



BUFA – PROJECT DOUBLE REED

GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER DEVELOPMENT APPLICATION

FEBRUARY 26, 2025

BUFA - GCEDC Application

DEVELOPMENT APPLICATION – DESIGN PACKAGE

Project Name: BUFA – Project Double Reed

Location: Genesee County, New York

Date: February 26, 2025

To: **Mark Masse**
President and CEO
Genesee County Economic Development Center

Chris Suozzi
Executive VP of Business and Workforce Development
Genesee County Economic Development Center

From: **Bradley Wells**
Site Selection and Development Manager
Stream Data Centers

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. Further, as the company's site development affiliate, Headwaters employs a team of hyperscale experts dedicated to data center industry, helping Stream and others uncover low-risk land sites for optimum data center development. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options.

Stream Data Centers is headquartered in Dallas, Texas and is the technical real estate affiliate of Stream Realty Partners, a full service commercial real estate investment, development and services company with 1,400+ professionals in 17 core markets, and \$8.8 billion in annual transactions.

Why Stream?

Stream is more than just a development partner; we're a catalyst for progress. With a proven track record spanning over 25 years, we've been at the forefront of the data center industry since its beginnings, transforming communities and driving economic growth.

Our vision aligns seamlessly with the goals of the Science Technology and Advanced Manufacturing Park (STAMP) as the heart of the Buffalo-Rochester Tech Corridor. We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

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

- **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.

Let's work together to turn the vision of STAMP into a reality.

Project Description

A State-of-the-Art Data Center Campus

Project Double Reed is a 900,000-square-foot data center campus and demonstrates 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 this data center will significantly contribute to the local economy. It will generate substantial investment in construction and critical infrastructure and create 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 122 employees. 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, the data center project will incorporate 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. The Genesee Economic Development Center (GECEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 250MW of utility power.

- **Emergency Backup Power:** Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT 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. Consequently, it is anticipated that all air emissions will follow all applicable federal, state, and local requirements.
- **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. 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.
- **Environmental Management:** The project will avoid sensitive environmental resources, including wetlands and streams. 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. Additional treatment measures will be considered during detailed design and engineering. A conceptual stormwater plan is included in the following exhibits outlining potential locations for stormwater management features as well as outfall locations from the project site which align with existing observable rainwater surface flow regimes.
- **Acoustics Approach:** A conceptual environmental noise assessment has been developed to provide an initial understanding of the site configuration, relevant acoustic criteria, and noise-sensitive receptors. This assessment aims to optimize the proposal's alignment with STAMP's intended uses.

These initial findings provide valuable data that will be further refined during the subsequent design and engineering phases through detailed professional noise studies and modeling. This analysis will inform the selection of site-specific equipment and, as necessary, guide the engineering and implementation of acoustic treatments. A variety of proven approaches can be implemented to ensure the project's strict adherence to all permitting and ordinance requirements.

The conceptual noise model for this proposal is included in the following exhibits and outlines three scenarios:

- **Constant Mechanical:** Represents the typical 24/7 operation of the facility.
- **Generator Maintenance:** Models periodic daytime testing of a limited number of generators, in conjunction with the ongoing constant mechanical operations.
- **Emergency Backup:** Simulates an emergency scenario where all generators are operational for an extended period.

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 will incorporate architectural design that enhances the site through landscape, building fenestration, and material detailing. These interventions will work cohesively to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed there.

Preliminary conceptual designs are shown in the following exhibits, which will be refined upon final technical requirements of the expected tenant. The design is comprised of three, one-story buildings totaling approximately 900,000 square feet, with an expected building height of 33-feet to the parapet and 41-feet to the top of the architectural rooftop screen. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design will work to enhance the building's aesthetics while supporting biodiversity and improving stormwater management practices. The design will also focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives.

To gain an initial understanding of the site's relationship to public rights-of-way and the nearby Tonawanda Seneca Nation, a conceptual visual assessment was conducted. Primary viewpoints were selected to represent key perspectives. These included locations along Crosby Road, where the development will have its main access points. Two viewpoints were also chosen from the west, reflecting potential views from the Tonawanda Seneca Nation.

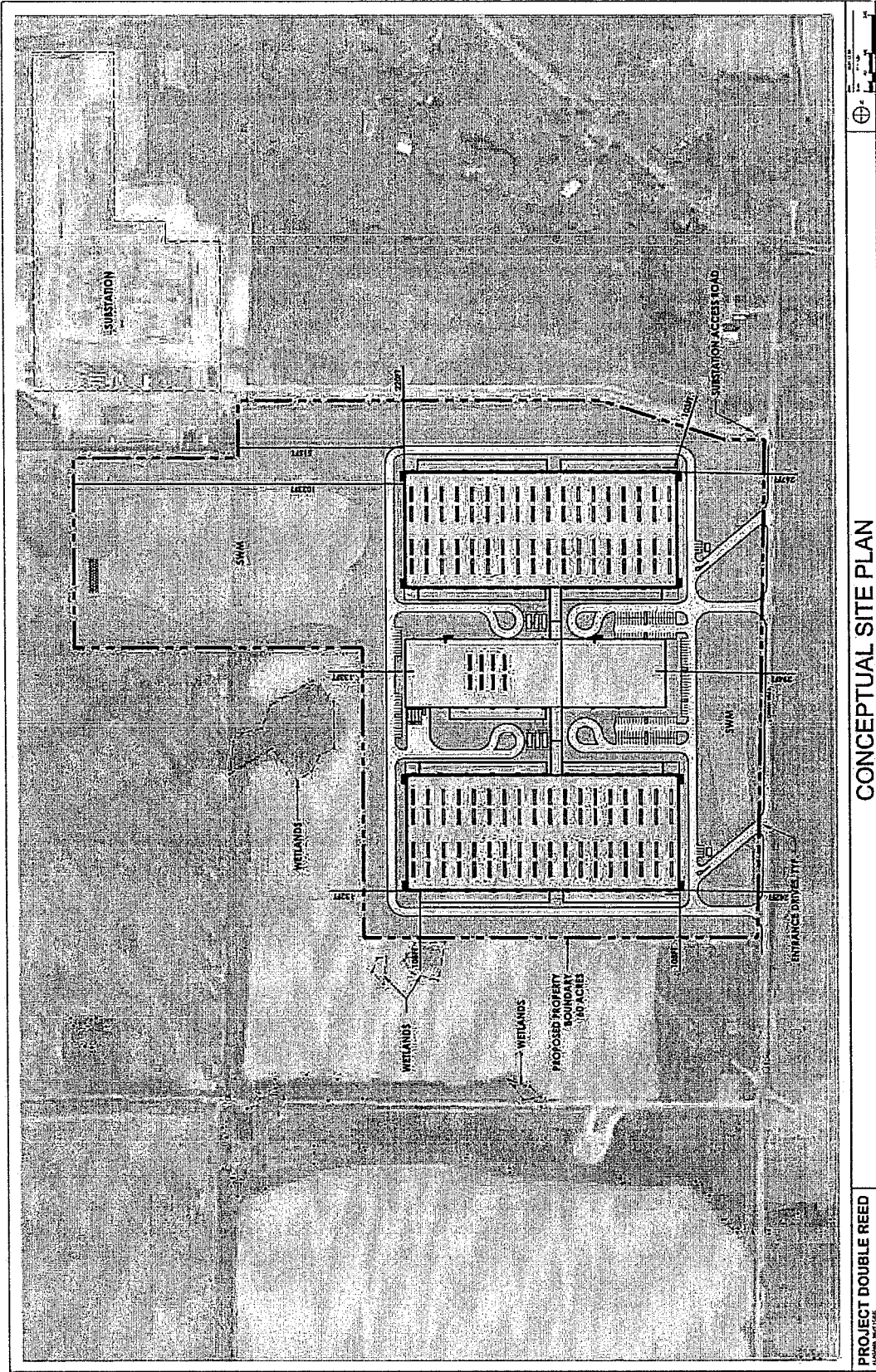
Further analysis included viewpoints from Lewiston Road and Alleghany Road. These assessments revealed limited visual presence from these locations primarily due to the site's topography and the presence of existing vegetation. This visual assessment is included in the following exhibits.

- **Public emergency services:** Demand on public emergency services for data center facilities are low. Data center facilities directly hire professional emergency and security services for support of operations, reducing the demand on external services. Further, these advanced facilities have detailed emergency response plans, ensuring that any emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aid in determining appropriate escalation for emergencies which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.
- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery / equipment maintenance. Data centers are staffed 24/7 with typically three eight-hour shifts daily. Nighttime shifts typically 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 will be implemented, and traffic flow will be managed safely and efficiently. A conceptual construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning may be implemented on site. This plan is based on successful construction practices employed in similar projects across the country.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee Economic Development Center (GCEDC). Our commitment to sustainability, community integration, and operational excellence makes us the ideal partner to bring this project to life.

