

MEMORANDUM

TO: Mark A. Masse, CPA | Senior Vice President of Operations, GCEDC

FROM: STAMP Tech Team: Andrew Kosa, P.E. | Civil Engineer, CPL; Katlyn Hojnacki, Senior Ecologist, CC Environment

DATE: Updated January 27, 2023

RE: State Environmental Quality Review Act Update for Current Proposed Development at the Western New York Science & Technology Advanced Manufacturing Park

I. Introduction:

Clark, Patterson, and Lee (“CPL”) and CC Environment & Planning (“CC”, together with CPL, the “Tech Team”) have reviewed documentation relating to the potential environmental impacts of the Edwards Vacuum LLC (“Edwards Vacuum Project”), Scannell Properties LLC (“Scannell Project”), and Additional Onsite Infrastructure Updates (“Various Infrastructure Updates”). Previously, the GCEDC comprehensively analyzed the environmental impacts of the development of STAMP in a Generic Environmental Impact Statement (“GEIS” and as amended and updated, together with the negative declarations issued to date, the “STAMP GEIS”). The STAMP GEIS evaluated the potential environmental impact of a full buildout of STAMP totaling 6,130,000 square feet (“SF”) of floor space and over 9,000 employees.

The GCEDC is now evaluating the Edwards Vacuum Project, Scannell Project, and Various Infrastructure Updates (hereinafter collectively referred to as “Current Proposed STAMP Development”) to determine whether the potential adverse environmental impacts associated with the Current Proposed STAMP Development are adequately addressed in the STAMP GEIS, and if not, whether the Current Proposed STAMP Development will result in any potential significant adverse environmental impacts. A full project description of the Current Proposed STAMP Development has been attached hereto as **Exhibit A**. This memorandum summarizes the analysis of the Tech Team relative to the potential impacts of the Current Proposed STAMP Development and compares those potential impacts to the thresholds set forth in the STAMP GEIS.

II. Analysis of Environmental Impacts:

This section provides an analysis of the potential environmental impacts associated with the Current Proposed STAMP Development based on Part 2 of the Full Environmental Assessment Form.

A. Impact on Land:

i. Edwards Vacuum Project

The Edwards Vacuum Project entails two phases of construction of two approximately 255,000 sq. ft. machining and assembly halls which will create 35 acres of impervious surfaces such as building roofs, parking areas, and access drives. The Edwards Vacuum Project is located on undeveloped farmland. Stormwater runoff will be generated by construction of the Edwards Vacuum Project but all stormwater runoff will be managed onsite, consistent with the stormwater controls identified in the Exhibit A.

The Edwards Vacuum Project site contains a majority of poorly drained (88%) and some moderately well

drained (12%) soils. Furthermore, the Edwards Vacuum Project site does not involve construction on slopes greater than 10%. The average depth to bedrock at the Edwards Vacuum Project site is greater than 6.5 feet and there are no bedrock outcroppings. Additionally, no mining, dredging, or excavation will be required during construction.

The construction of the Edwards Vacuum Project will be completed in two phases. Phase I will begin in 2023 and last approximately 3 months. Phase II will begin in 2025 and last approximately 3 months. Phase I is the initial build of the Edwards Vacuum Project site entailing the 255,000 sq. ft. machining and assembly hall, as mentioned above. Phase II will be an expansion of the original site that would double the size of the machine shop area identified on the proposed site plan.

Construction will be in controlled areas within the Edwards Vacuum Project which is generally a sufficient distance from the surrounding communities to minimize disturbance. Construction will generally take place Monday to Friday from 7:00 a.m. to 5:00 p.m. At this time, there are no plans for weekend or holiday work to be executed.

Furthermore, the Edwards Vacuum Project site will not result in increased erosion. The Edwards Vacuum Project site is not located in a coastal erosion hazard area. As mentioned above, the proposed action will add 35 acres of impervious surfaces out of the 80-acre site. In addition, all required soil and erosion control measures during construction will be implemented.

ii. Scannell Project

The Scannell Project entails the construction of three buildings, to be constructed based upon future tenant demand. The three buildings are conceptually designed to total approximately 623,000 SF, approximately 157,500 SF, and approximately 211,000 SF. Collectively, the Scannell Project will create 22.76 acres of impervious surfaces such as parking lots, internal roadways, and concrete pads. The site where the Scannell Project is located is currently undeveloped farmland. Stormwater runoff will be generated by construction of the Scannell Project will be managed onsite, consistent with the stormwater controls identified in the Exhibit A.

The Scannell Project site contains a majority of poorly drained (88%) and some moderately well drained (12%) soils. Furthermore, the Scannell Project site does not involve construction on slopes greater than 10%. The average depth to bedrock at the Scannell Project site is greater than 6.5 feet and there are no bedrock outcroppings. Additionally, no mining, dredging, or excavation will be required during construction.

The construction of the Scannell Project site will be completed in three independent phases. The timing of the phases will be based on tenant demand. Construction will be in controlled areas within the Scannell Project which is generally a sufficient distance from the surrounding communities to minimize disturbance. Construction will generally take place Monday to Saturday from 7:00 a.m. to 6:00 p.m. At this time, there are no plans for Sunday or holiday work to be executed.

The Scannell Project site will not result in increased erosion. The Scannell Project site is not located in a coastal erosion hazard area. As mentioned above, the proposed action will add 22.76 acres of impervious surfaces out of the 87.7-acre site. In addition, all required soil and erosion control measures during construction will be implemented.

iii. Various Infrastructure Updates

The Various Infrastructure Updates entail improvements to the roadways, water, sewer, natural gas, and

power of the STAMP Site which will create 1.2 acres of impervious surfaces such as of roof tops, water storage tanks, roadways, and driveways. The site where the Various Infrastructure Updates are located is currently a combination of undeveloped farmland and existing roadways (including roadway shoulders). Stormwater runoff will be generated by construction of the Various Infrastructure Updates but all stormwater runoff will be managed onsite, consistent with the stormwater controls identified in the Exhibit A.

The Various Infrastructure Updates site contains all poorly drained soils (100%). Furthermore, the Various Infrastructure Updates site does not involve construction on slopes greater than 10%. The average depth to bedrock at the Various Infrastructure Updates is greater than 30 feet and there are no bedrock outcroppings. The Various Infrastructure Updates consists of several improvements to the STAMP Site, which are described in depth in Exhibit A, none of which require mining or dredging during construction.

The construction of the Various Infrastructure Updates will be completed in 6 phases. Each phase of construction is independent on the other and may begin at any time based on tenant need. Some phases may be delayed depending on the development progress at the STAMP Site.

Construction will be in controlled areas within Various Infrastructure Updates which are generally a sufficient distance from the surrounding communities to minimize disturbance. Construction will generally take place Monday to Sunday from 7:00 a.m. to 7:00 p.m. At this time, there are plans for holiday work to be executed.

Furthermore, the Various Infrastructure Updates will not result in increased erosion. The Various Infrastructure Updates are not located in a coastal erosion hazard area. As mentioned above, the proposed action will add 1.2 acres of impervious surfaces on the STAMP Site. In addition, all required soil and erosion control measures during construction will be implemented.

iv. Conclusion:

The Current Proposed STAMP Development does not include any new potentially significant adverse impacts to land resources or land use that were not analyzed in the STAMP GEIS. Overall, the Current Proposed STAMP Development will involve a significant amount of construction to an undeveloped portion of the STAMP Site. Regardless of this significant construction, the Current Proposed STAMP Development has been contemplated exactly this in the STAMP GEIS to have a full build out of 6,130,000 SF. Here, the build out of the Current Proposed STAMP Development totals 1,501,500 SF. The approved Plug Power project is projected to total approximately 240,000 SF, which, combined with the Current Proposed STAMP Development, totals 1,741,500 SF of STAMP building development, far less than what is contemplated in the STAMP GEIS. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on land that were not analyzed in the STAMP GEIS.

B. Impact on Geological Features:

The STAMP Site does not contain, and is not adjacent to, any unique geologic features or National Natural Landmarks, nor will the additional construction of the Current Proposed STAMP Development pass through or near any unique geologic features or National Natural Landmarks off-Site. Accordingly, the Current Proposed STAMP Development infrastructure is not anticipated to create any potentially significant adverse impacts to geological features that were not analyzed in the STAMP GEIS.

