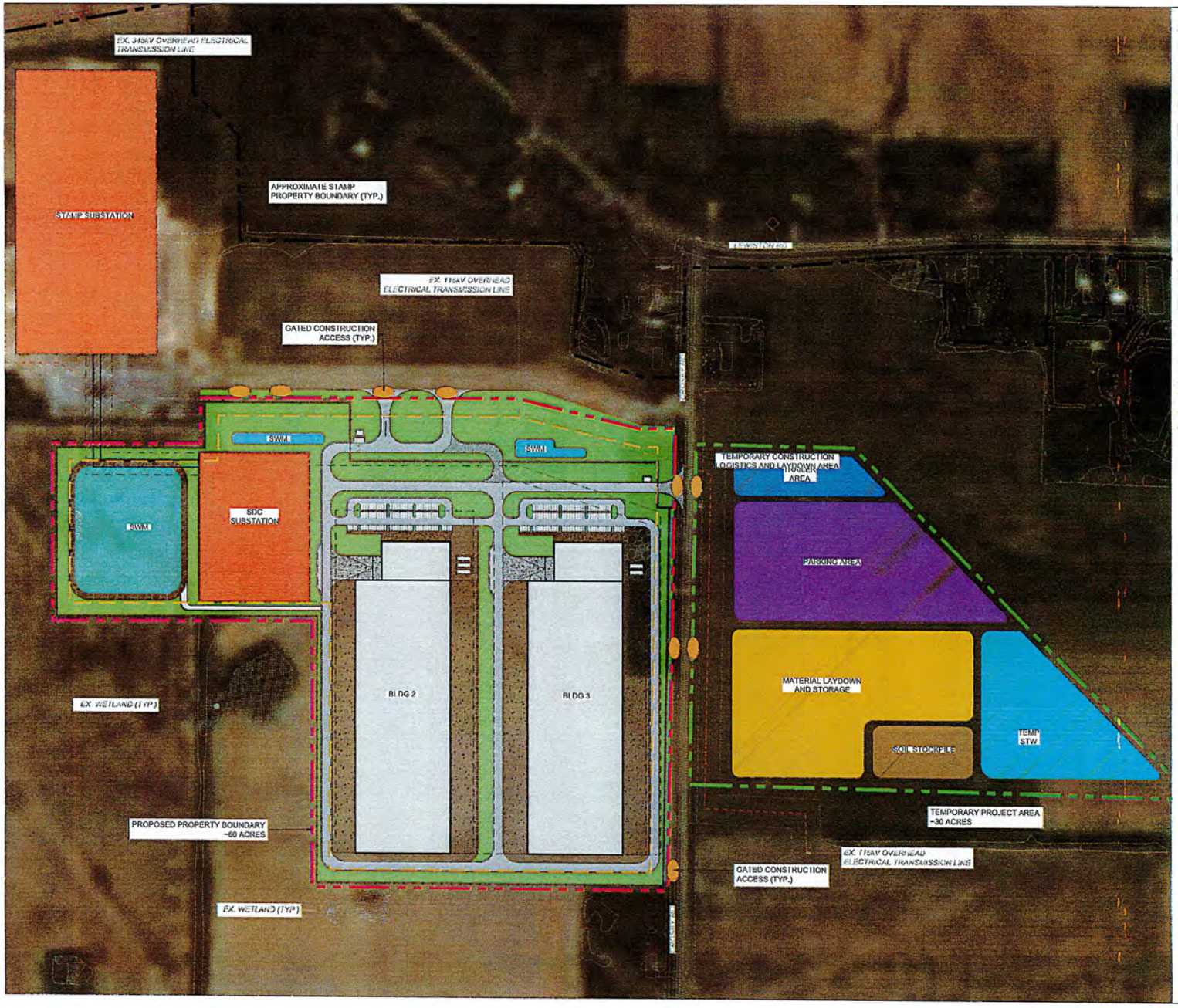
Project No. D3736808
Designed By JFreehling
Checked By RMaloney
Scale As Noted

Drawing Sheet Title

CONSTRUCTION LOGISTICS PLAN - 1

Drawing Sheet Number

12/9/2025 2:50:32 PM FREEHLING, JOSEPH EXHIBIT 4 - CONSTRUCTION LOGISTICS PLAN.DWG ANSI D (24 X 36 INCHES)



LEGEND:

AREAS / SURFACING

- BUILDING / EQUIPMENT
- ELECTRICAL SUBSTATION
- STORMWATER
- LANDSCAPE AREA / PERVIOUS GROUND COVER
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- PROPOSED BUILDING SETBACK
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- SITE SECURITY FENCE

0 75 150 300

GRAPHIC SCALE 1" = 150'

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No 03738009
Designed By JFreshwig
Checked By RMaloney
Scale As Noted

Drawing Sheet Title

CONSTRUCTION LOGISTICS PLAN - 2

Drawing Sheet Number

EXHIBIT 4 - CONSTRUCTION LOGISTICS PLAN.DWG
FREEHLING, JOSEPH
ANSI D (24 X 36 INCHES)
12/8/2025 1:58:24 PM

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:

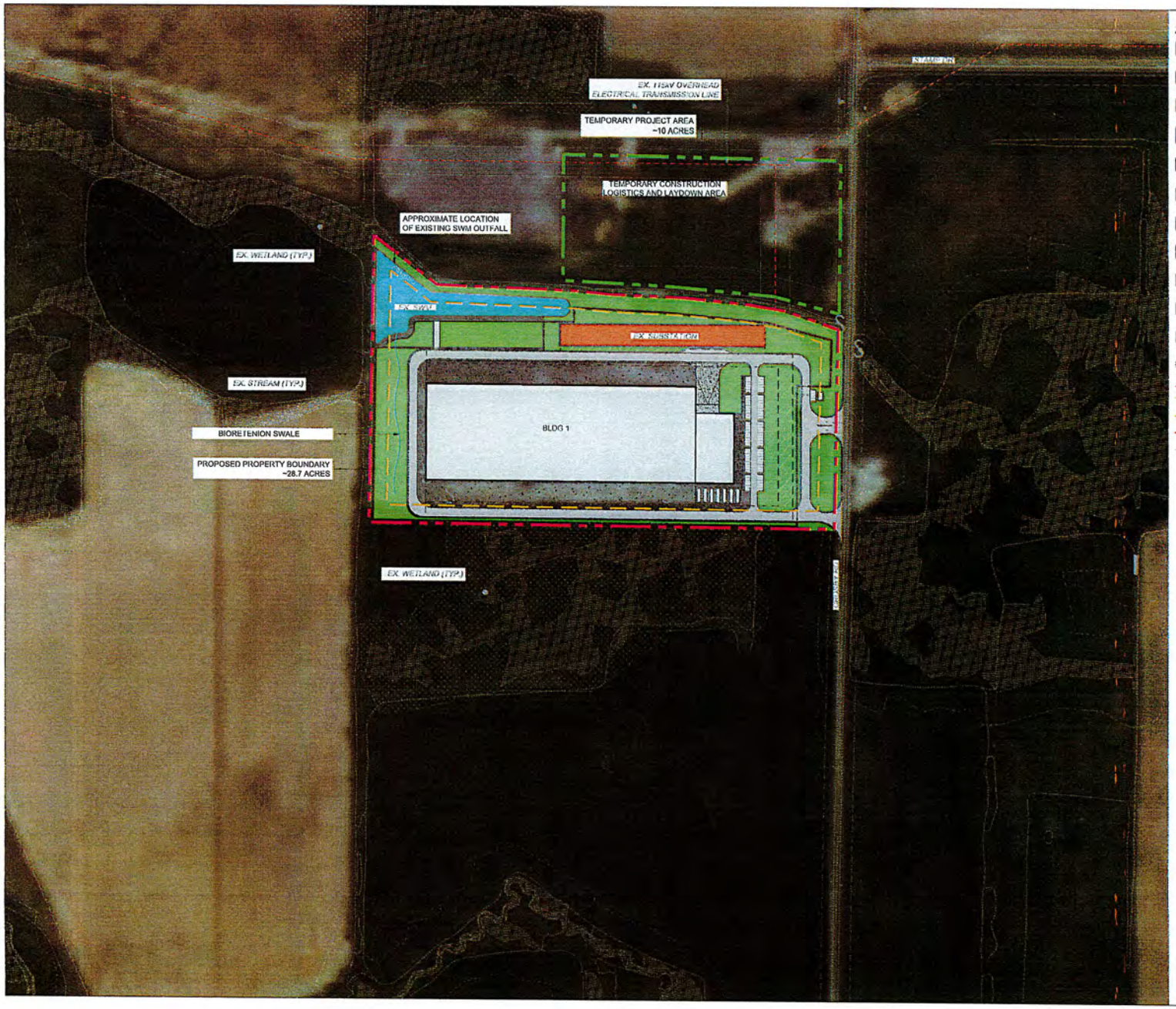
- **Stormwater Management Basins:** These basins have been strategically proposed on the site to capture and store stormwater runoff, reducing peak flow rates, and preventing flooding.
- **Permeable Surfaces:** The project has explored opportunities to incorporate permeable paving materials, such as 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.

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



LEGEND:

AREAS / SURFACING

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- PROPOSED BUILDING SETBACK
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- SITE SECURITY FENCE

0 75' 150' 300'

GRAPHIC SCALE 1" = 150'

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Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

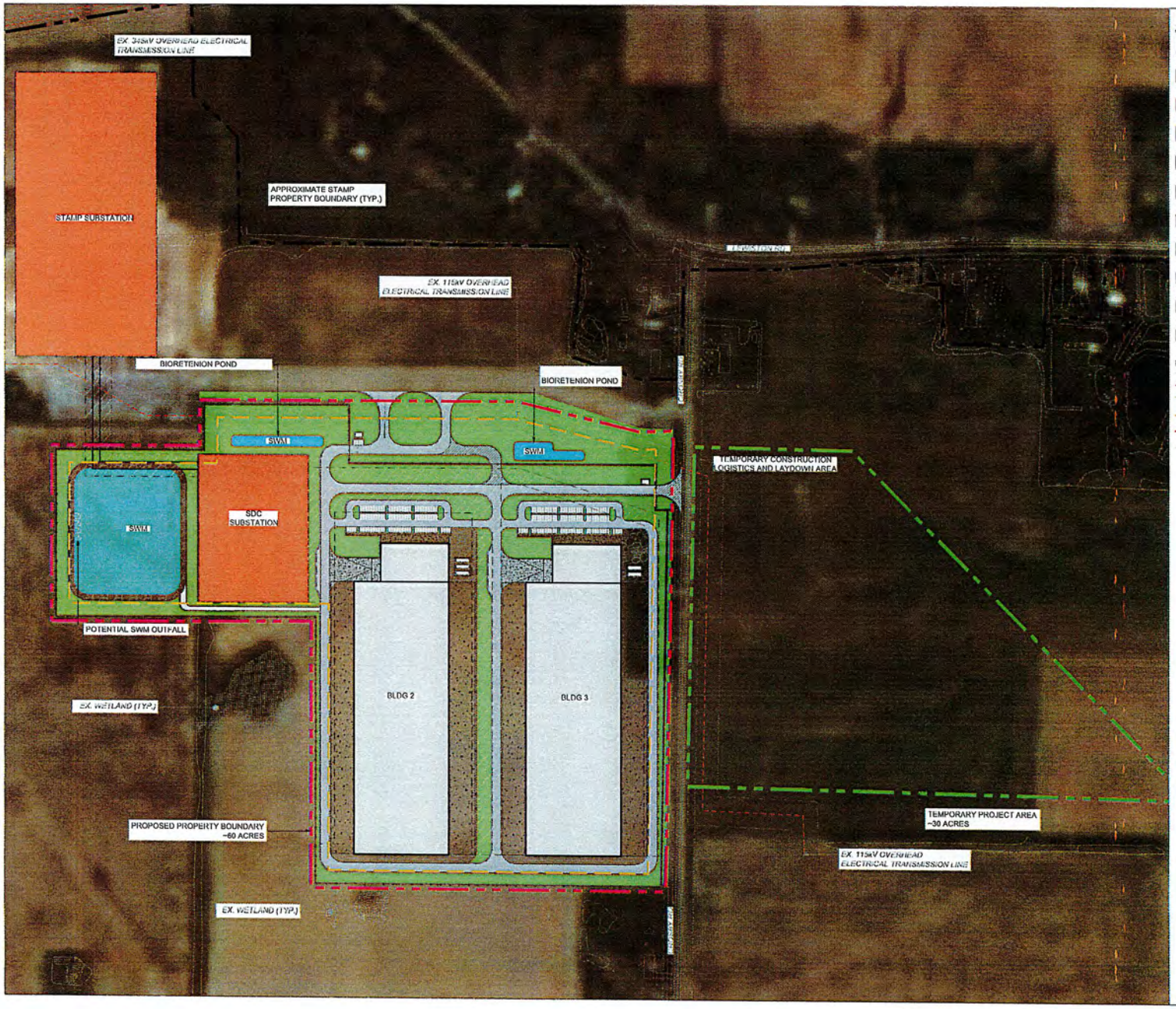
Project No. 03726908
Designed By JFleshling
Checked By RMeurley
Scale As Noted