TECHNICAL SUMMARIES AND EXHIBITS

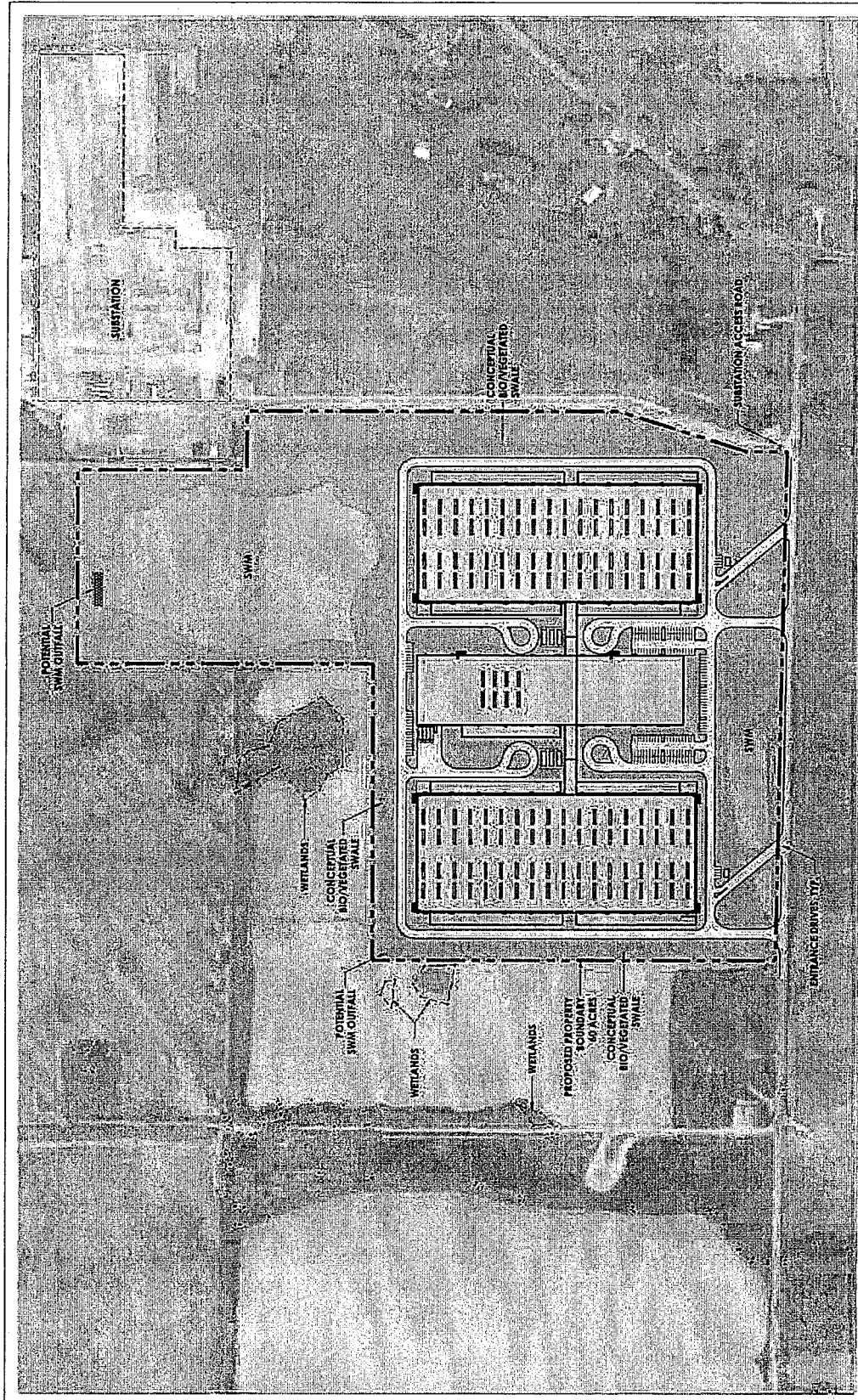
EXHIBIT - CONCEPTUAL SITE PLANS



PROJECT DOUBLE REED
 100 ACRES

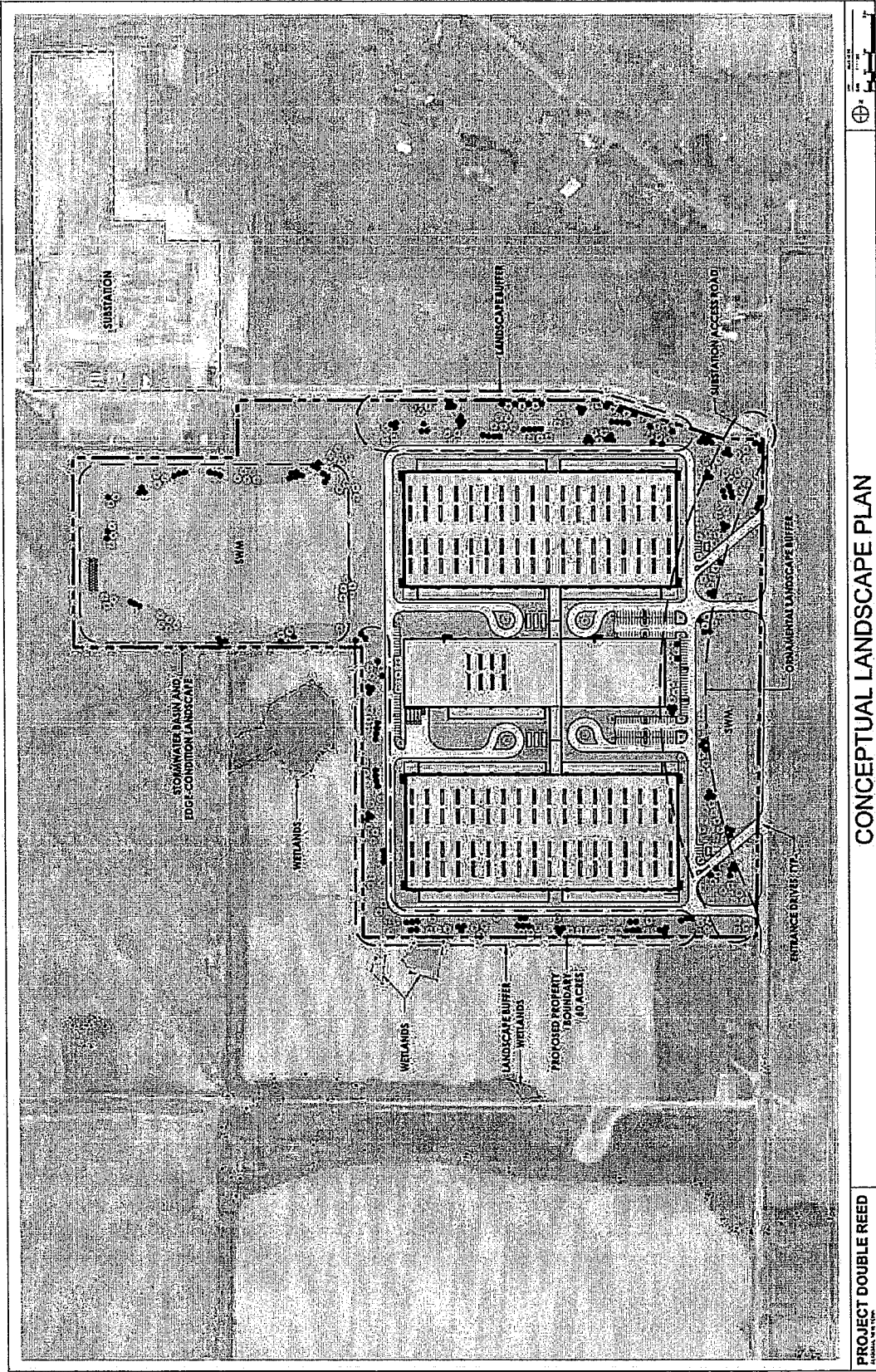
CONCEPTUAL SITE PLAN

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PROJECT DOUBLE REED **CONCEPTUAL STORMWATER PLAN**