C. Impact on Surface Water:

i. Edwards Vacuum Project

The Edwards Vacuum Project lies within the Whitney Creek watershed. On the Edwards Vacuum Project site there are two wetlands, Wetland 34 and Wetland 48, which are collectively 3.86 acres. Neither wetland is listed on the New York State water quality-impaired waterbody list. Furthermore, there is one stream located on the Edwards Vacuum Project site, Tributary 3. Tributary 3 is a class C stream and is not listed on the New York State water quality-impaired waterbody list.

The Edwards Vacuum Project will not disturb Tributary 3 or any of the other wetland resources on the STAMP Site. The Edwards Vacuum Project will result in the creation of a stormwater retention pond consistent with best stormwater management practices.

ii. Scannell Project

The Scannell Project lies within the Whitney Creek watershed. While surface water resources surround the Scannell Project site (including Tributary 6 and Whitney Creek), there are no streams or wetlands on the Scannell Project site itself. Accordingly, the Scannell Project will not disturb any surface water resources, and all stormwater discharge will be managed on-site consistent with the requirements of a NYSDEC General SPDES permit.

iii. Various Infrastructure Updates

The Various Infrastructure Updates lie within the Whitney Creek watershed. The Various Infrastructure Updates will include the filling of Wetland 33 for roadway infrastructure as well as improvements for a redesigned culvert for Tributary 3 to accommodate roadway improvements to Crosby Road. The scope of wetland impacts totals approximately 0.3 acres, primarily confined to the filling of Wetland 33. Wetland 33 is a small, isolated pocket wetland surrounded by existing agricultural fields. Wetland 33 does not fall under either USACE or NYSDEC jurisdiction due to its limited size and lack of connectivity to other wetland or waterway resources.

The Various Infrastructure Updates will not disturb any other USACE or NYSDEC-jurisdictional wetlands, as water and gas lines will be directionally drilled and temporary log mats will be used for power line construction through wetland areas. Any non-jurisdictional wetlands will be filled to fulfill the Various Infrastructure Updates' needs.

i. Conclusion:

The Current Proposed STAMP Development does not include any new potentially significant adverse impacts to surface waters that were not analyzed in the STAMP GEIS. Overall, the STAMP GEIS has contemplated an impact of 9.54 acres to low-medium quality wetlands across the STAMP Site, which is far more than what is proposed compared to the Current Proposed STAMP Development acreage. The impact to approximately 0.3 acres of wetlands has been contemplated by the STAMP GEIS in the past. Furthermore, a full build out of the STAMP Site contemplated approximately 460 acres of impervious surfaces, whereas the Current Proposed STAMP Development contemplate a total of approximately 58.96 acres of total impervious surfaces. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on surface water that were not previously considered in the STAMP GEIS.

D. Impact on Groundwater:

i. Edwards Vacuum Project

The Edwards Vacuum Project will create a new demand for water--30,000 gallons/day from the existing water supply servicing the STAMP Site. The only extension needed to serve the Edwards Vacuum Project is the extension of the 2,000 linear feet of 12 inches or less water main that will extend from the existing onsite water main to the project site boundary. As the STAMP Site sources its water supply from existing water works facilities rather than groundwater, this increase in demand will not result in any impacts to groundwater.

The Edwards Vacuum Project will not require wastewater to be discharged to groundwater as the Edwards Vacuum Project will utilize the STAMP Wastewater Treatment Facility which will be located on the STAMP Site. The amount of sanitary waste anticipated is approximately 5,000 gallons/day. The STAMP Wastewater Treatment Facility will have the capacity to serve the Edwards Vacuum Project.

The Edwards Vacuum Project will not use any pesticides, herbicides, or insecticides during construction or operation. Additionally, the Edwards Vacuum Project is not located over an aquifer and does not include any underground storage containers that hold hazardous wastes. Further, the Edwards Vacuum Project does not entail the types of activities, such as the storage of hazardous materials, which would pose a risk to groundwater.

ii. Scannell Project

The Scannell Project will create a new demand for water--28,910 gallons/day from the existing water supply servicing the STAMP Site. The only extension needed to serve the Scannell Project is the extension of a new water line from the Plug Power site to the Scannell Project site to Crosby Road. As the STAMP Site sources its water supply from existing water works facilities rather than groundwater, this increase in demand will not result in any impacts to groundwater.

The Scannell Project will not require wastewater to be discharged to groundwater as the Scannell Project will utilize the STAMP Wastewater Treatment Facility which will be located on the STAMP Site. The amount of sanitary waste anticipated is approximately 28,910 gallons/day. The STAMP Wastewater Treatment Facility will have the capacity to serve the Scannell Project.

The Scannell Project will not use any pesticides, herbicides, or insecticides during construction or operation. Additionally, the Scannell Project is not located over an aquifer, and does not include any underground storage containers that hold hazardous wastes. Further, the Scannell Project does not entail the types of activities, such as the storage of hazardous materials, which would pose a risk to groundwater.

iii. Various Infrastructure Updates

The Various Infrastructure Updates do not create a new demand for water, rather, the water line extensions proposed enable the previously-reviewed capacity upgrades to the STAMP Site to bring up to 7,000,000 gallons/day of water and 6,000,000 gallons/day of wastewater capacity to the STAMP Site. The only extension needed to serve the Various Infrastructure Updates are the extension of a 12-inch or 16-inch water main along Crosby Road and proposed bypass roads and the creation of onsite water storage tanks. Furthermore, there is no need for a new water supply district or service area to be formed for the project site.

The Various Infrastructure Updates will not require wastewater to be discharged to groundwater as the Scannell Project will utilize the STAMP Wastewater Treatment Facility which is located on site. The amount of sanitary waste anticipated is approximately 1,000,000 gallons/day and was previously reviewed by the GCEDC pursuant to SEQRA. The STAMP Wastewater Treatment Facility has the capacity to serve the Various Infrastructure Updates as long as there is a line extension of the sewer lines on site, including

a 15-inch sanitary sewer gravity, and 6-inch or 8-inch force main to convey sanitary sewer to the STAMP Wastewater Treatment Facility and a 24-inch process water gravity main, 8-inch or 12-inch force main to convey process water to the STAMP Wastewater Treatment Facility.

The Various Infrastructure Updates will not use any pesticides, herbicides, or insecticides during construction or operation. Additionally, the Various Infrastructure Updates are not located over an aquifer. The Various Infrastructure Updates site do not contain any underground storage containers that hold hazardous wastes.

iv. Conclusion:

The Current Proposed STAMP Development does not include any new potentially significant adverse impacts to ground water that were not analyzed in the STAMP GEIS. No groundwater will be withdrawn; excavations for buildings will not extend substantially into the groundwater table; and no groundwater discharge is associated with the Project. In addition, stormwater management for each specific use shall be required to manage surface water flow and allow groundwater infiltration. Furthermore, the Current Proposed STAMP Development construction shall follow the best management regarding stormwater runoff practices laid out in the GEIS.

Lastly, the STAMP GEIS contemplated a maximum of 6,000,000 gallons/day of water and sewer capacity demand. Combined with the existing demand of Plug Power (280,000 gallons/day of water and 60,500 gallons/day of sewer), the Edwards Vacuum Project and Scannell Project's demand will stay well below the thresholds set forth in the STAMP GEIS. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on groundwater.

E. Impact on Flooding:

The STAMP Site does not contain, and is not adjacent to, a designated floodway, a 100-year floodplain, and a 500-year floodplain. Accordingly, the Current Proposed STAMP Development infrastructure is not anticipated to create any potentially significant adverse impacts to flooding that were not analyzed in the STAMP GEIS. Additionally, as outlined in the STAMP GEIS there are stormwater management controls that will replace existing untreated water discharge under an existing SPDES permit. These controls consist of working in periods of low flow conditions, working within continuous operation, practices to minimize erosion, the use of flume pipes to divert water flow during construction, being careful to store debris outside of the stream corridor, utilizing temporary bridges, and locating construction staging areas 50 feet away from all streams. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on flooding.

F. Impact on Air:

i. Edwards Vacuum Project

The Edwards Vacuum Project will likely require a State Facility Permit due to the inclusion of paint booths located within the machine shop, however, the Edwards Vacuum Project will not require a NYSDEC Title V air permit. Additionally, the Edwards Vacuum Project does not include the use of natural gas for heating of the facility. Further, the STAMP Site is not located in a nonattainment zone. Workers travelling to and from the Edwards Vacuum Project site will generate new mobile sources of greenhouse gases, which are an indirect source of air pollution.