Drawing Sheet Title

STORMWATER PLAN - 1

Drawing Sheet Number

12/5/2025 1:42:29 PM ANSI D (24 X 36 INCHES) FREEHLING, JOSEPH EXHIBIT 2 - STORMWATER PLAN.DWG



LEGEND:

AREAS / SURFACING

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GRAPHIC SCALE: 1" = 150'

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Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No 03738508
Designed By JFreehling
Checked By RMeaney
Scale As Noted

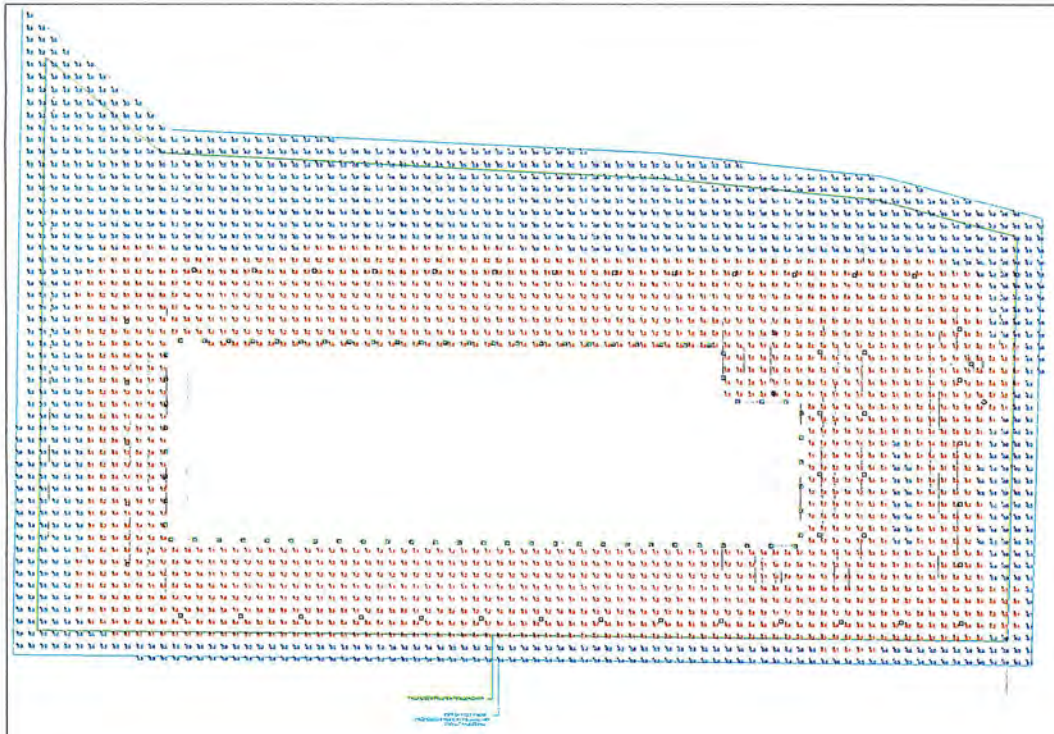
Drawing Sheet Title

STORMWATER PLAN - 2

Drawing Sheet Number

12/9/2025 1:47:00 PM ANSI D (24 X 36 INCHES) FREEHLING, JOSEPH EXHIBIT 2 - STORMWATER PLAN.DWG

III-f | PHOTOMETRIC PLAN



NOTES:
MODEL ILLUSTRATES LIGHT COVERAGE ALONG SITE ROADWAYS, BUILDINGS AND SITE ACCESS POINTS AT GRADE LEVEL, MODELED 40 FEET BEYOND THE PROPERTY LINE.
RED POINTS INDICATE LIGHT VALUES GREATER THAN 0.1 FC, WHILE BLUE POINTS INDICATE WHERE LIGHT LEVELS ARE BELOW 0.1 FC.

BOD TARGET ILLUMINATION OF 1.0 FC AVERAGE AT GRADE LEVEL.

OVERALL SITE LAYOUT INCLUDES ROADWAY, PARKING AND BUILDING PERIMETER LUMINAIRES.

LIGHTING CONTROL OPTION FOR LUMINAIRES CAN BE PHOTOCELL AND/OR OCCUPANCY SENSOR FOR SETBACK FOR ENERGY SAVINGS.

BUILDING ENTRY LIGHTING IS NOT INCLUDED IN THE CALCULATIONS AND WILL BE DEFINED AND DETAILED AT A LATER TIME.

THE LIGHTING ANALYSIS MODEL WAS EXTENDED TO 40FT BEYOND THE PROPERTY LINE.

LIGHTING CALCULATIONS INCLUDES A 0.9 DIRT DEPRECIATION FACTOR AND A 0.9 LUMEN DEPRECIATION FACTOR.

INDIVIDUAL ONSITE MEASUREMENTS MAY VARY FROM COMPUTER CALCULATIONS AND SHOULD BE TAKEN IN ACCORDANCE WITH IES GUIDELINES.

DIRECT ONLY CALCULATIONS. SURFACE REFLECTANCES ARE NOT CONSIDERED IN CALCULATIONS. ONLY LIGHTING SHOWN IS INCLUDED IN THE CALCULATION.

AGI32 ILLUMINANCE CALCULATIONS ARE FOR LIGHTING DESIGN AID PURPOSED ONLY. ALL LIGHTING CALCULATIONS PERFORMED BY JACOBS ARE BASED ON PUBLISHED METHODS, IESNA RECOMMENDATIONS AND PHOTOMETRY MADE AVAILABLE BY LUMINAIRE MANUFACTURERS. ALL NECESSARY STEPS HAVE BEEN TAKEN TO ENSURE THE ACCURACY OF THE CALCULATIONS. IT SHOULD BE NOTED THAT ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE AND THE LIGHTING CALCULATION SOFTWARE USED. RESULTS COMPUTED MAY VARY DEPENDING ON THE LUMINAIRE AND LAMP DATA, LIGHT LOSS FACTORS, THE CALCULATION PROGRAM AND ACTUAL FIELD CONDITIONS. JACOBS SHALL NOT BEAR RESPONSIBILITY FOR THE ACCURACY OF THE CALCULATIONS PERFORMED AND THE FINAL OR ACTUAL FIELD CONDITIONS, SUCH AS FINISHED AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING.

Luminaire Schedule
Project: SOUTH CAMPUS

Symbol	Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	Label
	B1	65	WALL MOUNTED LED LUMINAIRE, 3000K, 80CRI, TYPE III	0.810	6614	50.9	3308.5	40	DSX1 LED P1 30K 80CRI T3M
	B2	4	WALL MOUNTED LED LUMINAIRE, 3000K, 80CRI, TYPE IV FORWARD	0.810	8690	67.79	271.16	40	DSX1 LED P2 30K 80CRI TFTM_1
	S1	47	POLE TOP LED LUMINAIRE, 3000K, 80CRI, TYPE III W/ BACKLIGHT SHIELD	0.810	5733	50.9015	2392.371	25	DSX1 LED P1 30K 80CRI T3M HS
	S2	2	POLE TOP LED LUMINAIRE, 3000K, 80CRI, TYPE IV FORWARD	0.810	8690	67.79	135.58	25	DSX1 LED P2 30K 80CRI TFTM

N

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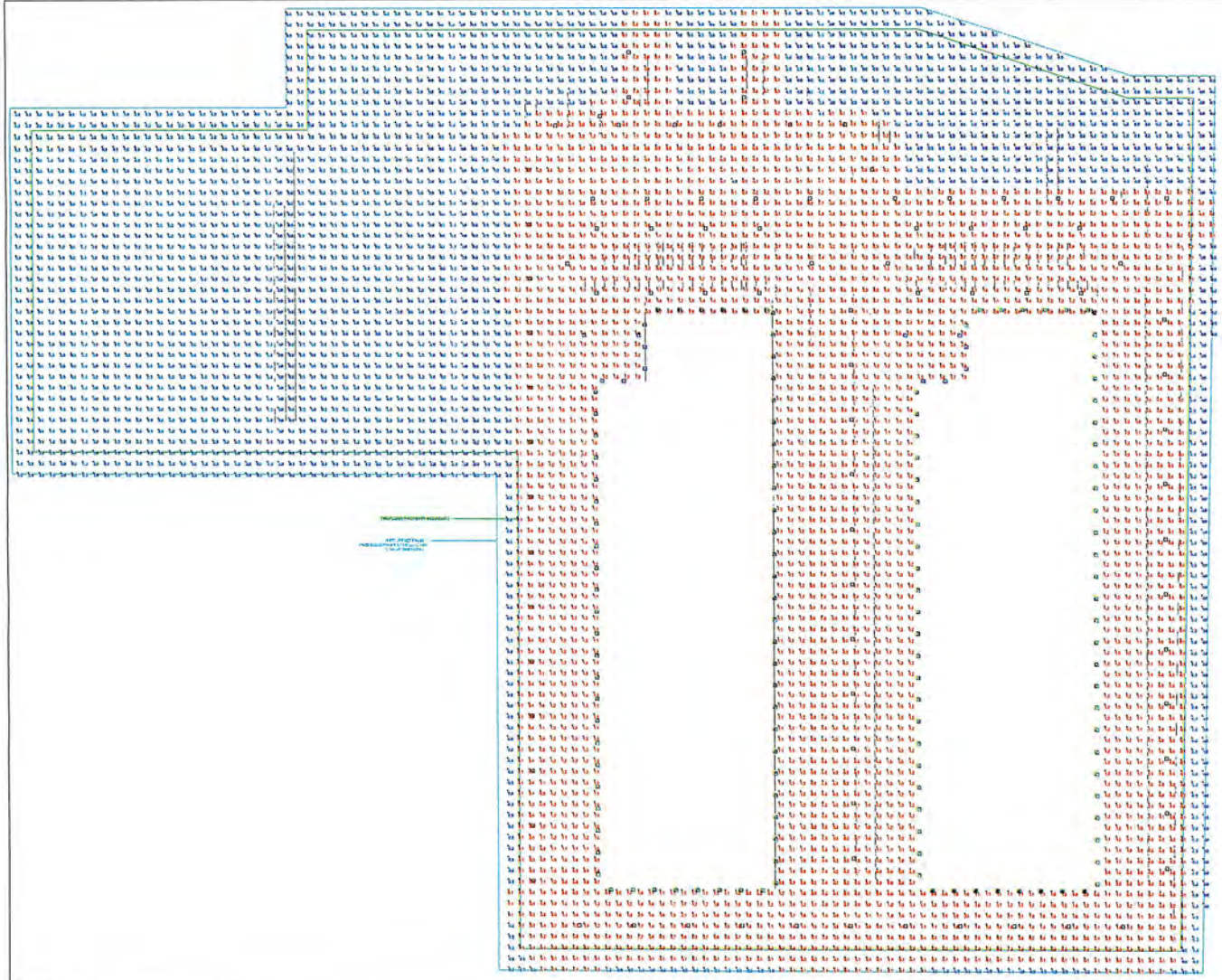
SOUTH CAMPUS