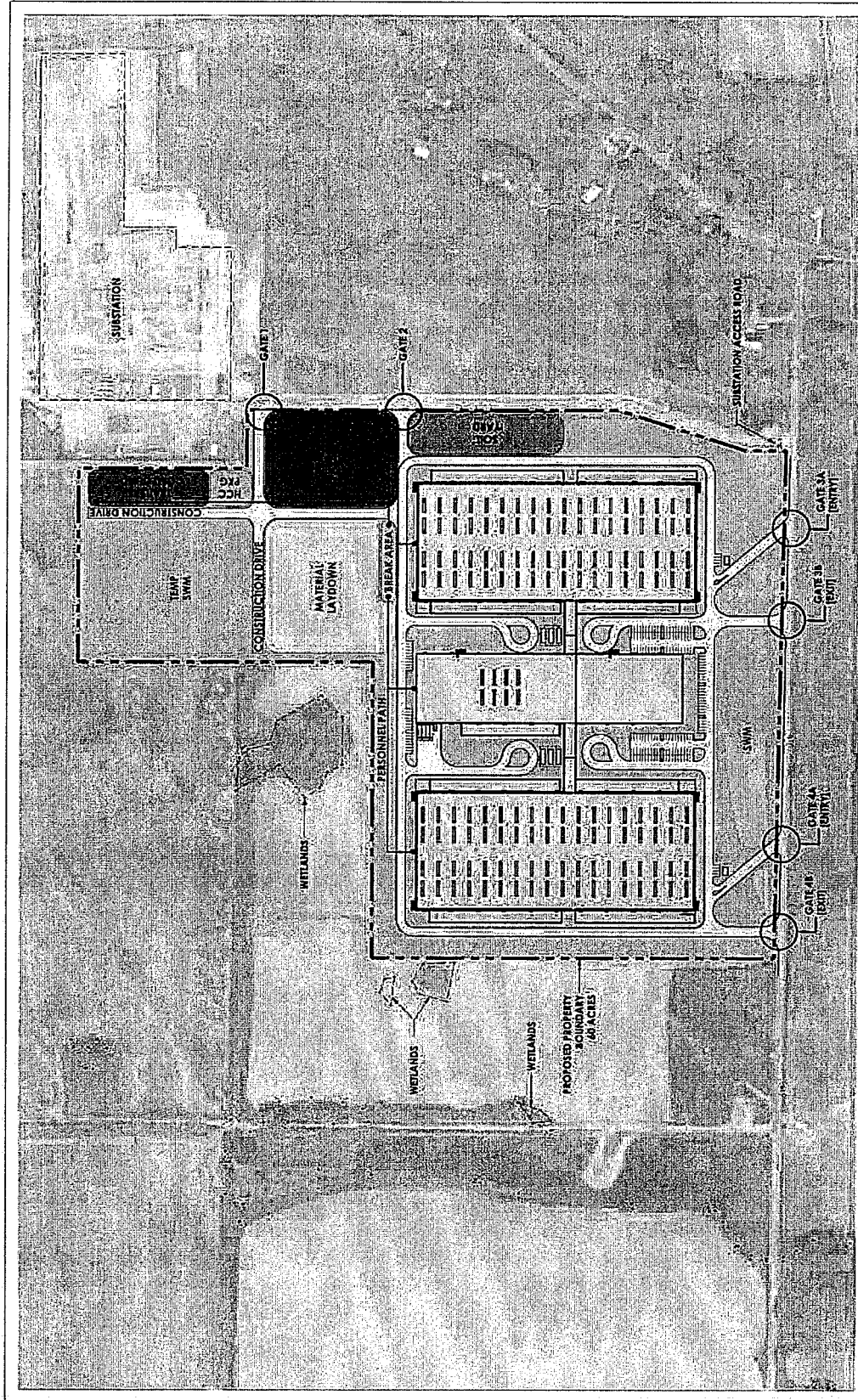
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CONCEPTUAL LANDSCAPE PLAN

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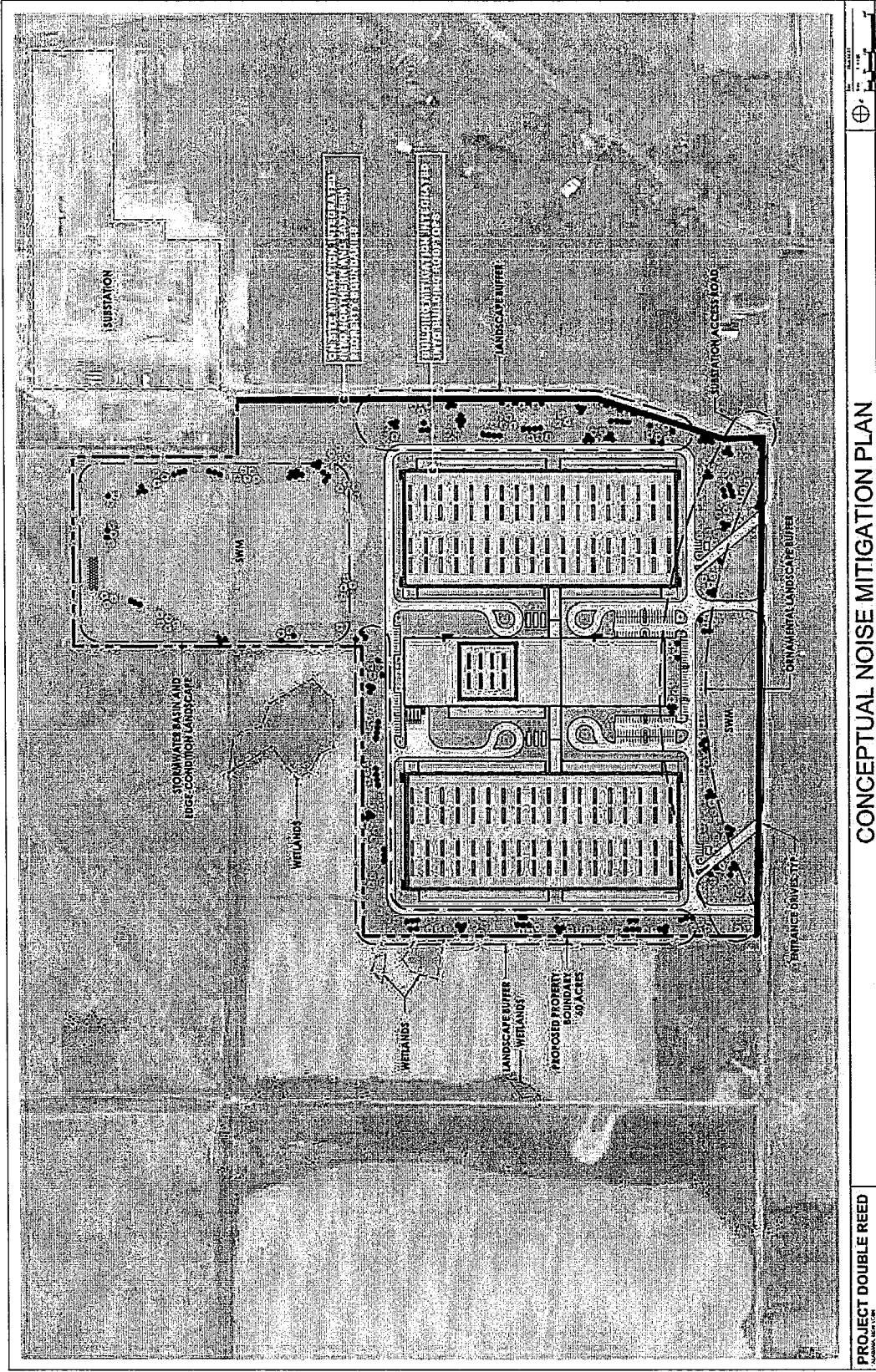


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CONCEPTUAL CONSTRUCTION LOGISTICS PLAN