Furthermore, in addition to air pollution from vehicles transporting workers to and from the Edwards Vacuum Project, the construction vehicle emissions will result in temporary increases in greenhouse gas

emissions.

ii. Scannell Project

The Scannell Project will not require any federal or state air emission permits. Workers and trucks travelling to and from the Scannell Project site in conventional petroleum fueled vehicles will generate minor amounts of new mobile sources of greenhouse gases, which are an indirect source of air pollution.

No individual furnace is anticipated to exceed 10 million BTU/hour permitting threshold set forth in 6 N.Y.C.R.R. 201-3.2(1)(i). Accordingly, the structures will not require an air permit from NYSDEC. Following further internal discussions with the developer, it is understood that the end-users of the facilities are not anticipated to require an air permit from NYSDEC.

Furthermore, in addition to air pollution from vehicles transporting workers to and from the Scannell Project, the construction vehicle emissions will result in minor temporary increases in greenhouse gas emissions.

iii. Various Infrastructure Updates

The Various Infrastructure Updates will not require any federal or state air emission permits, and in and of themselves, will not be a significant source of greenhouse gas emissions. The Various Infrastructure Updates are not in a nonattainment zone. Construction vehicle emissions will result in minor temporary increases in greenhouse gas emissions.

iv. Conclusion

As outlined in the GEIS, the amount of mobile sources added to the STAMP Site is not to such a degree to jeopardize the National and New York State Ambient Air Quality Standards. The GEIS contemplated the increases in heavy vehicle traffic and traffic from day to day travel to and from the site as well as stationary sources, including regulated sources not exceeding Title V permitting thresholds. Furthermore, the GEIS also contemplated the temporary air impacts that are likely to occur during the construction phases of the Projects--mainly in the form of dust and removal of vegetation.

With respect to mobile sources resulting from truck trips, the GEIS also includes a microscale air quality analysis of potential impacts on air prepared pursuant to the Department's Environmental Procedures Manual ("EPM") (adopted from the NYSDOT) based on the Clean Air Act and associated regulatory guidance. Specifically, the air quality analysis evaluated impacts on air quality resulting from peak traffic conditions studied in the Traffic Impact Study ("TIS"). A microscale air quality analysis is typically performed to determine carbon monoxide concentrations at various worst-case receptors adjacent to the roadways in a project area. Based on the procedures outlined in the EPM, worst case receptors are typically chosen at signalized intersections where a level of service ("LOS") D, E, or F exists for the built conditions. Unsignalized intersections do not typically warrant a detailed air quality analysis since the major-street high volume approaches at these intersections operate as free flow conditions. Any intersection requiring a detailed air quality analysis based on the LOS criteria undergoes additional screenings based on an analysis of the site conditions with respect to the reduction in source-receptor distances, traffic volume increases, vehicle emission increases, and speed reduction. The screening process is used to pinpoint locations where vehicle emissions will be the highest and will contribute to the background air quality. As detailed in the GEIS, the LOS for the various intersections analyzed in the TIS meet necessary criteria post-70% build-out of STAMP such that further microscale air quality analysis is not needed. In addition, the GEIS included a summary of the mesoscale analysis of impacts from mobile sources. A mesoscale air quality analysis is conceptually similar to a microscale air quality analysis, however, it covers a larger geographic area,

typically larger than the immediate project area. In addition to carbon monoxide (CO), a mesoscale air quality analysis monitors for volatile organic compounds (VOC) and nitrogen oxides (NO_x). As detailed in the STAMP GEIS, STAMP does not meet the criteria for a more detailed mesoscale air quality analysis.

Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on air that were not analyzed in the STAMP GEIS.

G. Impact on Plants and Animals

i. Edwards Vacuum Project

The Edwards Vacuum Project Site is largely undeveloped farmland at this point in time. There are no significant natural habitats or natural communities. The Edwards Vacuum Project Site contains communities of white-tailed deer, common songbirds, and small mammals. The Edwards Vacuum Project Site is mapped by NYSDEC as potentially occupied habitat for two New York State threatened or endangered species: the northern harrier and the short-eared owl. The Edwards Vacuum Project Site does not contain any New York State rare or species of special concern. The Edwards Vacuum Project Site is not currently used for hunting, trapping, fishing, or shell fishing.

There have been a limited observances of a New York Threatened or Endangered Species at the Edwards Vacuum Site, specifically the northern harrier. The presence of the northern harrier triggered the issuance of a Take Permit issued pursuant to Part 182 due to the presence of them on a portion of the STAMP Site.

ii. Scannell Project

The Scannell Project Site is largely undeveloped farmland at this point in time. There are no significant natural habitats or natural communities. The Scannell Project Site contains communities of white-tailed deer, common songbirds, small mammals, squirrels, and other mammals. The Scannell Project Site is mapped by NYSDEC as potentially occupied habitat for two New York State threatened or endangered species: the northern harrier and the short-eared owl. The Scannell Project Site does not contain any New York State rare or species of special concern. The Scannell Project Site is not currently used for hunting, trapping, fishing, or shell fishing.

There have been a limited observances of New York Threatened or Endangered Species at the Scannell Site, specifically the northern harrier and short-eared owls. The presence of these species triggered the issuance of a Take Permit issued pursuant to Part 182 due to the presence of them on a portion of the STAMP Site.

iii. Various Infrastructure Updates

The Various Infrastructure Updates Sites are largely undeveloped farmland or are previously developed roadways. There are no significant natural habitats or natural communities. The Various Infrastructure Updates Sites contains communities of white-tailed deer, common songbirds, and small mammals. The Various Infrastructure Updates Sites contain four mapped New York State threatened or endangered species: the northern harrier, pied-billed grebe, sedge wren, and the short-eared owl. There is no habitat for pied-billed grebe within the STAMP Site, thus there will be no impacts from these infrastructure projects. Surveys for sedge wren during 2022 did not document any occurrences of breeding. The Various Infrastructure Updates Sites contain one mapped New York State rare or species of special concern, the heart-leaved plantain. The occurrence of this species on the STAMP Site has been mapped, with no populations occurring within the vicinity of any infrastructure projects. The Various Infrastructure Updates Sites are not currently used for hunting, trapping, fishing, or shell fishing.

The majority of Infrastructure Updates will be occurring within or adjacent to existing roadways, which do not provide habitat to New York Threatened or Endangered Species. The planned but not yet constructed bypass road, along with water, sewer, power, and gas lines along it, is passing through an area with limited observances of the New York Threatened northern harrier. The Genesee County Water Tanks will be placed within an area previously used by both northern harrier and New York Endangered short-eared owl.

iv. Conclusion

Any potential impacts to terrestrial and aquatic ecologies shall be avoided and/or minimized to the maximum extent practicable by implementation of the Land Management Plan associated with the STAMP Site as well as the Best Management Practices and the Stormwater Mitigation Measures.

Due to the status of the STAMP Site as occupied habitat for the Winter Raptors referenced above, GCEDC will be required to implement a Net Conservation Benefit Plan for any threatened/endangered species which could be impacted by the Current Proposed STAMP Development. Since NYSDEC's initial determination that portions of the STAMP Site constitute potentially occupied habitat for the species in question, the STAMP Site has seen significant changes to the on-the-ground conditions of the area considered by the NYSDEC to be occupied habitat. Specifically, the majority of the open space on the STAMP Site (consisting of approximately 665 acres) is now in row crops while a relatively small portion remains as hay or fallow fields. The approximately 170 acres of hay fields that were primarily used by both species during the previous winter were converted to row crops (by way of the Ag. Exemption) or developed in 2022. In total, four short-eared owls and five northern harriers (winter raptors) were documented at STAMP during the "wintering season" which is November through April. These birds have only been observed foraging on the STAMP Site, and no breeding activity has ever been observed on the STAMP Site (as confirmed by separate, breeding season surveys undertaken pursuant to NYSDEC guidance). Furthermore, there has been monitoring and surveying for the wintering raptors regularly at the STAMP Site since the STAMP Site was granted a Take Permit under Part 182.

GCEDC is currently in the process of preparing an application for a Take Permit under Part 182 for the remaining developable acreage of the STAMP Site. GCEDC has developed a Net Conservation Benefit Plan which would include permanent protection of sufficient acreage of suitable habitat for Winter Raptors for a sufficient period of time, with a NYSDEC-approved monitoring and habitat restoration plan.

Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on plants or animals not previously considered in the STAMP GEIS.