PHOTOMETRIC PLAN (POINT CALCULATIONS)

BUFA – Project Double Reed
North Campus and South Campus

Date: 12/2/2025

SCALE: 1" = 100'



NOTES:
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Luminaire Schedule
Project: NORTH CAMPUS

Symbol	Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	Label
	B1	130	WALL MOUNTED LED LUMINAIRE, 3000K, 80CRI, TYPE III	0.810	6614	50.9	6617	40	DSX1 LED P1 30K 80CRI T3M
	B2	8	WALL MOUNTED LED LUMINAIRE, 3000K, 80CRI, TYPE IV FORWARD	0.810	8690	67.79	542.32	40	DSX1 LED P2 30K 80CRI TFTM_1
	S1	90	POLE TOP LED LUMINAIRE, 3000K, 80CRI, TYPE III W/ BACKLIGHT SHIELD	0.810	5733	50.9015	4581.135	25	DSX1 LED P1 30K 80CRI T3M HS
	S2	4	POLE TOP LED LUMINAIRE, 3000K, 80CRI, TYPE IV FORWARD	0.810	8690	67.79	271.16	25	DSX1 LED P2 30K 80CRI TFTM

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NORTH CAMPUS

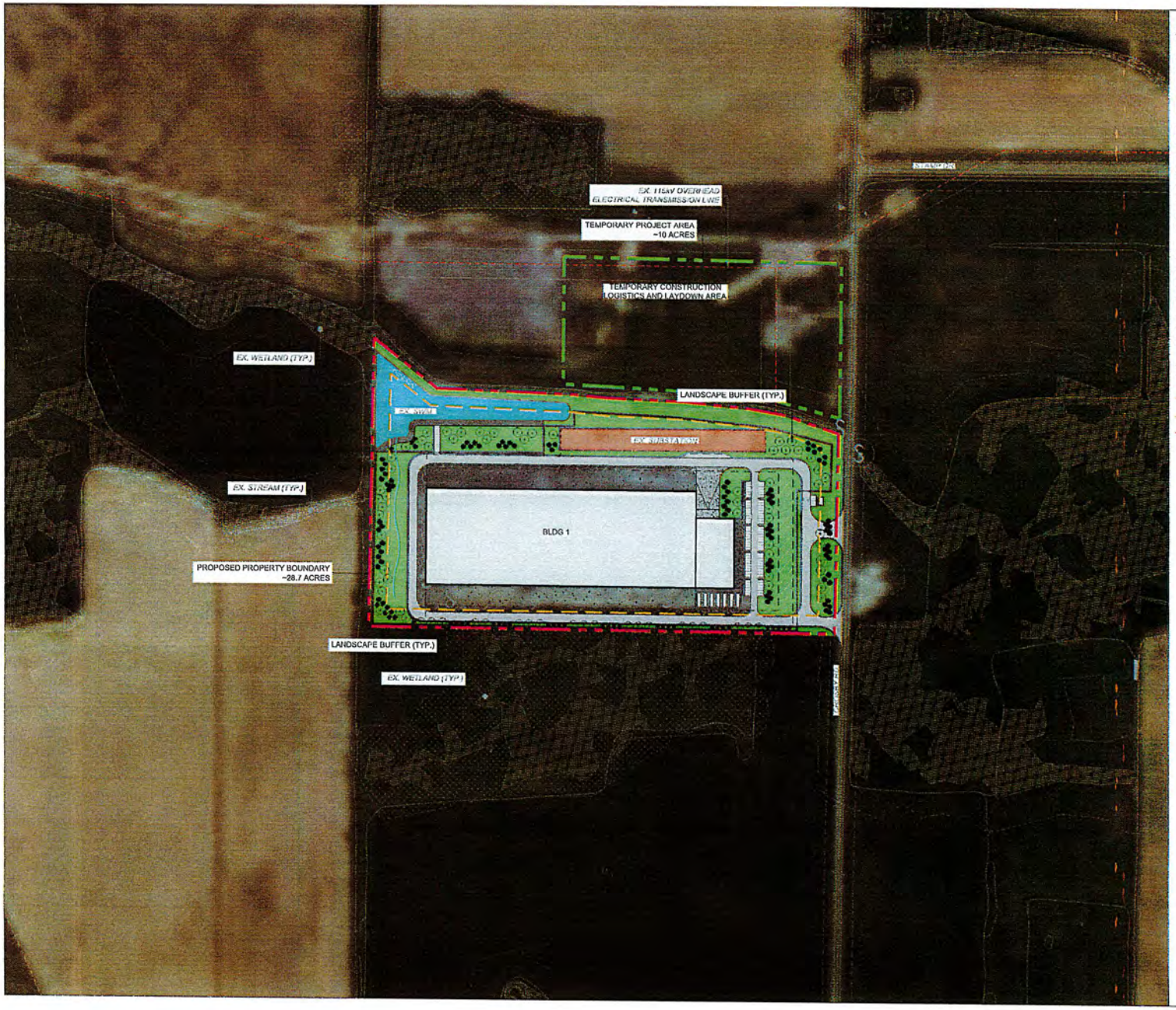
PHOTOMETRIC PLAN (POINT CALCULATIONS)

BUFA – Project Double Reed
North Campus and South Campus

Date:12/2/2025

SCALE: 1" = 100'

III-g | LANDSCAPE PLAN



LEGEND:

AREAS / SURFACING

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- EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES
- SITE SECURITY FENCE
- DECIDUOUS TREE
- EVERGREEN TREE

0 75 150 300 N

GRAPHIC SCALE 1" = 150'

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Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

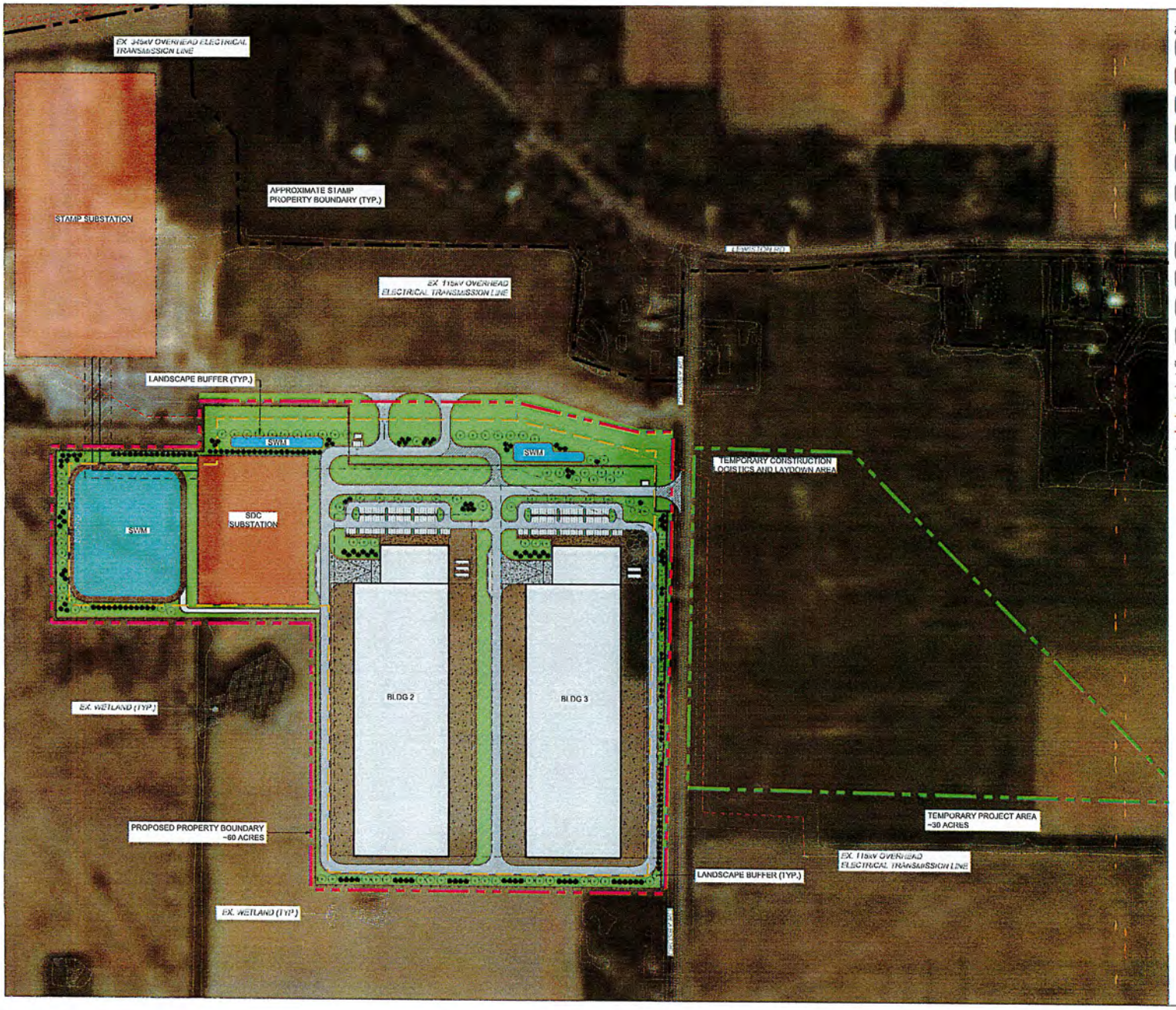
Project No 03730305
Designed By JFreeling
Checked By NWarway
Scale As Noted

Drawing Sheet Title

LANDSCAPE PLAN - 1

Drawing Sheet Number

12/9/2025 1:02:02 PM FREELING, JOSEPH ANSI D (24 X 36 INCHES) EXHIBIT 3 - LANDSCAPE PLAN.DWG



LEGEND:

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- EVERGREEN TREE

0 75' 150 300'

GRAPHIC SCALE 1" = 150'

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No. 03735905
Designed By JFreeling
Checked By RMaloney
Scale As Noted

Drawing Sheet Title

LANDSCAPE PLAN - 2

Drawing Sheet Number

EXHIBIT 3 - LANDSCAPE PLANDWG

FREEHLING, JOSEPH

ANSI D (24 X 36 INCHES)

12/9/2025 1:45:59 PM

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 the closure of Crosby Road may be necessary. It is anticipated that the impact of these changes on the overall traffic profile of the affected area will be limited, as primary alternative routes like Alleghany Road and Lewiston Road are available and expected to handle the majority of demand. All closures will be coordinated with the relevant local agencies and signage will be developed on alternative routes in order to clearly identify alternative routing for local motorists

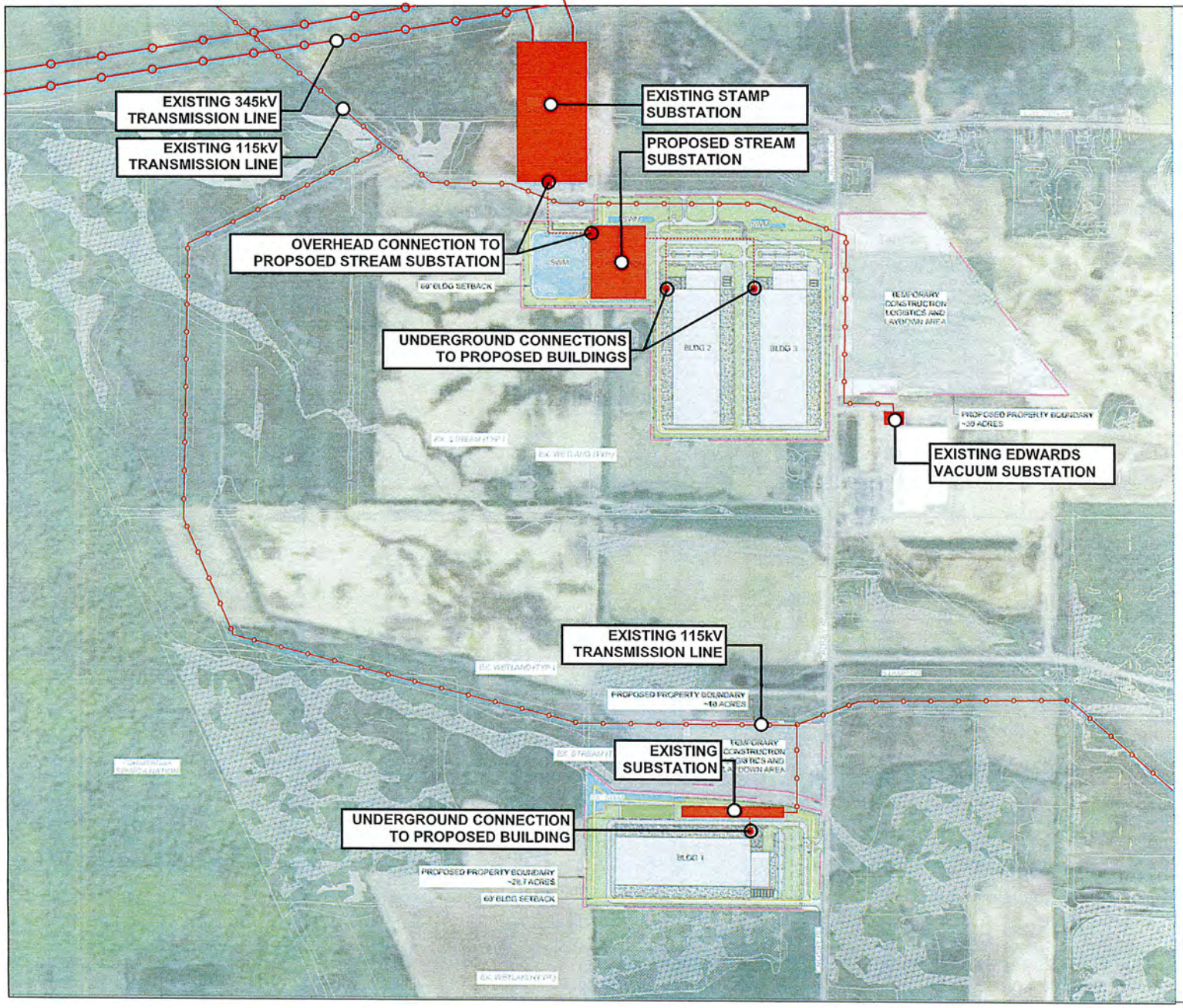
III-i | UTILITY POWER TECHNICAL SUMMARY

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. To ensure reliable power during maintenance or unforeseen events, Stream's on-site substation will receive a secondary feed from the main STAMP substation. This redundant power arrangement allows the campus to remain active even if one of the two power lines is taken out of service.

North Campus:
The project's development on the North Campus will be powered via a new Stream-owned Substation, designed to receive two lines of power from the main STAMP substation. The two feeds will enable the Stream site to be fully redundant, which allows for reliable, redundant power to both buildings on the North Campus.

III-j | UTILITY POWER OVERALL INFRASTRUCTURE PLAN



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Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No D372860B
Designed By JFreshlag
Checked By RMalaney
Scale As Noted

Drawing Sheet Title

OVERALL ELECTRICAL INFRASTRUCTURE PLAN

Drawing Sheet Number

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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 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 conducted by the GCEDC in December 2017 to assess the subsurface conditions at the STAMP site. This evaluation involved a series of 25 test borings, installation of 5 groundwater observation wells, and a seismic shear wave survey. Additionally, laboratory testing was performed on soil and bedrock samples collected from the site.

The results of the investigation indicated that the subsurface conditions are favorable for the proposed development. The soil profile consisted of various layers of clay, silt, and sand, which are suitable for supporting conventional spread foundations and slab-on-grade construction. The site was classified as Seismic Class "C" based on the seismic shear wave survey, indicating moderate seismic ground motion. The soil conditions were also determined to not be susceptible to liquefaction during seismic events.

While the 2017 study provides a solid foundation for the project, localized geotechnical investigations will be performed to confirm the final design and structural engineering specific to the proposed buildings and infrastructure. These additional studies will allow for a more detailed understanding of site-specific conditions and enable the development of tailored foundation design and construction methodology.

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.

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

N

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water 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%
ClB	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. Up to twelve (12) diesel backup generators rated at 2.5 megawatts (MW) each will be installed for the project. Air emission estimates were conducted to provide an assessment of compliance with applicable Federal, State, Local air quality permitting and emissions regulations.

Conservatively estimating the project's size, operational characteristics, and projected emissions, it is not anticipated to require permitting under Title IV (Acid Rain Program) or Title V (Operating Permits) of the Federal Clean Air Act. The facility will restrict operating hours of the backup generators to limit potential to emit (PTE) to less than 50% of the major source threshold, as defined under Title V regulations, to qualify for a Minor Facility Registration in New York State.

Please see the attached air emissions and regulatory analysis report for more details. Furthermore, diesel generators do not emit perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), or sulfur hexafluoride (SF_6). As such, the project intends to qualify for NYSDEC Air Registration.

Generators in data centers, like those operated by Stream Data Centers, require regular maintenance to ensure they're ready for emergencies. Manufacturers recommend short, low-load operation periods, often monthly, every few weeks, or even quarterly. To optimize this, data centers work closely with manufacturers to find a schedule that balances equipment longevity and preparedness with minimized runtime and associated emissions. According to Federal regulations, up to 50 operating hours per year per unit is allowed for maintenance and testing purposes. While the actual runtime and frequency can vary, the following information includes conservative assumptions that align with industry best practices, manufacturer recommendations, and existing or planned facilities operated by Stream Data Centers. Expected maintenance and testing operating hours is expected to be less than 50 hours per year per generator.

For an estimated total of both the North Campus and South Campus annual emissions from the 12 generators the following estimated calculations is provided:

- CO_2 – 5,320 tons,
- N2O - 0.042 tons,
- PFCs - N/A,
- SF6 - N/A,
- CO_2e of HFC - N/A, and
- HAPS - 0.048 tons.

Air Emissions Analysis and Regulatory Requirements

New York Permitting Pathways

New York Title 6, Chapter III, Section 201-4 – Minor Facility Registration

This section describes the criteria for a facility to apply as a minor facility registration. Annual actual emissions must not exceed 50% of Title V major source thresholds and annual actual emissions of high toxicity air contaminants must be less than the thresholds in Table 1 of Subpart 201-9. To stay below these thresholds, hours of operation for the emergency generators must be limited to less than the standard total of 500 hours per year per engine. Section 201-4.5 provides a method for establishing federally enforceable emissions caps known as capping by rule. If the facility accepts federally enforceable limits per Section 201-4.5, this project could potentially use the minor facility registration to satisfy permitting requirements for the project. However, according to Section 201-4.1(b), New York Department of Environmental Conservation (DEC) can determine that permit conditions are necessary to ensure the facility's continuous compliance with applicable requirements and require a state facility permit pursuant to Subpart 201-5. Twelve 2.5 megawatt (MW) diesel emergency engines certified to Tier 2 emission standards would be required to limit operation to less than 210 hours per year per unit to qualify for registration as a minor facility. If Tier 4 certified engines were used, hours of operation would be limited to less than 390 hours per year per unit to qualify for registration as a minor facility.

New York Title 6, Chapter III, Section 201-5 – State Facility Permits

This section applies to projects that do not qualify for registration as a minor facility or DEC determines permit conditions are necessary, but emissions do not exceed Title V permitting thresholds. A facility's potential to emit can be capped pursuant to section 201-7.1 in a state facility permit to avoid the requirement to obtain a Title V permit. If DEC determined that a state facility permit was required, construction of the emissions sources could not commence until a state facility permit was issued. Air emissions modeling to show compliance with the 1-hr NO2 national ambient air quality standards may be required by DEC if they deem it necessary. If required, modeling will be completed to demonstrate compliance with the NAAQS for the proposed emergency engines.

New York Title 6, Chapter III, Section 201-6 – Title V Facility Permits

The section applies to facilities with potential emissions that exceed the major source thresholds. The proposed emergency engines will limit hours of operation as needed to remain a minor source. Therefore, Title V permitting will not be required for this project.

Federal Regulations

New Source Performance Standards (40 CFR Part 60)

Title 40 CFR Part 60 New Source Performance Standards (NSPS) apply to the owner or operator of any stationary source that contains an affected facility, the construction or modification of which commenced after the date of publication in part 60 of any standard (or, if earlier, the date of publication of any proposed standard) applicable to that facility.

40 CFR Part 60, Subpart IIII

Subpart IIII (§60.4200 et seq.) applies to stationary compression ignition (CI) reciprocating ignition internal combustion engines (RICE) and the manufacturers and/or owners and operators of these engines. Subpart IIII is applicable to the proposed 12 diesel emergency engines.