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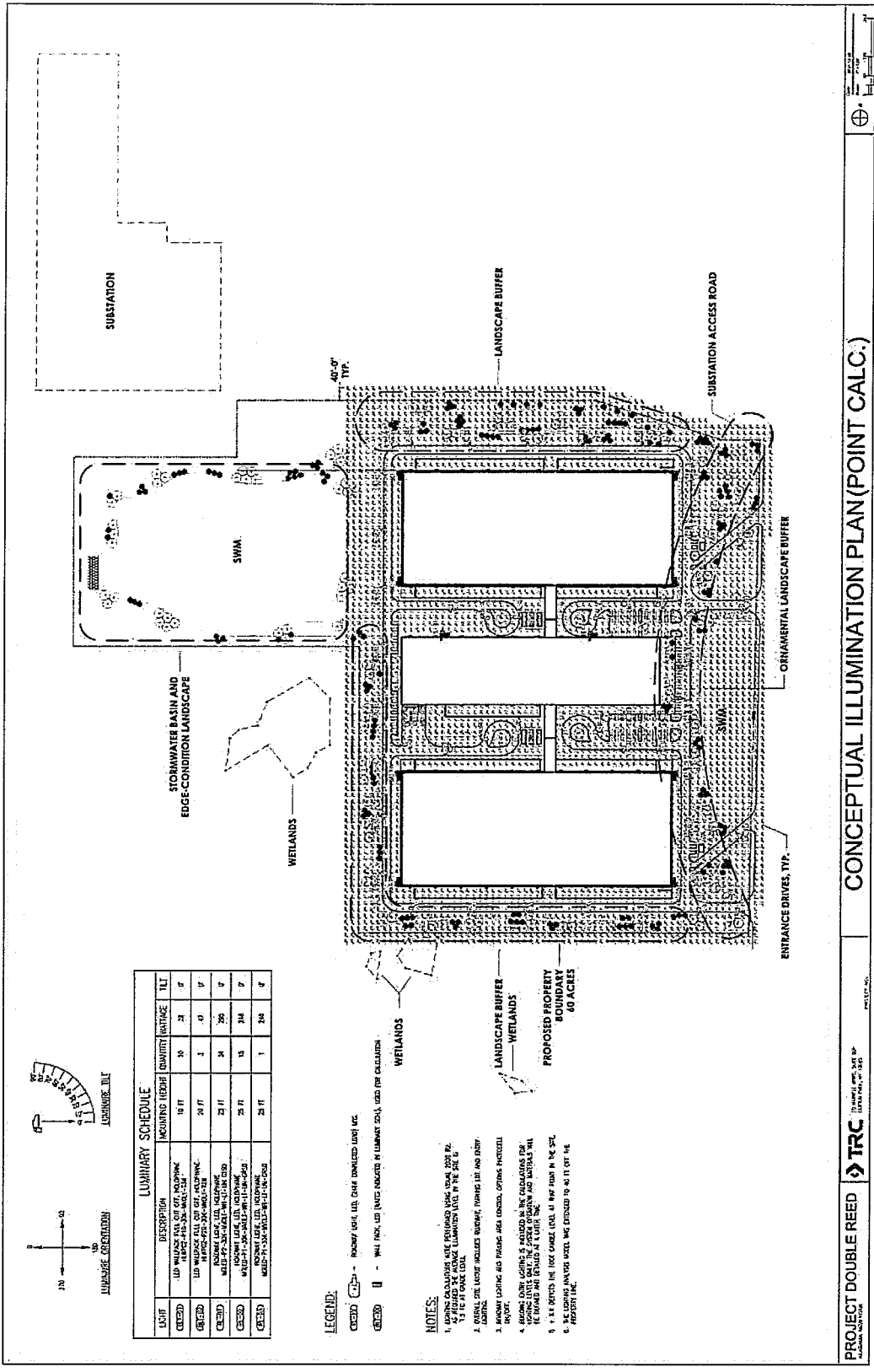


PROJECT DOUBLE REED

CONCEPTUAL NOISE MITIGATION PLAN

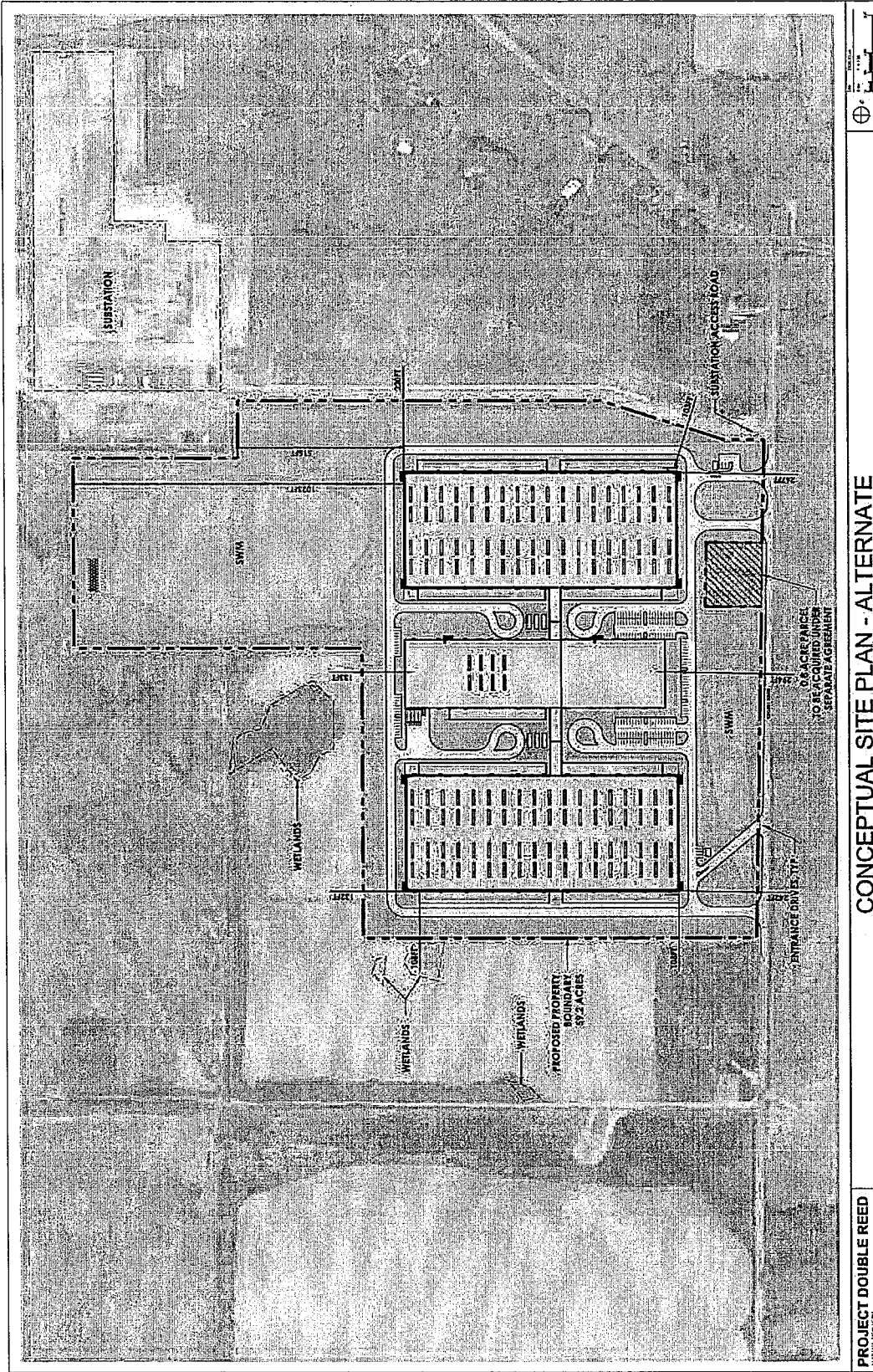
***Note:** Concept mitigation plan identifies generalized locations of proposed mitigation as outlined in the acoustic model report, subject to further design and engineering study.

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***Note:** Concept model illustrates light coverage along site roadways, buildings, and site access points, modeled 40-feet beyond the property line. Red points indicate light values greater than 0.1 in foot candles on the model surface while Blue points indicate absence of measurable light values (0.0) in foot candles on the model surface.

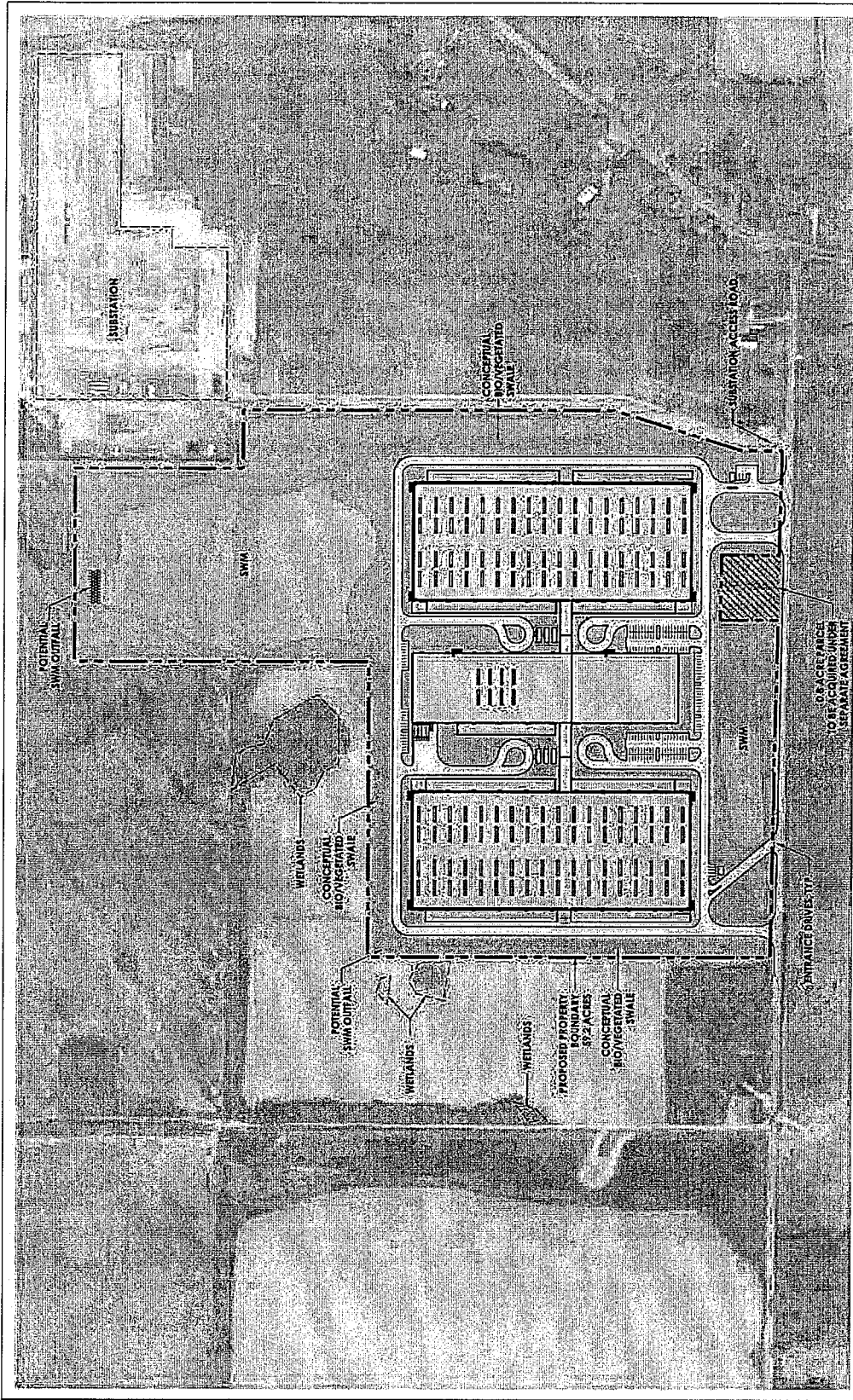
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CONCEPTUAL SITE PLAN - ALTERNATE