H. Impact on Agricultural Land Resources:

i. Edwards Vacuum Project

The Edwards Vacuum Project consists of 80 acres of agricultural land, but the project site is not located in a designated agricultural district nor are any highly productive soils present.

ii. Scannell Project

The Scannell Project consists of 31.55 acres of meadows, grassland, or brush land a but the project site is not located in a designated agricultural district, nor are there are not any highly productive soils present.

iii. Various Infrastructure Updates

The Various Infrastructure Updates Site is located on a mix of agricultural and previously-developed land, but the project site is not located in a designated agricultural district however there are highly productive soils present on the site.

iv. Conclusion

The GEIS contemplated that full development of the STAMP Site will result in a loss of agricultural use at the Project Site. The potential loss of future agriculture use of the Project Site represents less than 1% of the total crop land acres located in Genesee County (i.e., 0.65%), and approximately 1.7% of total cropland acres located in Agricultural District No. 2. There are approximately 148,584.30 acres of crop land located in Genesee County, with approximately 120,365 acres of this total classified as prime farmland. Agricultural District No. 2 encompasses 55,143.18 acres of land located in the Towns of Alabama, Batavia, Elba, Oakfield, and Pembroke. Based on the available information, approximately 950 acres of the STAMP Site are currently being used for farming. The total area of prime farmland located within the STAMP Site is approximately 275 acres, representing 0.23% of the total prime farmland located in Genesee County and 0.49% of the total prime farmland acreage located in Agricultural District No. 2.

Here, the Current Proposed STAMP Development is proposing the development of approximately 76.05 acres which is less than what was contemplated in the STAMP GEIS. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on agricultural land resources that were not analyzed in the STAMP GEIS.

I. Impact on Aesthetic Resources:

i. Edwards Vacuum Project

The Edwards Vacuum Project (both phases) will contain two structures which will be approximately 40' tall, 500' wide, and 1,750' long. The nearest officially designated and publicly accessible federal, state, or local scenic or aesthetic resources (Iroquois National Wildlife Refuge and the John White Game Farm), as well as the Tonawanda Seneca Nation's Territory are separated from the proposed development by substantial buffers as well as significant existing vegetative screening. The Edwards Vacuum Project will include outdoor lighting on approximately 10' to 20' tall light posts, which is 20' less than the tallest portion of the proposed structure for the Edwards Vacuum Project. The outdoor lighting will consist of perimeter lighting on 10' to 20' poles, lighting on equipment skids and at building exits, and parking area lighting. Additionally, all lighting will be downward-facing, high-efficiency LED lights and be dark sky compliant. In order to assess the potential visual impacts of the Current Proposed STAMP Development, Saratoga Associates has prepared a set of visual simulations ("2023 Visual Simulations") which include all current and proposed development associated with STAMP. As depicted in the 2023 Visual Simulations, the above-ground components of the Various Infrastructure Updates will be well-screened by the substantial existing vegetation on the STAMP Site as well as the significant setbacks to adjacent land uses

ii. Scannell Project

The Scannell Project will contain three structures which will be approximately 110' tall, 511' wide, and 1,219' long. The 110' height limit established in the underlying zoning district that was created in connection with the requirements set forth in the GEIS. As noted above, the Iroquois National Wildlife Refuge, John White Game Farm, and Tonawanda Seneca Nation are separated from the proposed development by substantial buffers as well as significant existing vegetative screening. Furthermore, the project will have outdoor lighting that is downward facing and dark sky compliant. As depicted in the 2023 Visual Simulations, the Scannell Project will be well-screened by the substantial existing vegetation on the STAMP Site as well as the significant setbacks to adjacent land uses.

iii. Various Infrastructure Updates

The Various Infrastructure Updates will contain at least five structures. The water storage tanks will be approximately 110-feet in diameter and 35-feet tall, water distribution pump station buildings will be approximately 70 feet long, 50 feet wide and 25 feet tall, sanitary sewer pump stations will be approximately 10 feet wide, 15 feet long and 10 feet tall. The structures will consist of underground water and sewer lines, a water tower, and power lines. The Force Main and Water Main will be buried underground, and the remainder of the Various Infrastructure Updates will be near a well-developed commercial and industrial area, and along existing and proposed roadsides.

As above, the Iroquois National Wildlife Refuge, John White Game Farm, and Tonawanda Seneca Nation are separated from the proposed development by substantial buffers as well as significant existing vegetative screening. Metering equipment will be installed in all sanitary sewer force main systems and water main systems to detect leakage within the system. Additionally, all lighting will be downward-facing, high-efficiency LED lights and be dark sky compliant. As depicted in the 2023 Visual Simulations, the above-ground components of the Various Infrastructure Updates will be well-screened by the substantial existing vegetation on the STAMP Site as well as the significant setbacks to adjacent land uses.

iv. Conclusion

Although the Projects will create new structures on the STAMP Site, development has been designed in a low-density campus setting, meaning that development is respectful and complements the STAMP Site's natural landscape. The STAMP Site as a whole is surrounded by foliage that creates a natural barrier to visual impacts. To further complement this, larger technology manufacturing structures are located on the lower western portion of the STAMP Site while small-scale supporting structures are located on the lower western portion of the STAMP Site to provide a scaled transition to neighboring farmland. Additionally, with the 400-foot perimeter that will be maintained around the perimeter of the STAMP Site to mitigate any aesthetic impacts. Lastly, a minimum 500-foot buffer will be maintained along the STAMP Site's boundary adjoining the John White Wildlife Management Area, in addition to the minimum 500' (and in some places extending up to approximately 1,200') buffer surrounding the border of the western boundary of the STAMP Site where it abuts the Tonawanda Seneca Nation's Territory. These buffers have been put in place to mitigate any aesthetic impacts the development of the STAMP Site may have. Regarding the Projects, the STAMP GEIS has planned for STAMP's development and has contemplated the possible aesthetic impact to the surrounding communities. Notably, none of the projects referenced above will exceed the height limitation set forth in the STAMP GEIS (110').

Additionally, a study regarding the visual impacts of the Current Proposed STAMP Development has been prepared by kta to aid in examining the possible impact on the surrounding communities due to this round of development. As described therein, the visual impact study confirms that the Current Proposed STAMP Development will be well-screened by the substantial existing vegetation on the STAMP Site as well as the significant setbacks to adjacent land uses.

Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on aesthetic resources that were not analyzed in the STAMP GEIS.

J. Impact on Historic and Archeological Resources:

i. Edwards Vacuum Project

The Edwards Vacuum Project Site is located in or adjacent to an area designated as sensitive for

archeological sites by the State Historic Preservation Office. In order to analyze potential impacts of the Edwards Vacuum Project upon historic and archeological resources, a Phase 1-3 Cultural Resource Investigation has been undertaken at the Edwards Vacuum Project Site. The Cultural Resource Investigation documents that the Edwards Vacuum Project Site is not near or contains an archeological site, district which is listed on the national or state register of historic places or that has been determined by the commissioner of the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the state register of historic places.

ii. Scannell Project

The Scannell Project Site is located in or adjacent to an area designated as sensitive for archeological sites by the State Historic Preservation Office. In order to analyze potential impacts of the Scannell Project upon historic and archeological resources, a Phase 1B Cultural Resource Investigation has been undertaken at the Scannell Project Site. The Cultural Resource Investigation documents that the Scannell Project Site is not near or contains an archeological site, district which is listed on the national or state register of historic places or that has been determined by the commissioner of the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the state register of historic places.

iii. Various Infrastructure Updates

The Various Infrastructure Updates are located in or adjacent to an area designated as sensitive for archeological sites by the State Historic Preservation Office. In order to analyze potential impacts of the Various Infrastructure Updates upon historic and archeological resources, a shovel test has been undertaken at the Various Infrastructure Updates. The shovel test documents that the Various Infrastructure Updates are not near or contains an archeological site, district which is listed on the national or state register of historic places or that has been determined by the commissioner of the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the state register of historic places.

iv. Conclusion

In order to address any potential impacts associated with the future development of a specific use at the Project Site, the GCEDC is a part to both a Programmatic Agreement and Letter of Resolution with the USACE, NYSDEC, and SHPO in accordance with the STAMP GEIS. Pursuant to these agreements, GCEDC has undertaken the above-referenced archaeological investigation in order to clear the STAMP Site of archaeological resources.