Emergency diesel engines rated at 2.5 MW with a model year of 2006 or later, and a displacement of 4.3 liters per cylinder (l/cyl), which is less than the 30 l/cyl threshold, must meet the following Tier 2 emission requirements *[§ 60.4205(b), § 60.4202(b), and Table 2 to Appendix 1 – Part 1039]*:

6.4 g NMHC+NO_x/kW-hr (4.8 g/hp-hr)
3.5 g CO/kW-hr (2.6 g/hp-hr)
0.20 g PM/kW-hr (0.15 g/hp-hr)

The 2.5-MW emergency diesel engines are expected to be certified engines capable of meeting the Tier 2 emission limitations and will satisfy these requirements.

National Emission Standards for Hazardous Air Pollutants (40 CFR Part 63)

The National Emission Standards for Hazardous Air Pollutants (NESHAP) are emission standards set by EPA for HAPs not covered by National Ambient Air Quality Standards.

NESHAP for HAPs for Stationary Reciprocating Internal Combustion Engines (40 CFR Part 63, Subpart ZZZZ)

The stationary RICE MACT is applicable to stationary RICE at both major and area sources of HAP emissions. As new stationary RICE are located at an area source of HAPs, the CI engines would comply with 40 CFR 63 Subpart ZZZZ by meeting the requirements of NSPS Subpart IIII, *[§ 63.6590 (c)]*. No specific emissions limitations are therefore applicable from Subpart ZZZZ.

Air Emissions Summary

Equipment Ctriteria	Power Output (kW)	Engine Rating (hp)	Heat Input (MMBtu/hr)	Potential Run Time (hrs/yr)	Number of Units
Kohler KD62V12A	2500	3640	25.48	210	12

Criteria Pollutant Emissions - Potential Emissions

ID	Single Unit Hourly PTE (lbs/hr)	Single Unit Annual PTE (tons/yr)	All Units Annual PTE (tons/yr)	50% of Title V Major Source Thresholds	PTE Exceeds Threshold?
PM	1.196	0.126	1.51	50	No
PM-10	1.196	0.126	1.51	50	No
PM-2.5	1.196	0.126	1.51	50	No
NOx	38.26	4.02	48.2	50	No
VOC	2.34	0.25	2.94	25	No
CO	20.9	2.197	26.4	50	No
SO2	0.044	0.005	0.06	50	No

Emissions (lbs/hr) = Emission Factor (lb/hp-hr) * Rated hp (hp)

NOx, CO, PM emissions (lb/hr) = Emission Factor (g/hp-hr) * rated hp (hp)/ 454 (g/lb)

Potential Annual Emissions (ton/yr)=Hourly Emissions (lb/hr) * Potential Operating Hours (hr/yr) / 2000 (lb/ton)

Hazardous Air Pollutant - Potential Emissions

ID	Single Unit Hourly PTE (lbs/hr)	Single Unit Annual PTE (tons/yr)	All Unit Annual PTE (tons/yr)	All Unit PTE (lb/yr)	Toxics limit (lb/yr)	Toxics Exceeds Threshold?
Acetaldehyde	6.42E-04	6.74E-05	8.09E-04	1.62	1000	No
Acrolein	2.01E-04	2.11E-05	2.53E-04	0.51	25	No
Benzene	1.98E-02	2.08E-03	2.49E-02	49.83	100	No
Formaldehyde	2.01E-03	2.11E-04	2.53E-03	5.07	100	No
Naphthalene	3.31E-03	3.48E-04	4.17E-03	8.35	NA	No
Toluene	7.16E-03	7.52E-04	9.02E-03	18.04	NA	No
Xylenes	4.92E-03	5.16E-04	6.20E-03	12.39	NA	No
Total	0.038	0.004	0.048			

HAP Hourly Emissions (lb/hr) = Emission Factor (lb/MMbtu) * Rated Heat Capacity (Btu) / 10^6 (Btu/MMbtu)

Potential Annual Emissions (ton/yr)=Hourly Emissions (lb/hr) * Potential Operating Hours (hr/yr) / 2000 (lb/ton)

Greenhouse Gas Pollutant - Potential Emissions

ID	Hourly Potential to Emit (lbs/hr)	Annual PTE (tons/yr)	Annual PTE (tons/yr)
CO2	4222.4	443.4	5320
CH4	1.69E-01	1.77E-02	0.212
N2O	3.37E-02	3.54E-03	0.042
CO2e	4236.1	444.8	5337

CO2 Emissions (lbs/hr) = Emission Factor (lb/hp-hr) * Rated hp (hp)

CH4 and N2O Emissions (lb/hr) = Emission Factor (lb/MMBtu) * Rated Heat Capacity (MMBtu/hr) or Emission Factor (kg/MMBtu) * Rated Heat Capacity (MMBtu/hr)*2.20462 (lb/kg)

Potential Annual Emissions (ton/yr)=Hourly Emissions (lb/hr) * Potential Operating Hours (hr/yr) / 2000 (lb/ton)

Air Emissions Summary

Default Emission Factors (If emission factor is not available from engine certification)

Pollutant	Emission Factors[1,2]		
	Engines >600 hp		
PM	0.0007	lb/hp-hr	
PM10	0.0007	lb/hp-hr	
PM2.5	0.0007	lb/hp-hr	
NO_X	0.024	lb/hp-hr	
VOC	0.00064	lb/hp-hr	
CO	0.0055	lb/hp-hr	
SO_2	1.21E-05	lb/hp-hr	
Acetaldehyde	2.52E-05	lb/MMBtu	
Acrolein	7.88E-06	lb/MMBtu	
Benzene	7.76E-04	lb/MMBtu	
Formaldehyde	7.89E-05	lb/MMBtu	
Naphthalene	1.30E-04	lb/MMBtu	
Toluene	2.81E-04	lb/MMBtu	
Xylenes	1.93E-04	lb/MMBtu	
Greenhouse Gases[3]			**GWP[4]**
CO_2	1.16	lb/hp-hr	1
CH_4	3.00E-03	kg/mmBtu	28
N_2O	6.00E-04	kg/mmBtu	265

[1]Emission factors for criteria pollutants were obtained from AP-42, Table 3.4-1 and 3.4-2.

[2]Emission factors for HAPs were obtained from AP-42, Table 3.4-3.

[3]Emission factors for CO_2 was obtained from AP-42, Table 3.4-1 (Diesel Fuel) and factors for CH_4 and N_20 were obtained from 40 CFR Part 98, Table C-2 to Subpart C.

[4]Global Warming Potentials (GWP) were obtained from 40 CFR Part 98 Mandatory Greenhouse Gas Reporting, Table A-1 to Subpart A-Global Warming Potentials.

Engine Specific Emission Factors - Tier 2

Pollutant	Emission Factors[1]	
NOx	4.8	g/hp-hr
CO	2.6	g/hp-hr
PM	0.15	g/hp-hr

[1]Emission factors based on Tier 2 certification standards.

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
All acoustic modeling will adhere to ISO 9613, the international standard for the propagation of sound outdoors.

Our design goal is to achieve compliance with the sound limits established for STAMP, including the stringent 45 dBA limit for normal nighttime operations, which aligns with the more restrictive New York State Department of Environmental Conservation (NYSDEC) nighttime guidelines.

Specific points of evaluation will also include proximate noise-sensitive areas such as residences, as well as the boundary of the Tonawanda Nation.

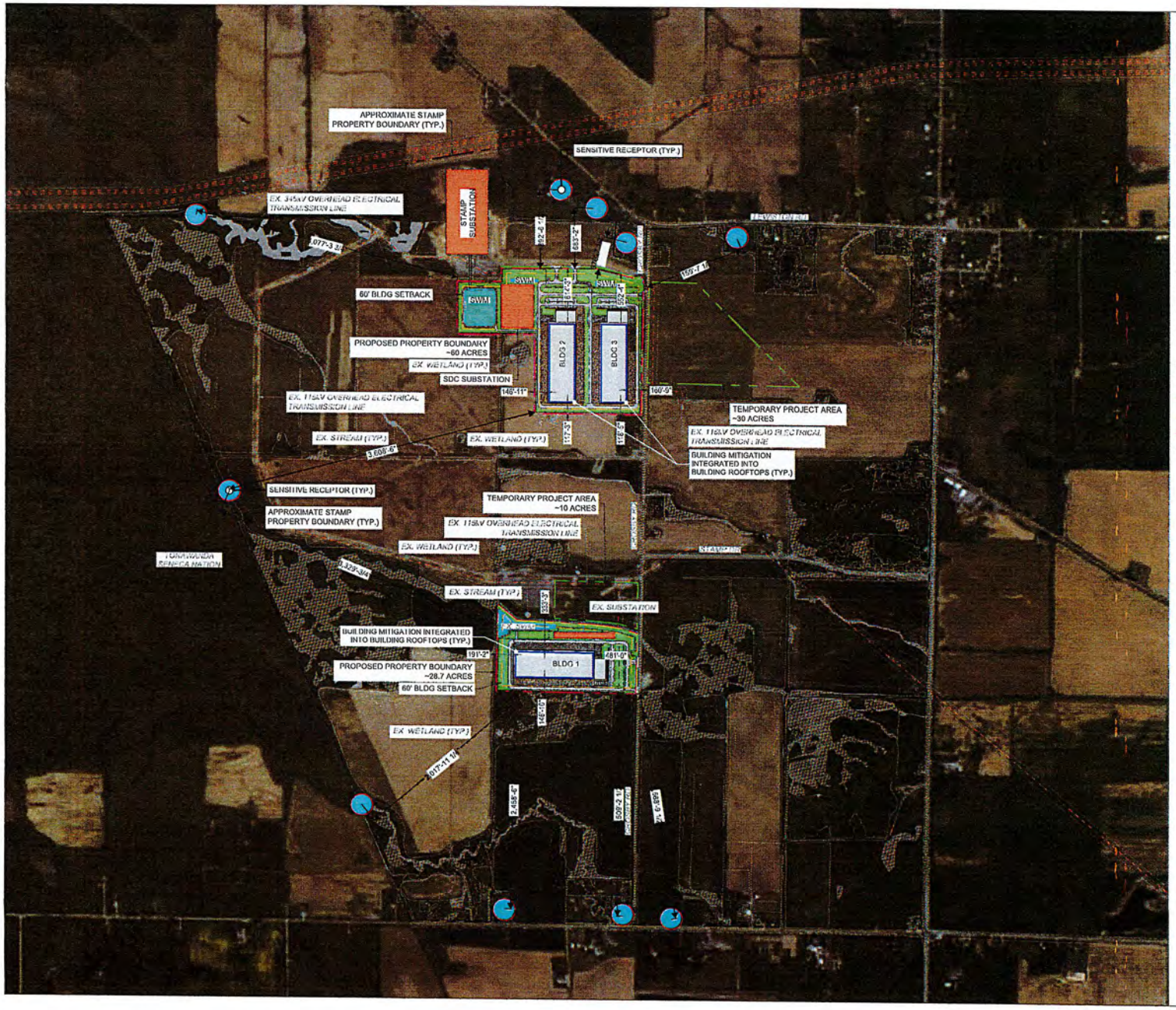
Operational Acoustic Scenarios
For facilities of this type, the typical operational acoustic profile is covered by three main scenarios:

- **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.

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.