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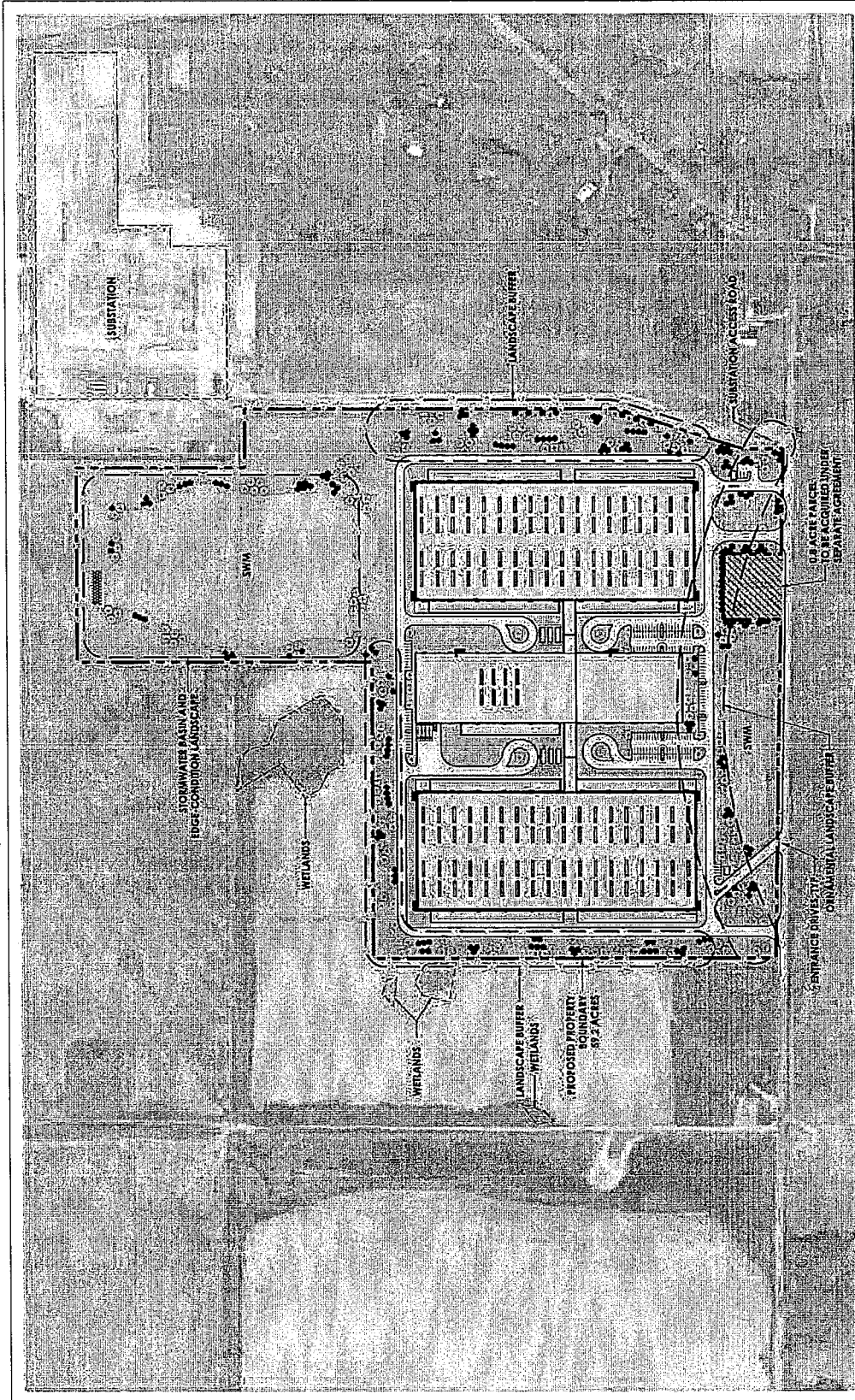


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 10000 10th Street, Suite 100
 Houston, Texas 77036