In addition, the Programmatic Agreement and Letter of Resolution provide for procedures for USACE or NYSDEC (depending on permitting authority) to assess potential impacts on the Tonawanda Seneca Nation's Territory as a property of religious and cultural significance pursuant to the National Historic eligibility criteria. This initial assessment process is underway, with this technical memorandum serving as one source of information relative to these projects and any potential impacts to the Tonawanda Seneca Nation's Territory. As detailed herein, the Current Proposed STAMP Development is not anticipated to be appreciably seen, heard, smelled, or otherwise have any impact on the Tonawanda Seneca Nation.

Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on archeological resources that were not analyzed in the STAMP GEIS.

K. Impact on Open Space and Recreation:

i. Edwards Vacuum Project

The Edwards Vacuum Project Site will not result in a loss of recreational opportunities or a reduction in open space sources because the site is not currently used for hunting, fishing, trapping, or shell trapping.

In terms of off-site recreational resources, the closest is the Iroquois National Wildlife Refuge (federal) and the John White Game Farm (New York State wildlife management area) which are both approximately 2 miles away, and, also will be unaffected by the Edwards Vacuum Project.

ii. Scannell Project

The Scannell Project Site will not result in a loss of recreational opportunities or a reduction in open space sources because the site is not currently used for hunting, fishing, trapping, or shell trapping.

In terms of off-site recreational resources, the closest is the Iroquois National Wildlife Refuge (federal) and the John White Game Farm (New York State wildlife management area), which are both approximately 2 miles away, the Tonawanda Seneca Nation Territory (approximately 0.12 mi away), and the Tonawanda Wildlife Management Area (approximately 3 mi away) and, also will be unaffected by the Scannell Project.

iii. Various Infrastructure Updates

The Various Infrastructure Updates Sites will result in a loss of recreational opportunities or a reduction in open space sources. The Various Infrastructure Updates Sites are currently used for hunting, fishing, trapping, or shell trapping.

In terms of off-site recreational resources, the closest is the Iroquois National Wildlife Refuge (federal) and the John White Game Farm (New York State wildlife management area) which is approximately 2 miles away, and, also will be unaffected by the Various Infrastructure Updates.

iv. Conclusion

Although there is hunting that takes place directly to the west of the STAMP Site on the Tonawanda Seneca Nation's land, there will be minimal impacts to this area due to the precautions the Current Proposed STAMP Development has contemplated such as the boundary buffer, dark sky compliant lighting, noise limitations (discussed below) and lack of odors emanating from the Current Proposed Development (it is also noted that prevailing winds carry odors away from the Nation's Territory rather than to it from the STAMP Site).

The Current Proposed STAMP Development will not result in a loss of recreational opportunities or a reduction in open space sources because the STAMP Site is not open to the public or utilized by public for any outdoor activities. Based on these facts, the Current Proposed STAMP Development will not have any significant adverse impacts on open spaces and recreation that were not analyzed in the STAMP GEIS.

L. Impact on Critical Environmental Areas:

There are no Critical Environmental Areas as described in subdivision 6 NYCRR 617.14(g) on the STAMP Site or in proximity to the STAMP Site. Accordingly, the Current Proposed STAMP Development will not have a significant adverse impacts upon Critical Environmental Areas that were not analyzed in the STAMP GEIS.

M. Impact on Transportation:

i. Edwards Vacuum Project

The Edwards Vacuum Project will increase traffic or create a new demand for transportation facilities or services with the peak traffic being in the morning and the evening. Furthermore, there will be an increase of approximately 20 trucks per day that will be loading and unloading at the Edwards Vacuum Project. Furthermore, the Edwards Vacuum Project will bring 600 jobs to the STAMP Site. Between the employee vehicles and the trucks that will be loading/unloading there will be a total of 620 vehicle trips coming to and from the Edwards Vacuum Project a day during operation. Assuming that all 620 vehicle trips occur over an 8-hour period (a worst-case assumption, and unlikely to occur), that averages 78 vehicles per hour.

There will be an increase from 0 to 500 parking spaces to serve the Edwards Vacuum Project, including shared parking. The Edwards Vacuum Project includes the modification of roads and creation of new roads by extending the roadway access off of STAMP Drive and the reconstruction of Crosby Road from STAMP Drive heading north to the Edwards Vacuum Project parcel. Furthermore, there are no public/private transportation services available within ½ mile of the parcel.

ii. Scannell Project

The Scannell Project will increase traffic or create a new demand for transportation facilities or services with the peak traffic being in the morning and the evening. Furthermore, there will be an increase of approximately 45-60 trucks per 100,000 sq. ft. of building space per day that will be loading and unloading at the Scannell Project. There will be an increase from 0 to 1/1,000 sq. ft. parking spaces to serve the Scannell Project, giving a net increase of 991 parking spaces. The Scannell Project includes the modification of roads and creation of new roads by utilizing access roads and internal STAMP roads. Furthermore, there are public/private transportation services available within ½ mile of the Scannell Project.

Even assuming worst case traffic projections for the Scannell Project, maximum vehicle trips over the course of an entire day would be 1,422 vehicle trips (596 trucks and 826 employees). This is an average of 60 vehicles per hour. Assuming that all 1,422 vehicle trips occur over an 8-hour period, that averages 178 vehicles per hour.

iii. Various Infrastructure Updates

The Various Infrastructure Updates will not appreciably increase traffic or create a new demand for transportation facilities or services with the peak traffic being in the morning and the evening. The Various Infrastructure Updates includes the modification of roads and creation of new roads by widening and reconstructing Crosby Road. Furthermore, there are no public/private transportation services available within ½ mile of the Various Infrastructure Updates.

iv. Conclusion

The GEIS analyzed a full build out of the STAMP Site regarding traffic and peak congestion of the surrounding roads. Although the continual build out of the STAMP Site will increase traffic, the STAMP GEIS contemplated this when it was completed in 2012, thus a partial build out will be within the parameters of the STAMP GEIS. The TIS analyzed the traffic impacts at STAMP at various phases of development up to full development which includes 6,130,000 sq. ft. of floor space with over 9,000 employees. The TIS notes that Phase 1 of STAMP includes 1,000,000 square feet of development and 1,282 employees. Trip generation for Phase 1 was calculated to generate 403 new AM peak hour trips and 402 new PM peak hour trips. The TIS also calculated that at 70% of build out, STAMP would generate 1,424 new AM peak hour trips and 1,924 PM peak hour trips. Finally, at full build out, STAMP will generate 2,034 new AM peak hour trips and 2,749 PM peak hour trips. Based on the TIS, the STAMP GEIS sets forth specific clear numeric thresholds which must be exceeded to trigger traffic improvements

as well as updates to traffic analysis. Specifically, the STAMP GEIS (as well as the GCEDC Findings Statement) provide that no additional traffic study need be prepared until the development of the site has resulted in over 1,925 trips during the peak PM hour. Again, the STAMP GEIS calculated that Phase 1 would result in 403 new AM peak hour trips and 402 new PM peak hour trips and full build out of STAMP would result in 1,424 new AM peak hour trips and 1,924 PM peak hour trips. Thus, the combined vehicle trips of Plug Power, Edwards Vacuum Project, and the Scannell Project equal 87 vehicle trips per every 24 hours or 259 vehicle trips per every 8 hours, all which are below the STAMP GEIS threshold of 1,424 vehicle trips. Notably, as detailed in the STAMP GEIS, access to the STAMP Site will be provided from a Main Access Road (STAMP Drive), from Route 63/77. Additionally, based on trip generation estimates and projected trip distribution patterns, it is not expected that developments at STAMP would add significant traffic volumes to NY Route 77 or NY Route 63 north and west of the site. Accordingly, traffic associated with STAMP will not be directed towards or through the Nation's Territory.

In order to assess the potential impact of traffic from the Current Proposed STAMP Development, CPL prepared an evaluation of traffic data based upon the 2016 update to the STAMP GEIS Traffic Study ("Traffic Study Update"). As detailed in the Traffic Study Update, the recommendations and conclusions of the STAMP GEIS (as amended over time) are consistent with the traffic needs created by the Current Proposed STAMP Development as outlined in 2016. Specifically, the traffic counts associated with the Current Proposed STAMP Development mirror the traffic counts analyzed in 2016, with corresponding mitigation proposed now consistent with the STAMP GEIS. Accordingly, the Current Proposed STAMP Development will not have a significant adverse impacts upon Transportation that were not analyzed in the STAMP GEIS.