Mitigation Strategy and Implementation

Standard minimization options (e.g., sound barriers, acoustical silencers, and enclosures) are currently being refined for implementation, prioritizing those likely to comply with NYSDEC guidelines. As represented in the site plans and architectural renderings, screening walls on the rooftops are the primary acoustic treatment. As design and engineering advance, detailed professional acoustical studies and modeling will be conducted to further refine these treatments. The findings from these studies will inform the final selection and implementation of appropriate acoustical treatments to ensure compliance with permitting and ordinance requirements.



LEGEND

AREAS / SURFACING

- BUILDING / EQUIPMENT
- ELECTRICAL SUBSTATION
- STORMWATER
- LANDSCAPE AREA / PERVIOUS GROUND COVER
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- EQUIPMENT YARD / CONCRETE SLAB ON GRADE
- CONCRETE SIDEWALK
- GRAVEL SURFACING
- PROPOSED SITE UTILITY CORRIDOR

SITE ELEMENTS

- APPROXIMATE STAMP BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED TEMPORARY PROJECT AREA
- PROPOSED BUILDING SETBACK
- EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES
- SITE SECURITY FENCE

0 250 500 1000 ft

GRAPHIC SCALE 1" = 500'

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BUFA Due Dilligence
Alabama, NY
Genesse County

Number	Description	Date

Key Plan

Project North

Project No D.F.3.0.0.0

Designed By J Freshwing

Checked By RM Lurey

Scale As Noted

Drawing Sheet Title

OVERALL ACOUSTIC MITIGATION PLAN

Drawing Sheet Number

EXHIBIT 1 - SITE PLANLDWG

FRESHLING, JOSEPH

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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.

Genesee County Sheriff's Office

The project team initiated outreach to the Genesee County Sheriff's Office to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "minimal impact' on existing levels of service or the number of 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:

New York State Police, Troop A

The project team initiated outreach to the New York State Police, Troop A Headquarters to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "minimal impact' on existing levels of service or the number of 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

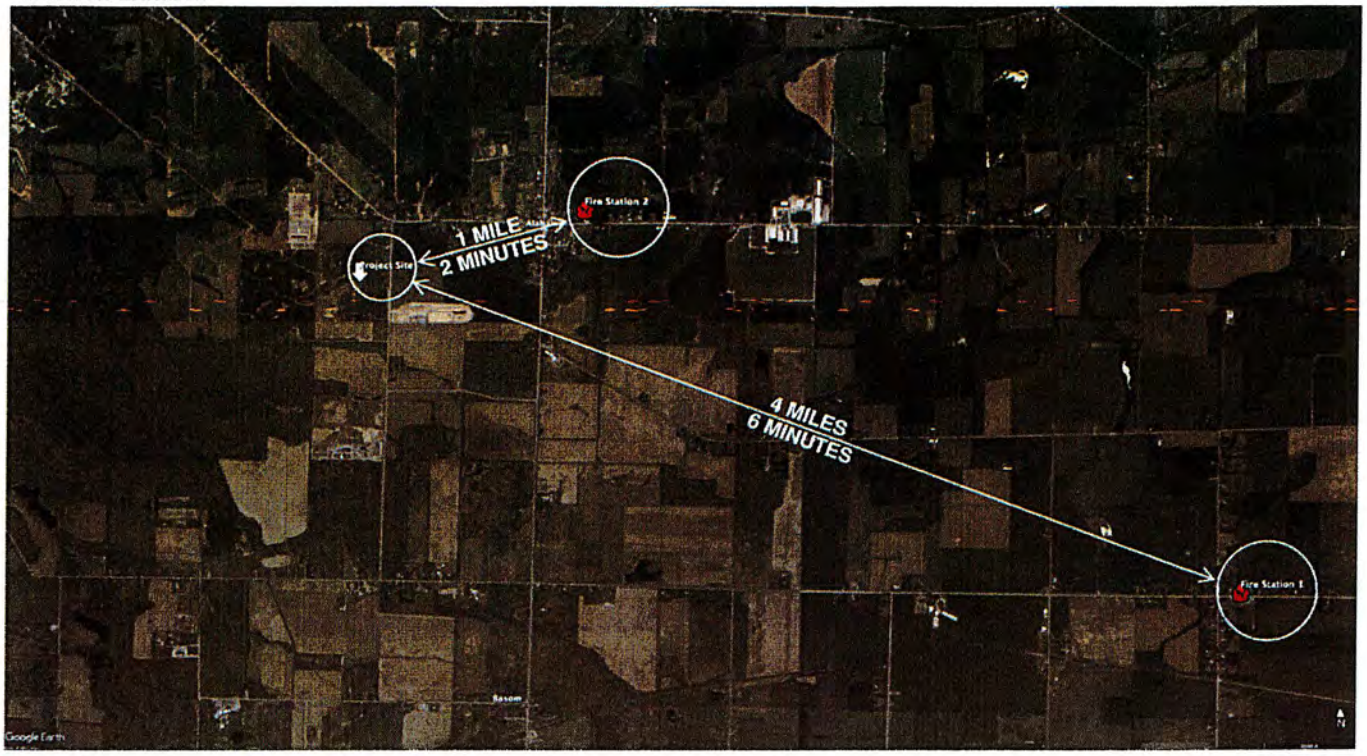
The project team initiated outreach to the Alabama Volunteer Fire Department to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would increase fire calls "to a negligible amount", primarily due to false alarms and/or in support of Emergency Medical Services.

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

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:



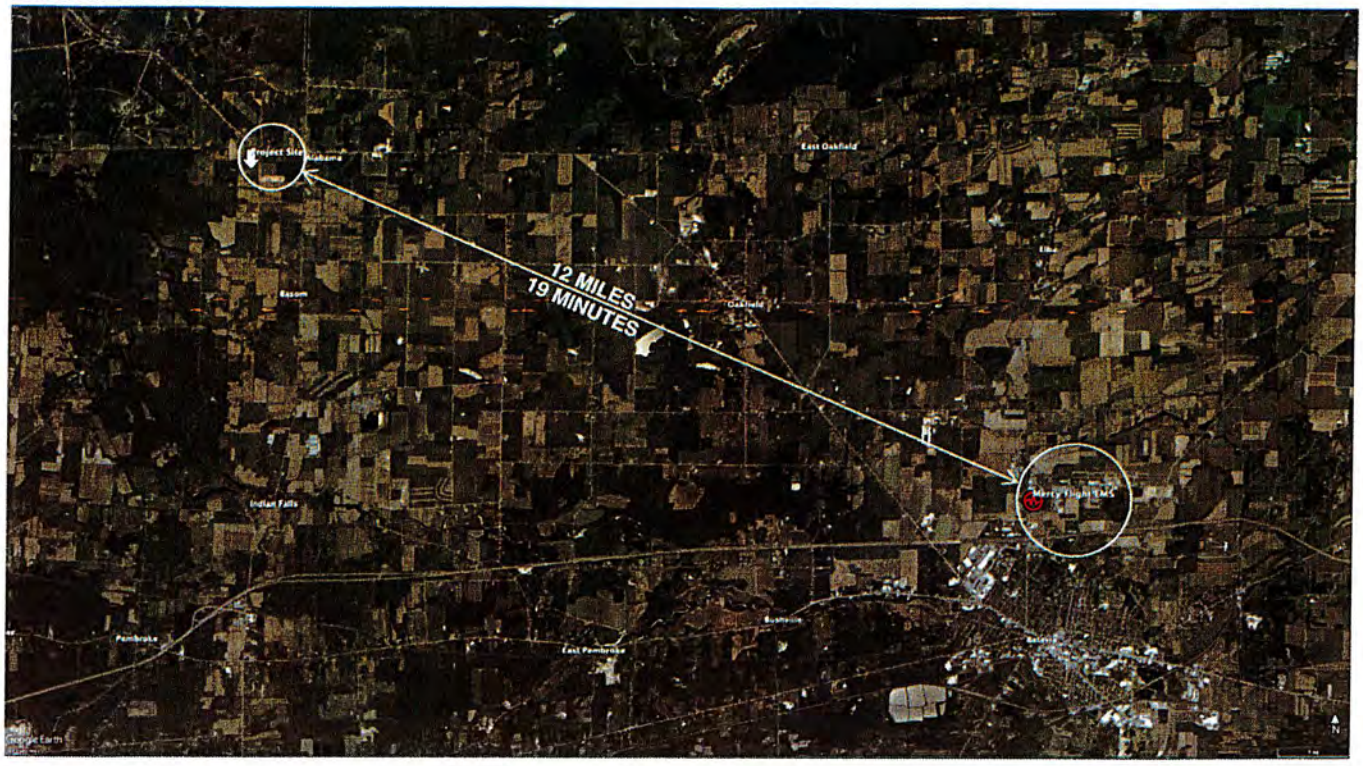
Mercy Flight EMS

The project team initiated outreach to Mercy Flight EMS to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "little to no impact" on dispatch calls, especially during operation, where health and safety risks are low in comparison to active construction.

Note that Alabama Volunteer Fire Department also has the capability for Emergency Medical Services and works in collaboration with other service providers in the area to assist dispatch calls.

Mercy Flight EMS provides both ground ambulance and air ambulance services locally. The air ambulance base is located at Genesee County Airport, within 0.5 miles of the ground ambulance service.

Location Exhibit:



Genesee County Office of Emergency Management

The project team initiated outreach to the Genesee County Office of Emergency Management to confirm capability and related emergency management risks/opportunities. Conversations with the agency focused on hazardous material management and emergency response plans for the facility. Construction and operation of a data center facility includes the presence/utilization of certain hazardous materials, which includes common materials and substances related to on-site electrical generation (Liquid Petroleum Storage) and high-voltage electrical equipment (Electrical Transformers and Transmission Lines).

III-p | 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.

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.

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) 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.
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

Project Double Reed

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

Disadvantaged Communities Burden Assessment

December 2025

Prepared by

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TABLE OF CONTENTS

Section Page

List of Acronyms 2

1.0 Introduction 3

2.0 Description of Proposed Action 4

2.1. Overview 4

2.2. Nature of Proposed Action 5

2.3. Project Alternatives 6

3.0 Location of Disadvantages Communities 8

3.1. Spatial Data 10

3.2. Census Tract 36037950300 Baseline Data 12

3.3. Census Tract 36037940100 Baseline Data 13

4.0 Disadvantaged Communities Burden Analysis 14

5.0 Proposed Project Burden Analysis 23

5.1 DAC Benefits 23

6.0 Public Participation 25

7.0 Conclusion 26

Tables

Table 4-1: Census Tract 36037950300 Indicator Percentiles 12

Table 4-2: Census Tract 36037940100 Indicator Percentiles 13

Figures

Figure 4-1: DAC Considerations Grouping 9

Figure 4-2: Finger Lakes Region DACs 10

Figure 4-3: DACs Within One Mile of Project Double Reed Site 10

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) , 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 on a total of 130-acres at the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. 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 both the west and east sides of Crosby Road, approximately 660 feet south of its intersection with Lewiston Road (Highway 77).

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.