CONCEPTUAL STORMWATER PLAN - ALTERNATE

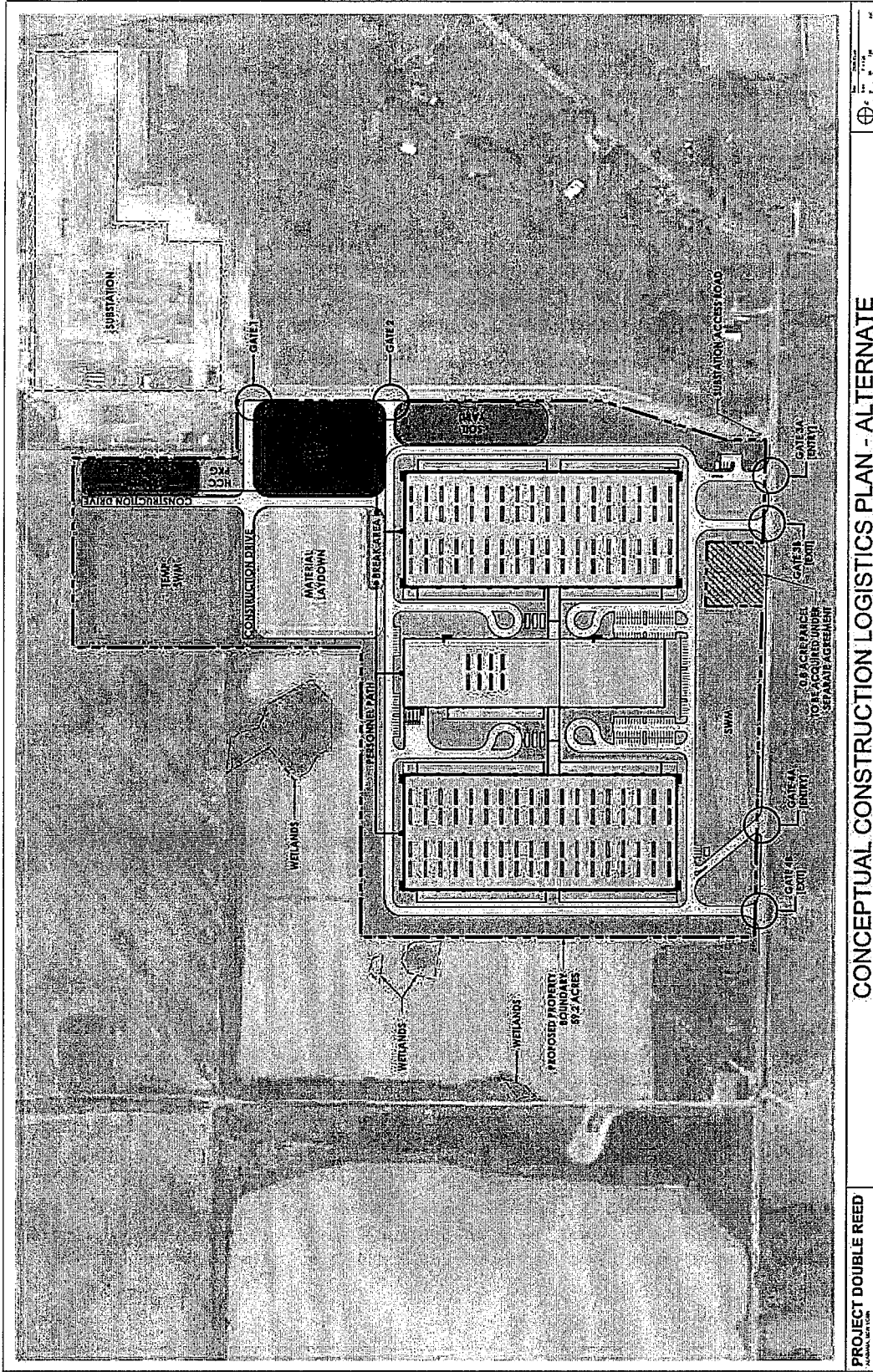


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PROJECT DOUBLE REED
 CONCEPTUAL LANDSCAPE PLAN - ALTERNATE

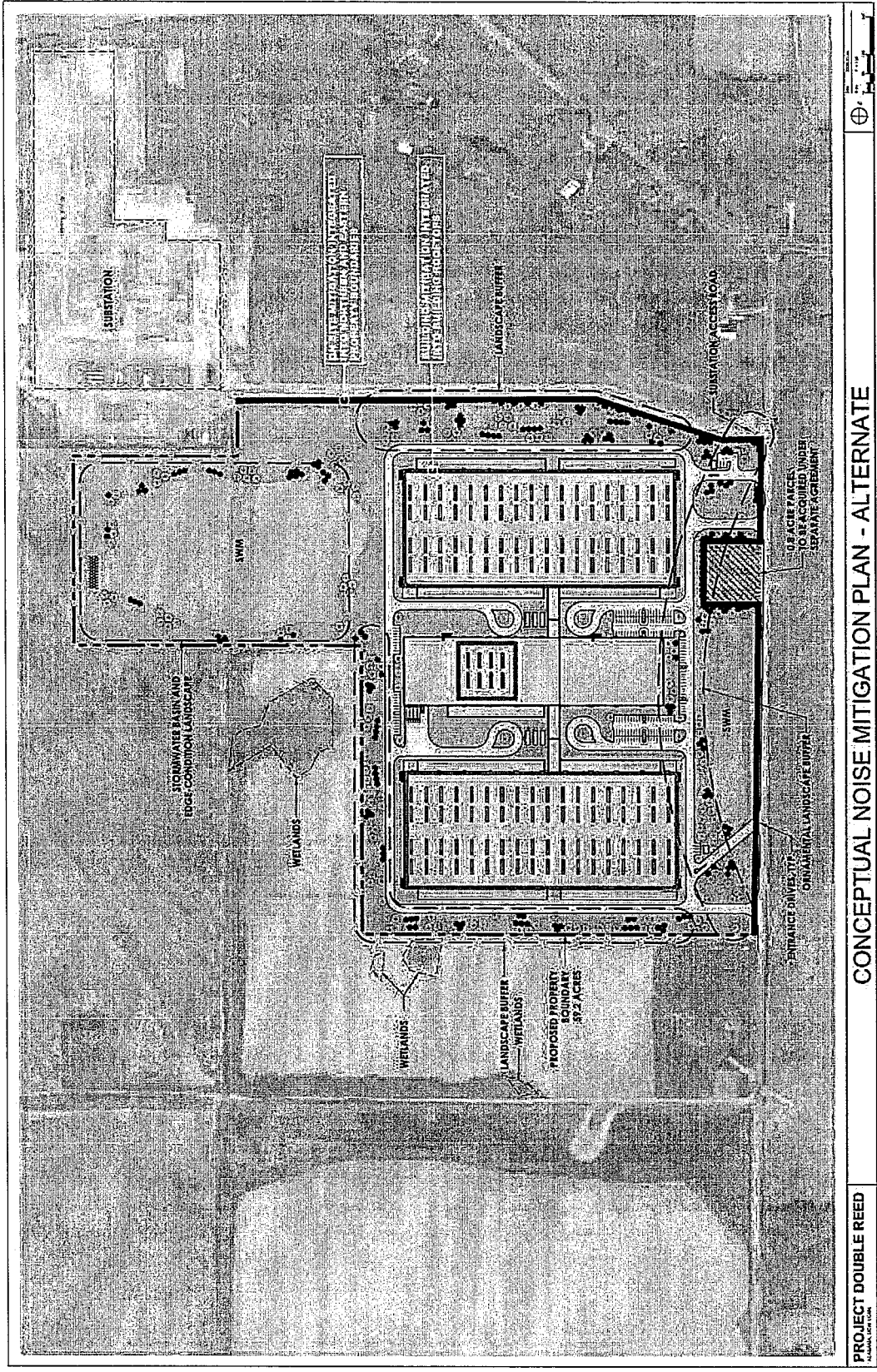
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CONCEPTUAL CONSTRUCTION LOGISTICS PLAN - ALTERNATE

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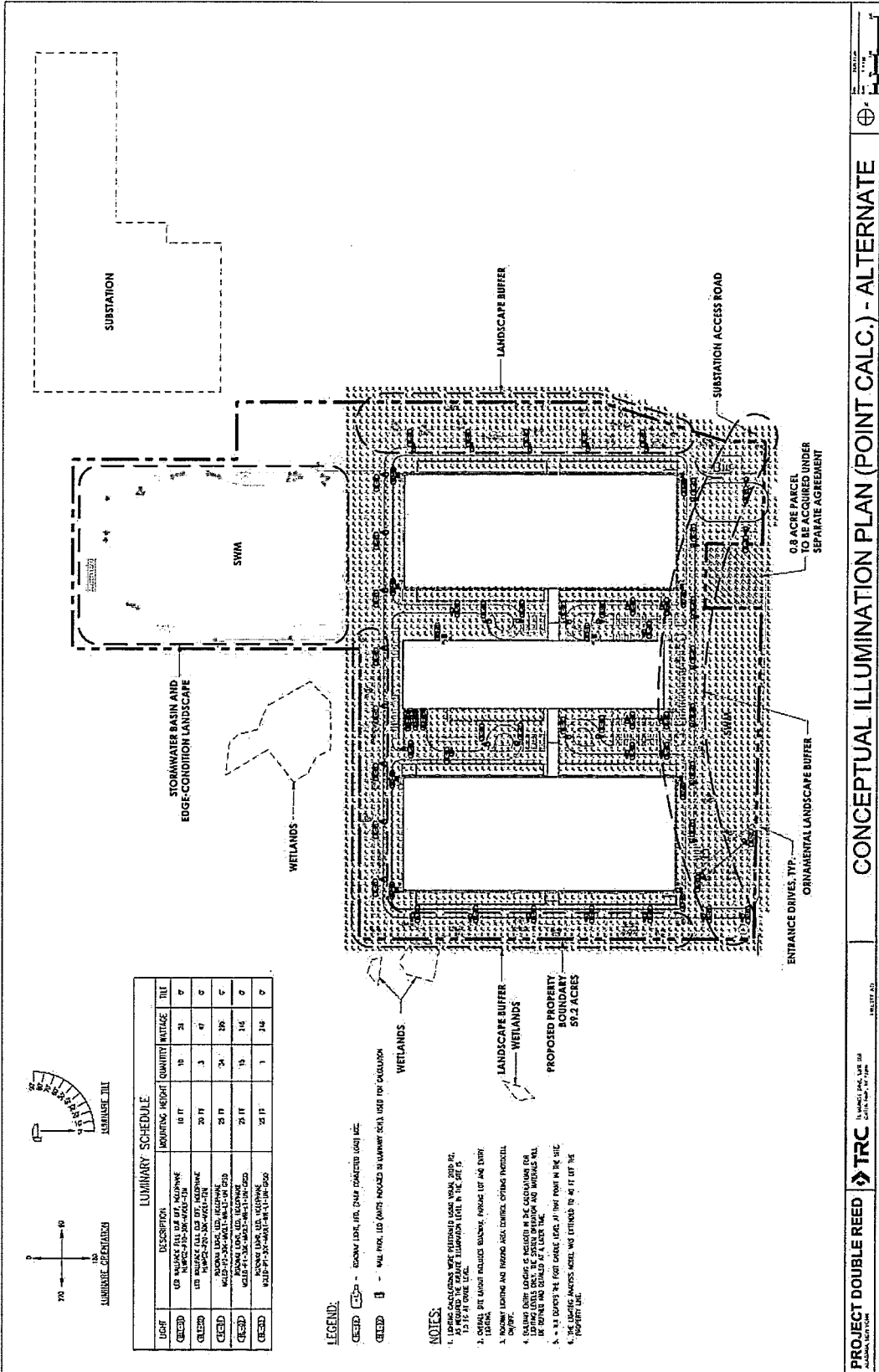


PROJECT DOUBLE REED
 A DIVISION OF CH2M HILL

CONCEPTUAL NOISE MITIGATION PLAN - ALTERNATE

***Note:** Concept mitigation plan identifies generalized locations of proposed mitigation as outlined in the acoustic model report, subject to further design and engineering study.