N. Impact on Energy:

i. Edwards Vacuum Project

The Edwards Vacuum Project will generate a new demand for energy. More specifically, during Phase I of construction, the project will need 4 MW of energy. For Phase II of construction, the grid will need to deliver an additional 3 MW of energy to the site. No update to the substation is required for the Edwards Vacuum Project. Additionally, the source of the power will be the New York Power Authority which will be delivered by National Grid.

ii. Scannell Project

The Scannell Project will generate a new demand for energy. More specifically, during operations the project will need 10 MW of energy. The source of the energy will be the previously proposed STAMP substation.

iii. Various Infrastructure Updates

The Various Infrastructure Updates will not generate a significant new demand for energy. More specifically, during construction the project will need 0.50 MW of energy. The source of the energy will be the existing grid that is already associated with the STAMP Site.

iv. Conclusion

The full build-out of the STAMP Site will result in the Projects utilizing on a permanent basis certain energy resources including electricity and natural gas. However, the estimated consumption is well within the capacity of the energy sources. In addition, the Project lies within the Niagara Hydro Power Zone which will provide a low-cost renewable source of energy for the Projects. A partial build out of the STAMP Site

will utilize less energy than the full build out contemplated in the GEIS from 2012 which is approximately 185 MW which has since be updated to hold 535 MW after the construction of the STAMP substation. The Current Proposed STAMP Development is estimated to consume approximately 17 MW of energy, along with 225 MW from Plug Power, which totals 354 MW which is still far below the GEIS threshold of 535 MW. The impacts of minor expansions to the STAMP Site have been contemplated in the 2022 Amended SEQRA Determination Notice and the GEIS. Accordingly, the Current Proposed STAMP Development will not have a significant adverse impacts upon energy that were not analyzed in the STAMP GEIS.

O. Impact on Noise, Odor, and Light:

i. Edwards Vacuum Project

The Edwards Vacuum Project will have minor impacts on noise. More specifically, during construction the Edwards Vacuum Project will exceed the ambient noise levels during construction because of typical construction noises such as trucks and excavators. The Edwards Vacuum Project operations are not anticipated to appreciably increase ambient noise conditions at the border of the STAMP Site or exceed the STAMP Boundary noise limits set in the GEIS.

The Edwards Vacuum Project will not have an effect on odor on the STAMP Site because the project does not include any processes or substances that result in odors migrating off the site.

The Edwards Vacuum Project will have an effect on light due to the outdoor lighting plans associated with the project plans. As mentioned above, there will be outdoor lighting that is 10' to 20' tall, which is 20' less than the tallest portion of the proposed structure for the Edwards Vacuum Project. The outdoor lighting will consist of perimeter lighting on 10' to 20' poles, lighting on equipment skids and at building exits, and parking area lighting. Additionally, all lighting will be downward-facing, high-efficiency LED lights and be dark sky compliant.

ii. Scannell Properties

The Scannell Project will have minor impacts on noise. More specifically, during construction the Scannell Project will exceed the ambient noise levels during construction because of typical construction noises such as trucks entering and leaving the project site. The Scannell Project operations are not anticipated to appreciably increase ambient noise conditions at the border of the STAMP Site or exceed the STAMP Boundary noise limits set in the GEIS.

The Scannell Project will not have an effect on odor on the STAMP Site because the project does not include any processes or substances that result in odors migrating off the site.

The Scannell Project will have an effect on light due to the outdoor lighting plans associated with the project plans. As mentioned above, all lighting fixtures will be downward facing and dark sky compliant.

iii. Various Infrastructure Updates

The Various Infrastructure Updates will have minor and temporary impacts on noise. More specifically, the construction of roads and industrial support infrastructure will create noise on the STAMP Site.

The Various Infrastructure Updates will not have an effect on odor on the STAMP Site because the project does not include any processes or substances that result in odors migrating off the site. The Various Infrastructure Updates will not have an effect on light. All lighting for the water storage tanks, water distribution pump station and sanitary and process water pump stations will be downward facing, dark sky

compliant LED lighting.

iv. Conclusion

Potential impacts during construction and operation of the Project to noise have been assessed according to NYSDEC guidelines. The Town of Alabama does not have a noise control ordinance that applies to STAMP. NYSDEC's published guidance "Assessing and Mitigating Noise Impacts" (NYSDEC, 2001) establishes a basis to assess the Project's potential for those impacts.

Taking the NYSDEC guidelines into consideration, the Project will limit noise at the STAMP boundary to an LEQ of 65 dBA during the day and 45 dBA at night. NYSDEC guidelines state that noise sources should not increase levels above 65 dBA in non-industrial areas. The proposed property line requirement of 65 dBA during the day and 45 dBA at night will ensure that the 65 dBA level referenced by NYSDEC for non-industrial areas is not exceeded. The resulting maximum Project level of 65 dBA generally does not exceed maximum existing average baseline noise levels documented within the vicinity of the Project, which range from 63 dBA to 73 dBA.

Accordingly, the Current Proposed STAMP Development will not have a significant adverse impacts upon noise, odor, and light that were not analyzed in the STAMP GEIS.

P. Impact on Public Health:

i. Edwards Vacuum Project

The construction of the Edwards Vacuum Project will take place over two years. As mentioned above, Phase I will begin in 2023 and last approximately 3 months. Phase II will begin in 2025 and last approximately 3 months. Phase I is the initial build of the Edwards Vacuum Project site entailing the 255,000 sq. ft. machining and assembly hall, as mentioned above. Phase II will be an expansion of the original site that would double the size of the machine shop area identified on the proposed site plan.

During the construction phases of the Edwards Vacuum Project, construction personnel are likely to encounter a number of physical hazards that are typically associated with commercial construction. All Edwards Vacuum Project construction will take place within the boundaries of the Edwards Vacuum Project. Because it is located within the STAMP Site, the general public's exposure to any hazards will be limited. Additional fencing signs and barriers will be utilized around the Edwards Vacuum Project construction area and, where necessary, will delineate excavations and prevent the entry to the Edwards Vacuum Project of unauthorized personnel. Appropriate signs will be posted to inform those entering the Edwards Vacuum Project of potential construction hazards and appropriate actions to be taken while on the Edwards Vacuum Project. Additionally, the Edwards Vacuum Project will minimize risks to construction personnel by fully complying with applicable OSHA and New York State Labor Law requirements. Thus, it is anticipated that the construction work associated with the Project will not have a significant impact on public health and safety.

Furthermore, there will be no commercial generation, treatment, or disposal of hazardous waste at the Edwards Vacuum Project site. Additionally, there will be no pesticides used during construction or operation of the Edwards Vacuum Project site.

No construction of, or modification to, any solid waste management facility will be necessary to accommodate the Edwards Vacuum Project. While hazardous waste is not anticipated to be unearthed during construction or operation of the Edwards Vacuum Project, any such materials (if unearthed) will be disposed of in accordance with all applicable federal, state, and local rules and regulations.

ii. Scannell Project

The construction of the Scannell Project will take place over a period of time depending on the needs of the tenants.

During the construction phases of the Scannell Project, construction personnel are likely to encounter a number of physical hazards that are typically associated with commercial construction. All Scannell Project construction will take place within the boundaries of the Scannell Project. Because it is located within the STAMP Site, the general public's exposure to any hazards will be limited. Additional fencing signs and barriers will be utilized around the Scannell Project construction area and, where necessary, will delineate excavations and prevent the entry to the Scannell Project of unauthorized personnel. Appropriate signs will be posted to inform those entering the Scannell Project of potential construction hazards and appropriate actions to be taken while on the Scannell Project. Additionally, the Scannell Project will minimize risks to construction personnel by fully complying with applicable OSHA and New York State Labor Law requirements. Thus, it is anticipated that the construction work associated with the Project will not have a significant impact on public health and safety.

Furthermore, there will be no commercial generation, treatment, or disposal of hazardous waste at the Scannell Project site. Additionally, there will be no pesticides used during construction or operation of the Scannell Project site.

No construction of, or modification to, any solid waste management facility will be necessary to accommodate the Scannell Project. While hazardous waste is not anticipated to be unearthed during construction or operation of the Scannell Project, any such materials (if unearthed) will be disposed of in accordance with all applicable federal, state, and local rules and regulations.

iii. Various Infrastructure Updates

The construction of the Various Infrastructure Updates will take place over a few years. As mentioned above, each phase of construction is independent of the other and may begin at any time. Some phases may be delayed depending on the development of the STAMP Site.