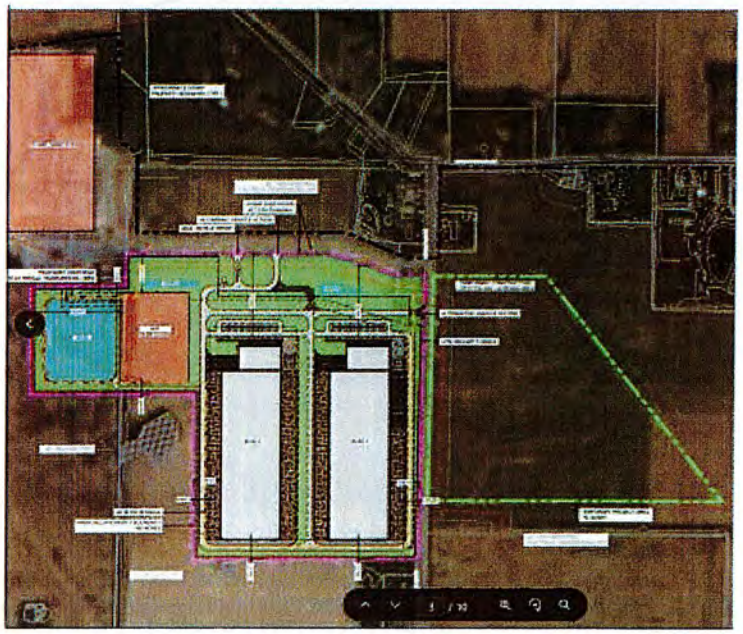
Project Double Reed will also require both a construction SPDES permit and an industrial SPDES permit to support construction activities and long-term site operations. The project design includes three stormwater management areas to control and dissipate runoff from new impervious surfaces. Construction 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. Construction is expected to take 42 months.

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 Disadvantages Communities

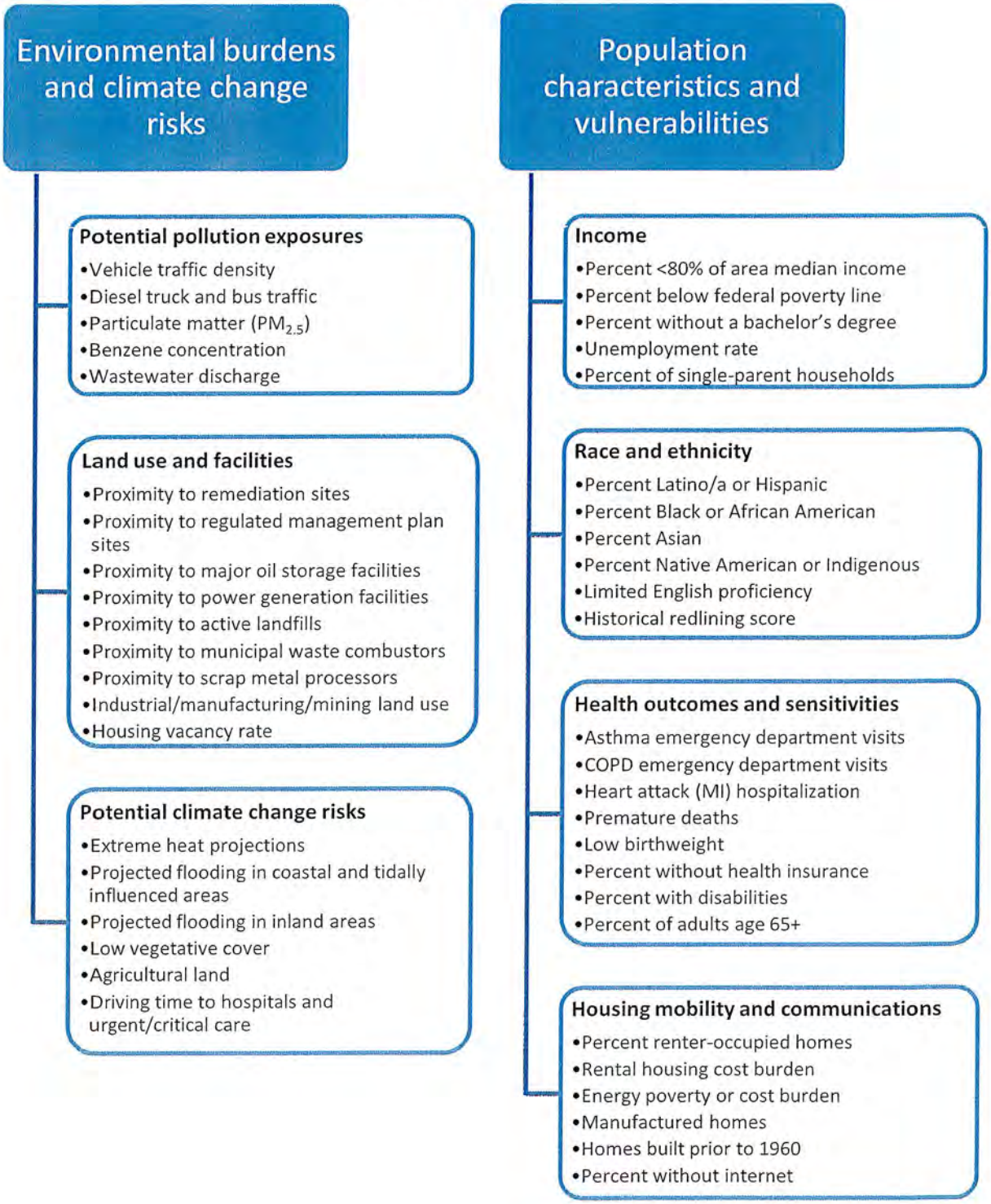
In identifying DACs, CJWG considers forty-five indicators within seven factors within two components. Figure 3-1 is intended to serve as a visual reference for the grouping of these considerations.

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 Documentation[1]. 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

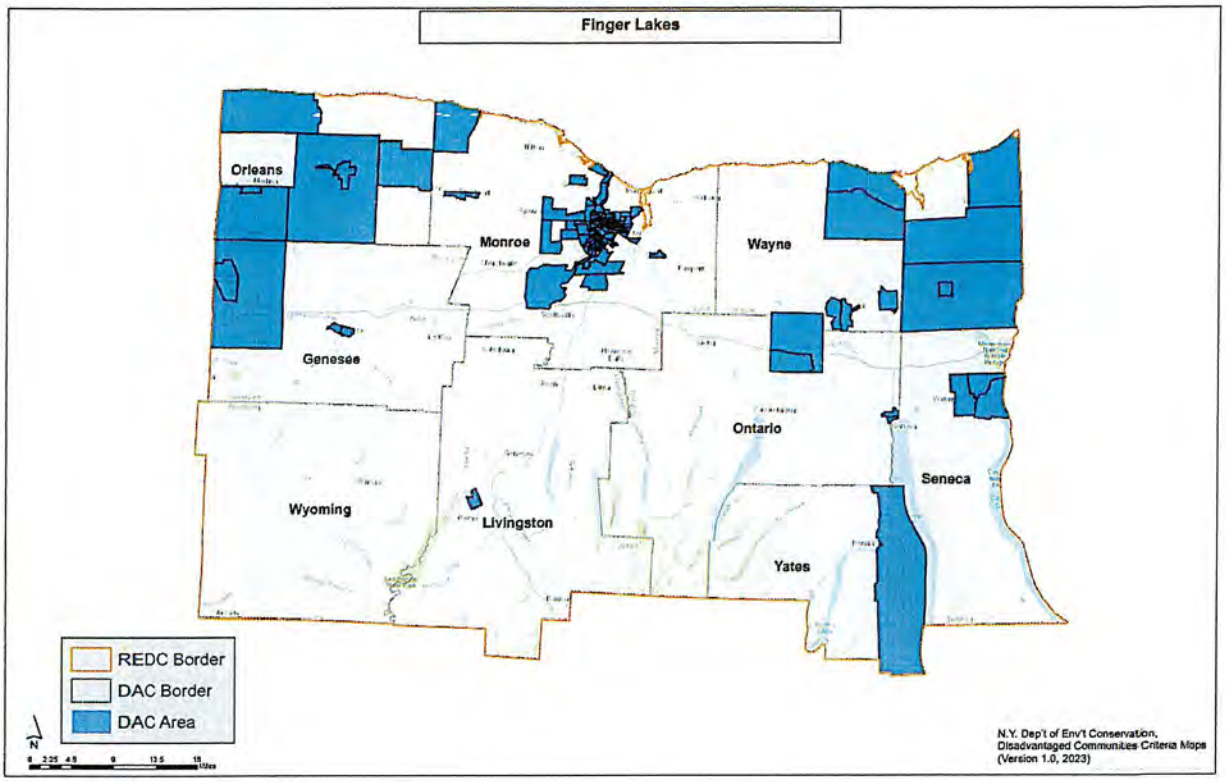
Figure 3-1: DAC Considerations Grouping



3.1. Spatial Data

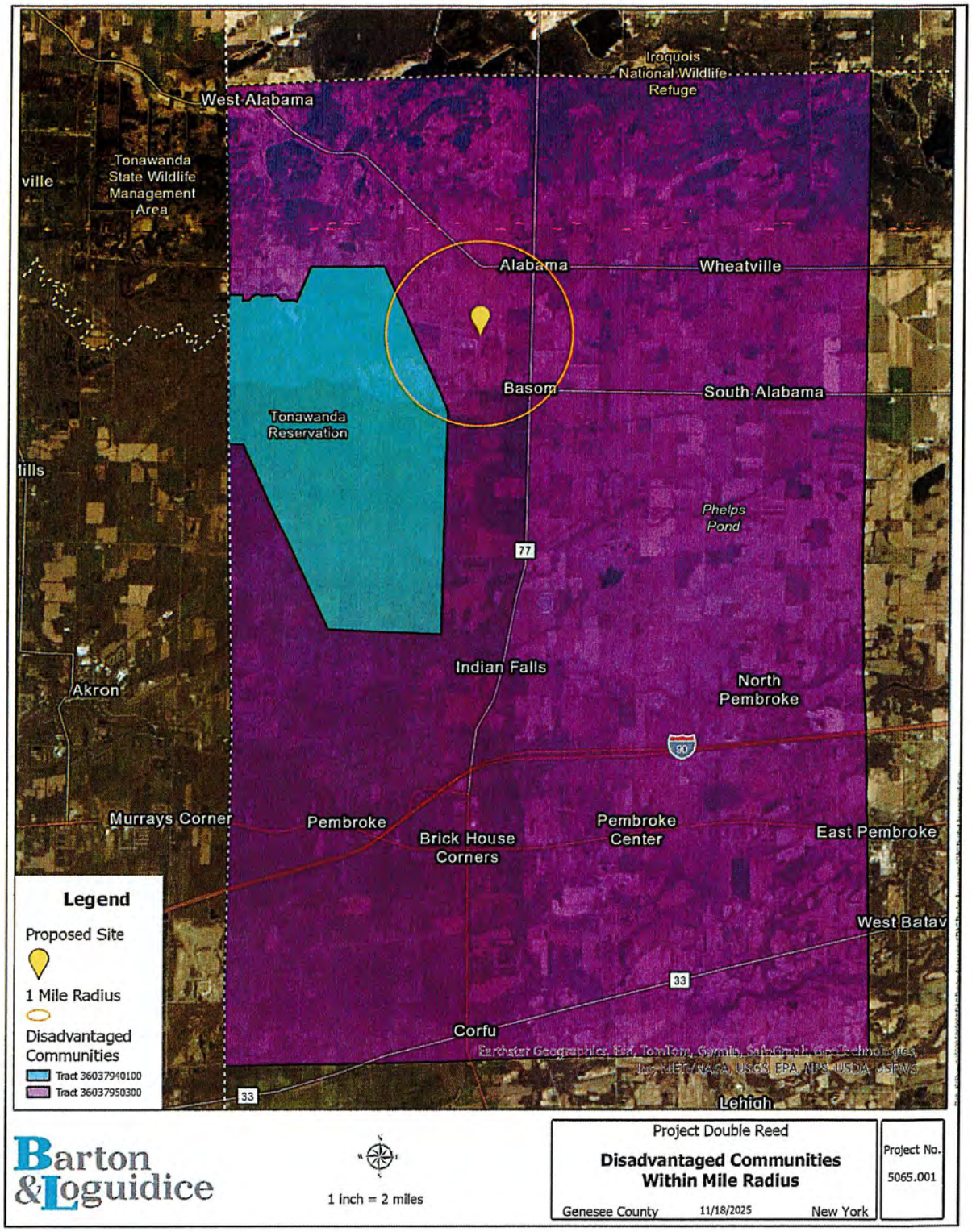
Figure 3-2 shows the DACs that the CJWG has identified within the Finger Lakes region.