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LUMINAIRE SCHEDULE

LIGHT	DESCRIPTION	MOUNTING HEIGHT	QUANTITY	WATTAGE	TILT
GCEDC	0.8 ACRE PARCEL TO BE ACQUIRED UNDER SEPARATE AGREEMENT	16 FT	10	24	0
GCEDC	STATIONARY LIGHTING AND FLOODING AREA LIGHTING OFFERING PROTECTIVE OVERLAY	20 FT	3	47	0
GCEDC	STATIONARY LIGHTING AND FLOODING AREA LIGHTING OFFERING PROTECTIVE OVERLAY	20 FT	10	146	0
GCEDC	STATIONARY LIGHTING AND FLOODING AREA LIGHTING OFFERING PROTECTIVE OVERLAY	20 FT	1	24	0

LEGEND:

- GCEDC - STATIONARY LIGHTING AND FLOODING AREA LIGHTING OFFERING PROTECTIVE OVERLAY
- GCEDC - WETLANDS

NOTES:

1. LIGHTING CALCULATIONS WERE PERFORMED USING LUMINAIRE DATA FROM THE MANUFACTURER'S DATA SHEET. THE ILLUMINATION LEVEL IN THE SITE IS 1.2 FC AT 30 FEET LEVEL.
2. OVERALL SITE LIGHTING INDICATES GENERAL ILLUMINATION OF THE SITE.
3. STATIONARY LIGHTING AND FLOODING AREA LIGHTING OFFERING PROTECTIVE OVERLAY.
4. LIGHTING FIXTURES ARE LOCATED IN THE SCHEMATIC AND INDICATED BY THE SYMBOLS AND CIRCLES AT A LOWER TILT.
5. 0.8 ACRE PARCEL TO BE ACQUIRED UNDER SEPARATE AGREEMENT.
6. THE LIGHTING FIXTURES, MODEL AND DETAILS TO BE DETERMINED BY THE ARCHITECT.

PROJECT DOUBLE REED TRC CONCEPTUAL ILLUMINATION PLAN (POINT CALC.) - ALTERNATE

***Note:** Concept model illustrates light coverage along site roadways, buildings, and site access points, modeled 40-foot beyond the property line. Red points indicate light values greater than 0.1 in foot candles on the model surface white Blue points indicate absence of measurable light values (0.0) in foot candles on the model surface.

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EXHIBIT - CONCEPTUAL ARCHITECTURALS

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T.O. SCREEN
+/- 48' - 0"
T.O. PARAPET
+/- 33' - 0"
LEVEL 1
0' - 0"



○ SOUTH ELEVATION



○ NORTH ELEVATION



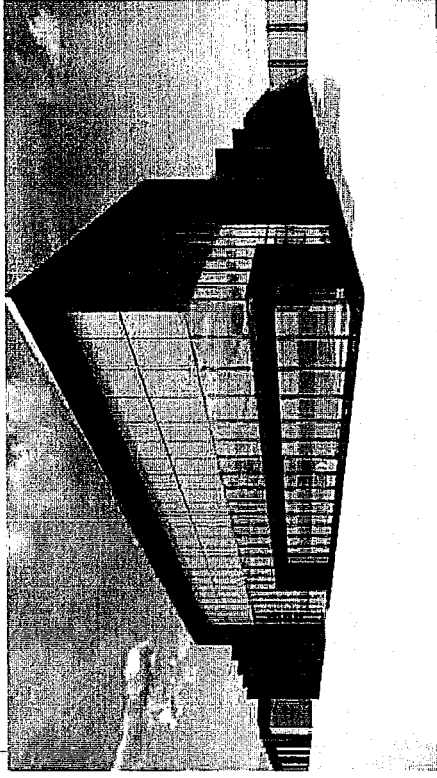
○ EAST ELEVATION



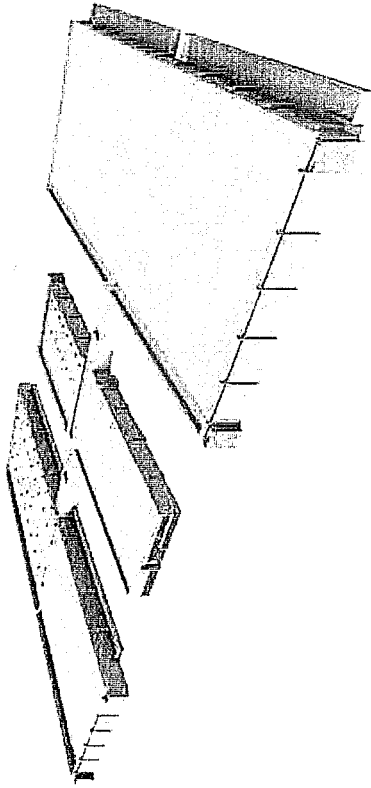
○ WEST ELEVATION

**Note: Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.*

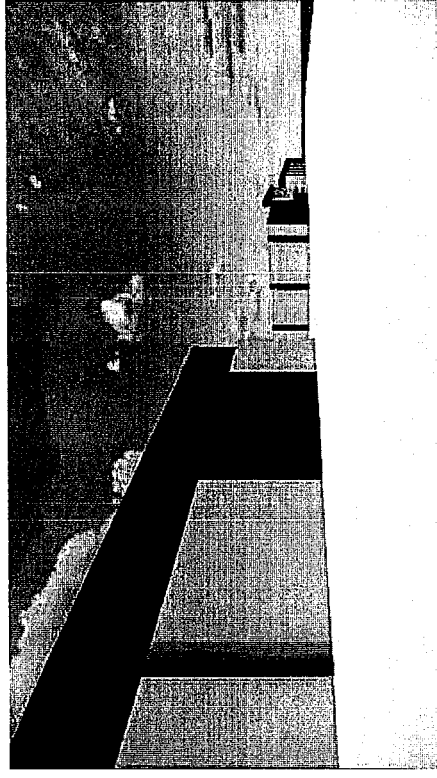
BUFA - GCEDC Application



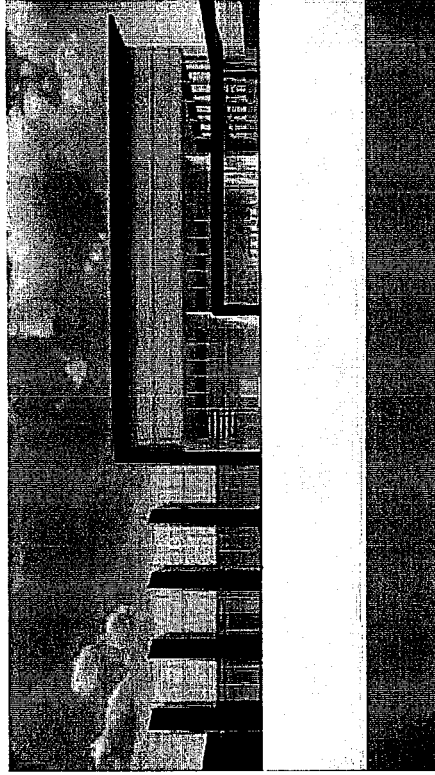
○ FRONT HEADHOUSE - PERSPECTIVE VIEW



○ OVERALL SCHEMATIC MASSING



○ DATA HALLS - PERSPECTIVE VIEW



○ FRONT HEADHOUSE - ELEVATION VIEW

***Note:** Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.

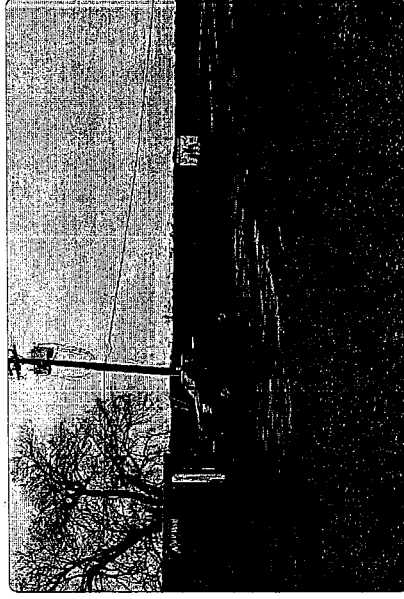
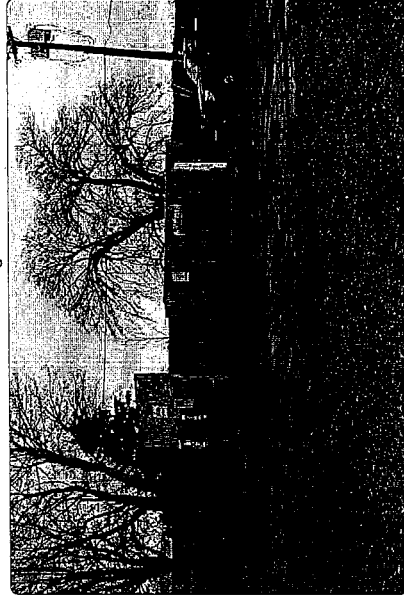
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EXHIBIT – VISUAL ASSESSMENT