During the construction phases of the Various Infrastructure Updates, construction personnel are likely to encounter a number of physical hazards that are typically associated with commercial construction. All Various Infrastructure Updates construction will take place within the boundaries of Various Infrastructure Updates. Because it is located within the STAMP Site, the general public's exposure to any hazards will be limited. Additional fencing signs and barriers will be utilized around the Various Infrastructure Updates construction area and, where necessary, will delineate excavations and prevent the entry to the Various Infrastructure Updates of unauthorized personnel. Appropriate signs will be posted to inform those entering Various Infrastructure Updates of potential construction hazards and appropriate actions to be taken while on the Various Infrastructure Updates. Additionally, the Various Infrastructure Updates will minimize risks to construction personnel by fully complying with applicable OSHA and New York State Labor Law requirements. Thus, it is anticipated that the construction and demolition work associated with the Various Infrastructure Updates will not have a significant impact on public health and safety.

Furthermore, there will be no commercial generation, treatment, or disposal of hazardous waste at the Various Infrastructure Updates. Additionally, there will be no pesticides used during construction or operation of the Various Infrastructure Updates.

No construction of, or modification to, any solid waste management facility will be necessary to

accommodate the Various Infrastructure Updates. While hazardous waste is not anticipated to be unearthed during construction or operation of the Various Infrastructure Updates, any such materials (if unearthed) will be disposed of in accordance with all applicable federal, state, and local rules and regulations.

iv. Conclusion

In order to ensure that emergency service responders are adequately prepared for the potential unique needs of a future use, a facility-specific emergency services impact study shall be prepared for each actual technology manufacturing facility to be located at the STAMP Site and submitted to an informal committee composed of local and county emergency response representatives to review and provide input on such studies. Moreover, to ensure the adequacy of these future studies, a baseline study shall be completed to determine the current baseline levels of services provided by local and county emergency service providers. With implementation of these mitigation measures, GCEDC determines that potential impacts to community services based on a future specific use shall be minimized and/or avoided to the maximum extent practicable.

Depending on the specific needs of actual facilities that may locate at the STAMP Site, it is possible that additional fire and ambulatory resources and/or training may be required. In order to prepare for that possibility, a preliminary study to determine the existing baseline levels of emergency services currently provided by the Town of Alabama Fire Department, the Genesee County Emergency Services, and the Genesee County Sheriff's Department shall be completed. In addition, a facility-specific emergency services impact study shall be prepared for each actual technology manufacturing facility to be located at the Project Site and submitted to an informal committee composed of local and county emergency response representatives to review and provide input on such studies. Each study will identify mitigation measures that may be required for the following factors:

- Potential for increase in police calls
- Potential for increase in court services
- Potential for increase in EMS calls
- Potential for increase in motor vehicle accident calls
- Potential for increase in hazardous materials calls
- Potential for increase in fire calls
- Potential need for fire apparatus
- Potential incentives to attract additional volunteers for the fire department

Edwards Vacuum has already prepared an Emergency Preparedness Plan that has been reviewed by the Town and County, which ensures adequate arrangements for dealing with potential emergencies at the site. Accordingly, the Current Proposed STAMP Development will not have a significant adverse impacts upon public health that were not analyzed in the STAMP GEIS.

Q. Impact on Character and Community Plans:

i. Edwards Vacuum Project

The Edwards Vacuum Project is in line with the Genesee County Smart Growth Plan. Furthermore, the land use plan for the STAMP Site contemplates industrial and commercial growth such as the construction of the Edwards Vacuum Project. The plot of the STAMP Site where the Edwards Vacuum Project is going to be built is zoned as Technology District 1 ("TD-1"), and the project is consistent with the underlying zoning designation of TD-1. Further, as detailed above, the project is not anticipated to be appreciably seen, heard, or smelled from neighboring properties.

ii. Scannell Project

As above, the plot of the STAMP Site where the Scannell Project is going to be built is zoned as TD1, and the project is consistent with the underlying zoning designation. Further, as detailed above, the project is not anticipated to be appreciably seen, heard, or smelled from neighboring properties.

iii. Various Infrastructure Updates

The plots of the STAMP Site where the Various Infrastructure Updates are going to be built are zoned as TD1, 2, and 3, as the infrastructure spans the entirety of the STAMP Site. All of the infrastructure is consistent with the land use controls set forth in the underlying zoning designations of the properties. Further, as detailed above, the project is not anticipated to be appreciably seen, heard, or smelled from neighboring properties.

iv. Conclusion

The STAMP GEIS extensively analyzes the development of STAMP and potential impacts on surrounding communities. As the Current Proposed STAMP Development is otherwise entirely consistent with the thresholds and mitigation measures set forth in the STAMP GEIS, there are no inconsistent or significant impacts associated with the same that were not previously analyzed in the STAMP GEIS.

R. Impact on Disadvantaged Communities

New York's Climate Justice Working Group ("CJWG") in its draft map of Disadvantaged Communities ("DACs") has identified the Nation's Territory (Census Tract 36037940100) and large portions of Genesee County (including the Town of Alabama, Census Tract 36037950300) as DACs.¹ As early as 2012, the GCEDC Findings Statement which followed the issuance of the GEIS included a detailed explanation of the public need and benefit achieved through the development of STAMP. As detailed in the 2012 Findings Statement:

The Project's central purpose is to play a significant role in reversing a trend of economic stagnation that has affected the Western New York region in recent years. The need for reversing this trend may be seen locally in 2010 US Census figures indicating declines in population for both the Town of Alabama and Genesee County over the past ten (10) years. STAMP will result in a number of benefits that have the potential to mitigate this trend in a substantial way.

While not specifically called out as such in the GEIS, all mitigative measures associated with STAMP are inherently geared towards achieving the benefits of STAMP while reducing any potential adverse impacts on surrounding DACs to the maximum extent practicable.

III. Conclusion:

A number of temporary and/or minor environmental impacts have been identified in connection with the Current Proposed STAMP Development, however, a thorough analysis of these potential impacts reveals that where necessary, such impacts have been mitigated to the greatest extent possible by the design of the Current Proposed STAMP Development, that none of these impacts will be significant, and that all such

¹ <https://climate.ny.gov/resources/climate-justice-working-group/#disadvantaged-communities-map>

impacts were thoroughly analyzed in the STAMP GEIS.

The Current Proposed STAMP Development include all actions necessary to undertake the following:

Edwards Vacuum LLC:

Edwards Vacuum LLC (“**Edwards Vacuum**”) has selected the STAMP Site for the location of its proposed approximately 255,000 sq. ft. machining and assembly hall, together with onsite office building space. Edwards Vacuum is a leading supplier of vacuum and abatement products, services and solutions for the global semiconductor industry. Edwards Vacuum will construct and operate the new facility to align with the LEED green building certification system, and will be powered using 100% renewable energy sources. In addition, the Edwards Vacuum development will enable a significant reduction in carbon emissions arising from international freight by localizing manufacturing in the US.

In a future phase, it is anticipated that Edwards Vacuum will construct an additional, approximately 255,000 sq. ft. addition to its proposed development. This project will be developed on approximately 80 acres of land east of Crosby Road and North of STAMP Drive (*See, Exhibit E*).

The Edwards Vacuum development will include the extension of the current bypass stub off of STAMP Drive and reconstruction of Crosby Road from STAMP Drive heading north to the Edwards Vacuum parcel (*See, Exhibit E*). The Edwards Vacuum development also includes the construction of a stormwater pond and the extension of a STAMP water line approximately 2,000 feet from the existing onsite water main (*See, Exhibit F*). Further, this development includes the construction of a new sanitary sewer pump station and a new 4 inch force main or 12 inch gravity sanitary sewer main approximately 2,800 linear feet in length (*See, Exhibit H*). Additionally, the Edwards Vacuum development includes new electric distribution lines to be to support the development’s electrical needs (*See, Exhibit J*). Portions of the broader STAMP Site will be utilized for staging purposes for onsite construction.