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.

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



Barton & Loguidice

1 inch = 2 miles

Project Double Reed

Disadvantaged Communities Within Mile Radius

Genesee County 11/18/2025 New York

Project No. 5065.001

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	
Potential pollution exposures	
Vehicle traffic density	15.1
Diesel truck and bus traffic	86.6
Particulate matter	40.1
Benzene concentration	10.0
Wastewater discharge	39.7
Land use and facilities	
Proximity to remediation sites	57.4
Proximity to regulated management plan sites	25.6
Proximity to major oil storage facilities	0.0
Proximity to power generation facilities	0.0
Proximity to active landfills	0.0
Proximity to municipal waste combustors	0.0
Proximity to scrap metal processors	96.5
Industrial/manufacturing/mining land use	44.6
Housing vacancy rate	48.9
Potential climate change risks	
Extreme heat projections	48.1
Projected flooding in coastal and tidally influenced areas	0.0
Projected flooding in inland areas	0.0
Low vegetative cover	8.4
Agricultural land	95.3
Driving time to hospitals and urgent/critical care	94.6

Population characteristics and vulnerabilities	
Income	
Percent <80% of area median income	32.1
Percent below federal poverty line	44.8
Percent without a bachelor's degree	73.0
Unemployment rate	62.9
Percent of single-parent households	33.7
Race and ethnicity	
Percent Latino/a or Hispanic	3.9
Percent Black or African American	30.6
Percent Asian	4.3
Percent Native American or Indigenous	73.5
Limited English proficiency	8.0
Historical redlining score	No Data
Health outcomes and sensitivities	
Asthma emergency department visits	27.3
COPD emergency department visits	81.8
Heart attack (MI) hospitalization	84.7
Premature deaths	73.7
Low birthweight	53.3
Percent without health insurance	50.1
Percent with disabilities	72.8
Percent of adults age 65+	67.8
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	
Potential pollution exposures	
Vehicle traffic density	1.1
Diesel truck and bus traffic	0.0
Particulate matter	41.6
Benzene concentration	10.8
Wastewater discharge	29.8
Land use and facilities	
Proximity to remediation sites	0.0
Proximity to regulated management plan sites	29.8
Proximity to major oil storage facilities	0.0
Proximity to power generation facilities	0.0
Proximity to active landfills	0.0
Proximity to municipal waste combustors	0.0
Proximity to scrap metal processors	0.0
Industrial/manufacturing/mining land use	0.0
Housing vacancy rate	0.9
Potential climate change risks	
Extreme heat projections	17.7
Projected flooding in coastal and tidally influenced areas	0.0
Projected flooding in inland areas	0.0
Low vegetative cover	1.0
Agricultural land	68.3
Driving time to hospitals and urgent/critical care	95.1

Population characteristics and vulnerabilities	
Income	
Percent <80% of area median income	74.3
Percent below federal poverty line	61.3
Percent without a bachelor's degree	96.3
Unemployment rate	0.0
Percent of single-parent households	50.4
Race and ethnicity	
Percent Latino/a or Hispanic	12.4
Percent Black or African American	0.0
Percent Asian	38.8
Percent Native American or Indigenous	99.9
Limited English proficiency	45.3
Historical redlining score	No Data
Health outcomes and sensitivities	
Asthma emergency department visits	27.3
COPD emergency department visits	81.8
Heart attack (MI) hospitalization	84.7
Premature deaths	73.7
Low birthweight	53.3
Percent without health insurance	92.1
Percent with disabilities	96.4
Percent of adults age 65+	95.0
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.

Base on the *ITE Trip Generation Manual, 12th Edition, traffic impact analysis using* ***Land Code 160- Data Center****, 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*

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

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.

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 agricultural lands, the impact of which would be far outweighed by the economic development spurred by STAMP. The maximum amount of land considered for development of Project Double Reed is 130 acres, which remains well below the contemplated full build-out under the DGEIS. 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

The project team initiated outreach to the Genesee County Sheriff's Office to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "minimal impact' on existing levels of service or the number of 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:

New York State Police, Troop A

The project team initiated outreach to the New York State Police, Troop A Headwaters to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "minimal impact' on existing levels of service or the number of 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 initiated outreach to the Alabama Volunteer Fire Department to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would increase fire calls "to a negligible amount", primarily due to false alarms and/or in support of Emergency Medical Services.

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 initiated outreach to Mercy Flight EMS to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "little to no impact" on dispatch calls, especially during operation, where health and safety risks are low in comparison to active construction.

Note that Alabama Volunteer Fire Department also has the capability for Emergency Medical Services and works in collaboration with other service providers in the area to assist dispatch calls.

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

Mercy Flight EMS provides both ground ambulance and air ambulance services locally. The air ambulance base is located at Genesee County Airport, within 0.5 miles of the ground ambulance service.

Location Exhibit:

Genesee County Office of Emergency Management

The project team initiated outreach to the Genesee County Office of Emergency Management to confirm capability and related emergency management risks / opportunities. Conversations with the agency focused on hazardous material management and emergency response plans for the facility. Construction and operation of a data center facility includes the presence / utilization of certain hazardous materials, which includes common materials and substances related to on-site electrical generation (Liquid Petroleum Storage) and high-voltage electrical equipment (Electrical Transformers and Transmission Lines).

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.

Acoustic Modeling and Compliance

All acoustic modeling adhere to ISO 9613, the international standard for the propagation of sound outdoors.

The project's design goal is to achieve compliance with the sound limits established for STAMP, including the stringent 45 dBA limit for normal nighttime operations, which aligns with the more restrictive New York State Department of Environmental Conservation (NYSDEC) nighttime guidelines.

Specific points of evaluation also include proximate noise-sensitive areas such as residences, as well as the boundary of the Tonawanda Nation.

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.

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.

Mitigation Strategy and Implementation

Standard minimization options (e.g., sound barriers, acoustical silencers, and enclosures) are currently being refined for implementation, prioritizing those likely to comply with NYSDEC guidelines. As represented in the site plans and architectural renderings, screening walls on the rooftops are the primary acoustic treatment. As design and engineering advance, detailed professional acoustical studies and modeling will be conducted to further refine these treatments. The findings from these studies will inform the final selection and implementation of appropriate acoustical treatments to ensure compliance with permitting and ordinance requirements.

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 commitment from a Fortune 500 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 finance the construction of all necessary electrical infrastructure, including supporting the existing facilities developed to support the wider STAMP project. It will also purchase the GCEDC-owned lands involved in 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 1is 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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Alabama Planning Board: Site Plan, Subdivision, Grading Plan	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
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 1

C.2. Adopted land use plans.

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

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑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? 130.0 acres
b. Total acreage to be physically disturbed? 130.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 130.0 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ 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: 42+/- months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 3
ii. Dimensions (in feet) of largest proposed structure: 110 height; 338+/- width; and 1073+-/ length
iii. Approximate extent of building space to be heated or cooled: 2,200,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No
If Yes,
i. Purpose of the impoundment: Constructed basin(s) designed to temporarily store and control the release of stormwater runoff (see narrative).
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: Stormwater runoff
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: 4.5+/- million gallons; surface area: 4.76+/- acres
v. Dimensions of the proposed dam or impounding structure: 3 ft +/- height; 400 ft +/- length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Excavated earth used to form embankments of square basin, with concrete outlet structures to manage stormwater, added vegetation for slope

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: 20,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

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

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: 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

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

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

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

_____

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

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

If Yes:

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

_____ Square feet or 90 acres (impervious surface)

_____ Square feet or 90 acres (parcel size)

ii. Describe types of new point sources: Rainwater runoff from parking areas, roadways, building roofs and associated walking paths and equipment yards.

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)?

On-site stormwater management facilities that will outlet to suitable outfall points at the northwestern boundaries of the project site.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

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

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

If Yes, identify:

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

Air emissions from heavy construction equipment, passenger vehicles (Permanent Employees and Temporary Construction), Electrical Generation

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

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

Twelve (12) Generators, 2.5 MW/each. The total number of generators are five [5] for the North Campus and seven [7] for the South Campus.

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- 5,320 Tons/year (short tons) of Carbon Dioxide (CO_2)
- 0.042 Tons/year (short tons) of Nitrous Oxide (N_2O)
- N/A Tons/year (short tons) of Perfluorocarbons (PFCs)
- N/A Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- N/A Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- 0.048 Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑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 box truck deliveries/day

iii. Parking spaces: Existing 0 Proposed 270 Net increase/decrease +270 (188 North, 82 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)

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

If yes:

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

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

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

Describe: _____

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

If yes:

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

Exterior lighting/fixtures on new buildings, parking areas, and access drives. Perimeter lighting will include shield to prevent spill onto adjacent properties.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored Diesel [In Gallons]

ii. Volume(s) 114,000 per unit time year (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

Electric Generators with integrated tank storage

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 0-1 tons per monthly (unit of time)
- Operation : 0-4 tons per monthly (unit of time)

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

- 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.

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

- 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.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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 covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	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: Stormwater Management	0	4.76	+4.76

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

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

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

c. Predominant soil type(s) present on project site:

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)? Per EAF mapper. ☑ 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 837-78; 847-687 per EAF mapper Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Wetland 15 (not mapped by NYSDEC ERM); Federal Water Approximate Size 6,000 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: _____
Name - Pollutants - Uses:Oak Orchard Cr, Upper, and tribs - Total Phosphorus

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:

Whitetail Deer | Common Rodents | passerine birds, raptors,woodpeckers
Painted turtles, garter snakes | | game birds
(Source: STAMP DGEIS)

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)

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); Short-eared Owl, Northern Harrier per EAF mapper.

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: GENE002 per EAF Mapper

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): Indigenous Tribal Communities. Phase I,II, and III arch. investigation conducted on all but 1 site...see below.

ii. Basis for identification: All sites investigated & cleared but 1 small resi. parcel; will conduct arch investigation before development

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

If Yes:

i. Identify resource: Tonawanda Wildlife Management Area, John White Wildlife Management Area, Iroquois National Federal Wildlife Refuge

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

iii. Distance between project and resource: 1.0 mi / 0.66 mi / 0.66 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Project Double Reed Date December 11, 2025

Signature _____ Title Site Selection and Development Manager

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