It is anticipated that the Edwards Vacuum portion of the Current Proposed STAMP Development will require the following permits/approvals/incentives:

- NYSDEC Part 182 Incidental Take Permit
- NYSDEC SPDES Permit for Construction
- NYSDEC Air Facility Permit
- Town of Alabama Planning Board Site Plan Approval
- Empire State Development Incentives
- GCEDC Incentives
- NYPA Hydropower Allocation
- CHIPS Act Incentives

- NYSDOT Consultation
- NYS DOH Consultation

Scannell Properties LLC:

Scannell Properties LLC (“**Scannell**”) has selected the STAMP Site for the development of up to three distribution and/or manufacturing buildings for industrial purposes on approximately 87.7 acres of the STAMP Site. The Scannell development involves the grant of an option to purchase a portion of the STAMP Site from GCEDC to Scannell in order to enable Scannell to obtain tenants to develop the property. The Scannell development is located south of the Plug Power Site and west of Crosby Road (*See, Exhibit E*). Construction of the Scannell development, which consists of an approximate 623,000 sq. ft. building; an approximate 157,500 sq. ft. building; and a 211,000 sq. ft. building, is conceptual at this point as the Scannell Project is proposed to be a speculative build, ranging a number of possible buildings and tenants, that has not yet secured its own tenants. Final building sizes and uses will be based on future tenant needs. However, these building sizes are the maximum buildout the Scannell site can support.

In response to questions raised by NYSDEC, Scannell has confirmed that no individual furnace affiliated with Scannell’s future development is anticipated to exceed 10 million BTU/hour permitting threshold set forth in 6 N.Y.C.R.R. 201-3.2(1)(i). Accordingly, the structures will not require an air permit from NYSDEC. In addition, it is noted that the possible maximum height of the Scannell buildings (110 ft.) is consistent with the height thresholds established in the STAMP GEIS, including the zoning classification of this section of the STAMP Site.

The Scannell development includes the reconstruction of a portion of Crosby Road south of the Plug Power development (*See, Exhibit E*). In addition, the Scannell development includes the extension of a water line from the Plug Power site south along Crosby Road to the Scannell development parcels (*See, Exhibit F*). Further, this development includes the construction of a new sewer line from the future WWTF north of the Plug Power development south along Crosby Road to the Scannell development parcels (*See, Exhibit H*). Additionally, the Scannell development includes new electric distribution lines to be to support the development’s electrical needs (*See, Exhibit J*). The annual estimated electricity demand is 10 MW which will be supported by the proposed construction of a new STAMP substation. Portions of the broader STAMP Site will be utilized for staging purposes for onsite construction.

It is anticipated that the Scannell portion of the Current Proposed STAMP Development will require the following permits/approvals/incentives:

- NYSDEC Part 182 Incidental Take Permit

- NYSDEC SPDES Permit for Construction
- Town of Alabama Planning Board Site Plan Approval
- Empire State Development Incentives
- GCEDC Incentives
- NYPA Hydropower Allocation
- NYSDOT Consultation
- NYS DOH Consultation

Infrastructure Construction:

The following infrastructure improvements and projects will support the above referenced projects and support development of other tenants at the STAMP Site as referenced in the map attached hereto as *Exhibit E*:

Roadways/Parking

To support Edwards Vacuum and Scannell Properties project, improvements to portions of Crosby Road will be required. This includes the widening of approximately 6,200 linear feet of Crosby Road. The widening will include 12-foot travel lanes and a 4-foot shoulder for a total road width of 32-feet, along with all necessary drainage features. A portion of Crosby Road crosses an onsite tributary to Oak Orchard Creek (“**Trib 3**”). The widening of Crosby Road will involve the replacement of the culvert crossing for Trib 3.

A portion of the proposed bypass connector road will need to be constructed to support Edwards Vacuum. This will involve the construction of approximately 500 linear feet of new roadway, with a total width of 32-feet, including all drainage features, as necessary.

This SEQR review also includes the full construction of the bypass connector road and the bypass road itself. In total, the bypass connector road is approximately 1,800 linear feet and the bypass road is approximately 4,000 linear feet in length. Both roads will be designed and constructed with a total width of 32-feet and include all necessary drainage features. (*See, Exhibit E*).

In order to accommodate construction activities on the STAMP Site, Plug Power, Inc. will make use of temporary parking to the north and/or south of their existing construction site, on approximately 10 acres of land.

Water

Genesee County Water Supply:

Currently, the STAMP site is supplied by water from Genesee County that includes a 12-inch water main, with a maximum capacity of 1 million gallons per day (mgd). To support further development of the site, a series of (3) three, 2.0-million-gallon (mg) tanks and a pump station will be required. The Genesee County water supply will flow directly into the tanks and then be distributed to the STAMP site through a 12-inch or a 16-inch main. (*See, Exhibit F*).

Niagara County Water Supply:

To support larger anchor tenants in the northern campus of the STAMP site, a water main will be installed from the Niagara County line to provide 6.0 mgd the STAMP site ("**Offsite Big Water**"). GCEDC previously reviewed Offsite Big Water pursuant to SEQRA in 2020 and again in 2022, and is in the process of obtaining permits from NYSDEC and NYSDOH for the same. Now, GCEDC is undertaking a review of the proposed onsite distribution infrastructure for the Niagara County water supply ("**Onsite Big Water**"). The onsite portion of this water main will include a 30-inch water main that will flow directly into a series of (3) three, 2.0-million-gallon (mg) tanks. A pump station will be constructed adjacent to the tanks and supply the onsite distribution network. The onsite distribution network will consist of a 16-inch or a 24-inch water main. (*See, Exhibit G*).

Sewer

Onsite Sanitary Sewer Collection System:

The onsite sanitary sewer collection system ("**Onsite Sewer**") will consist of a combination of gravity sanitary sewer, pump stations and force mains to convey up to 1.0 mgd to the STAMP Onsite Wastewater Treatment Facility which will be constructed to support the above-referenced projects ("**WWTF**"). As with Offsite Big Water, GCEDC previously undertook a review of the WWTF (as well as the affiliated wet well and Force Main) pursuant to SEQRA in 2020 and 2022. NYSDEC previously issued all permits necessary for the construction of the WWTF. Sanitary sewer will be collected from the bypass connector road, STAMP Drive, and Crosby Road then conveyed to the WWTF through a 12-inch or 15-inch gravity system. The system will include two sanitary sewer pump stations and 6-inch or 8-inch force mains that will collect sanitary sewer at the low points and pump back to the gravity system.

Onsite Process Water Collection System:

GCEDC is proposing the development of an onsite process water collection system ("**Onsite Water Collection System**") which is designed to be an amenity for future tenants of STAMP that have the need to discharge process wastewater through the STAMP Force Main, which was specifically designed for such purposes. The Onsite Water Collection System will consist of a combination of

gravity sanitary sewer, pump stations and force mains to convey up to 6.0 mgd of treated effluent (combined sanitary wastewater and post-treated process wastewater) to the STAMP Onsite Main Pump Station (“MPS”). Each individual tenant discharging process water to the collection system will be required to obtain its own SPDES permit from NYSDEC and will be required to meet stringent effluent limits at the point of discharge to the collection system. Once process water SPDES permits are obtained, the process water would then be conveyed through the Force Main for discharge to Oak Orchard Creek. The onsite process water collection system will consist of a 24-inch gravity collection system. A pump station and force main will be constructed at the low point in the system to pump back to the gravity system or pump to the MPS. *See, Exhibit H.* Notably, any future discharge to the Onsite Water Collection System will be evaluated pursuant to SEQRA and be the subject of standalone NYSDEC permits.

Power

Onsite Natural Gas:

To support development at the STAMP site an onsite natural gas network will be constructed along the bypass Road, the bypass connector road, STAMP Drive, and Crosby Road. This natural gas distribution system will supply Scannell properties and the STAMP Onsite WWTF with natural gas service connections. *See, Exhibit I.*

Onsite Electric:

An onsite 115 kV electric service will be required to provide electric service to the tenants at the STAMP site. The electric distribution system will be constructed along the bypass road, the bypass connector road, Crosby Road, Stamp Drive and will follow the 115kV reroute along the western STAMP buffer area. The electric distribution system will provide electric service to Plug Power, Edwards Vacuum, Scannell properties, and the STAMP Onsite WWTF. *See, Exhibit J.*

It is anticipated that this portion of the Current Proposed STAMP Development will require the following permits/approvals/incentives:

- NYSDEC Part 182 Incidental Take Permit
- NYSDEC SPDES Permit for Construction
- NYSDEC Freshwater Wetlands Permit
- NYSDEC Application for Approval of Plans for Wastewater Disposal System BSP-5
- Genesee County Highway Work Permit
- Empire State Development Incentives
- USACE NWP

- NYSDOT Consultation

- NYS DOH Consultation