VP 1 - Crosby Road
Existing Conditions

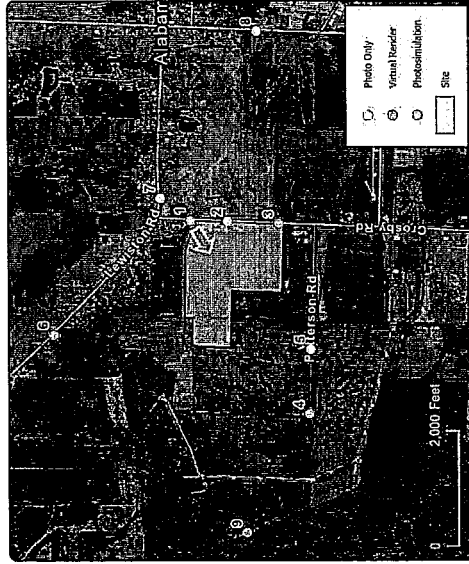


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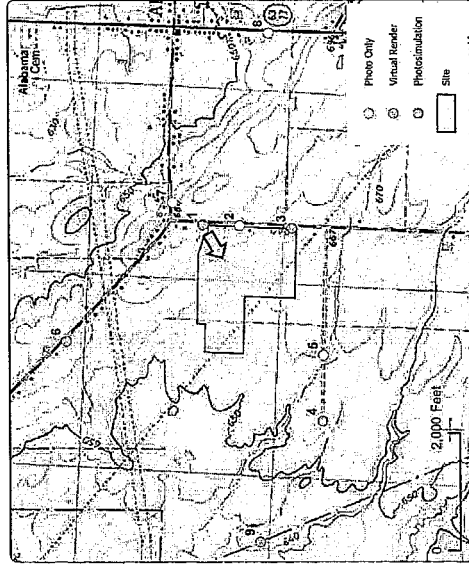


SW

Viewpoint Location Aerial Map

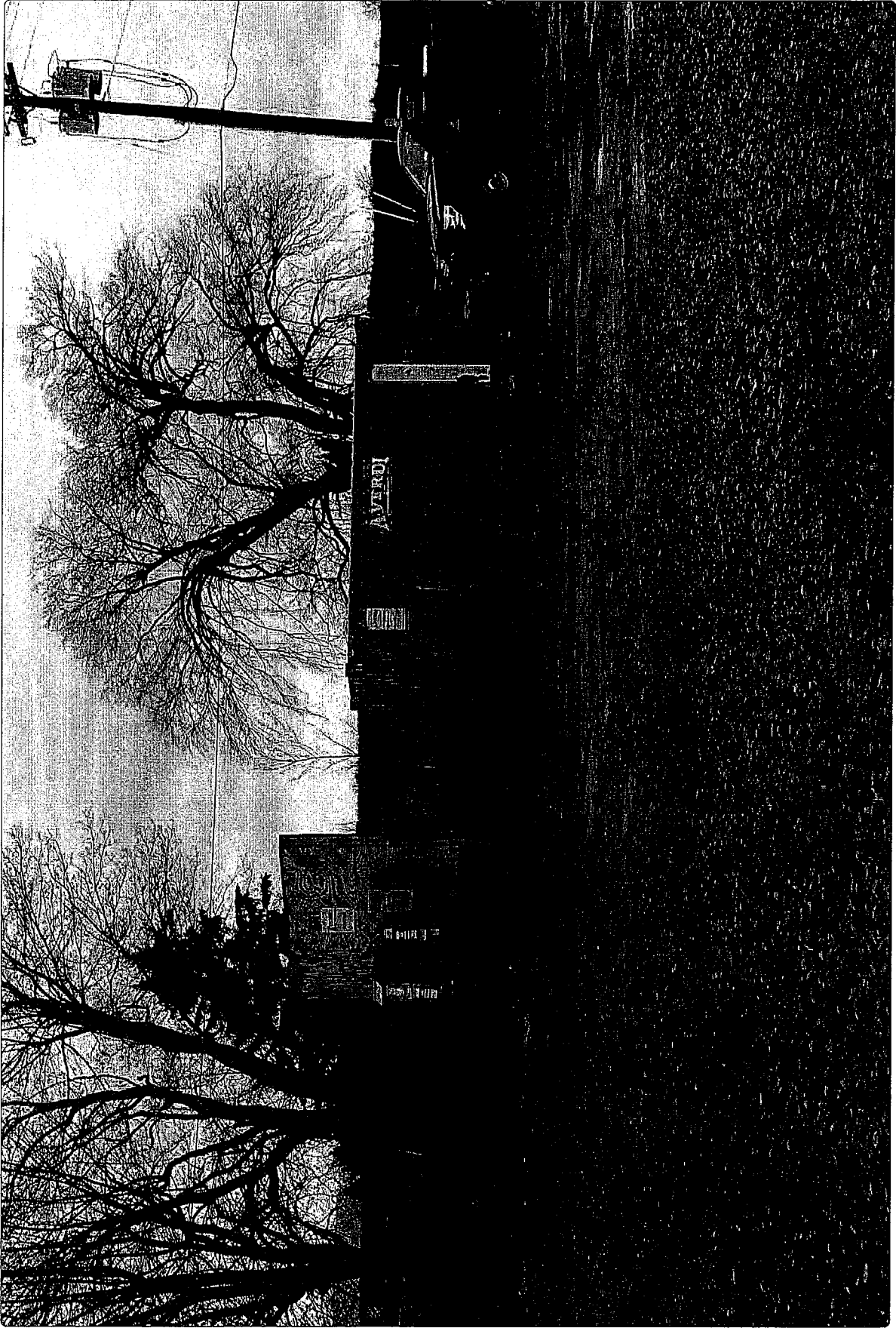


Viewpoint Location Topographic Map



Viewpoint Location Details

Viewpoint Coordinates	43.094963, -78.403577
Town	Alabama
Distance to Project	20 Feet
Direction of View	Southwest
Lens Focal Length	50 mm Equivalent
Date/Time of Photo	12/30/2024 1:22 PM







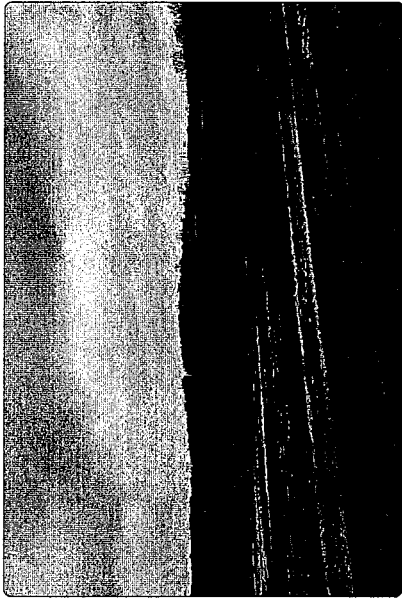
VP 1 - Crosby Road

Representative Simulation - Option 1 - Topography and existing vegetation can be a limiting factor for project visibility



VP 3 - Crosby Road

Existing Conditions

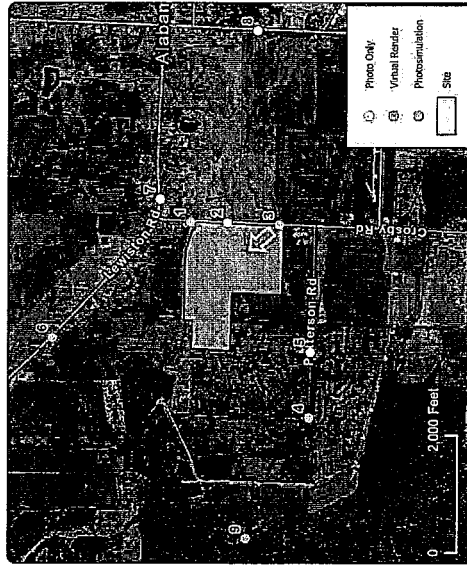


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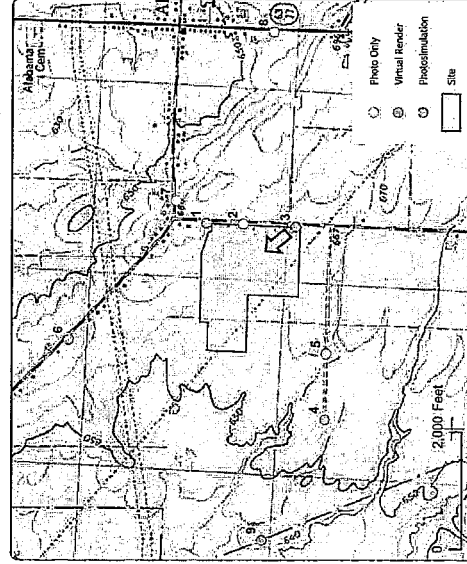


NW

Viewpoint Location Aerial Map

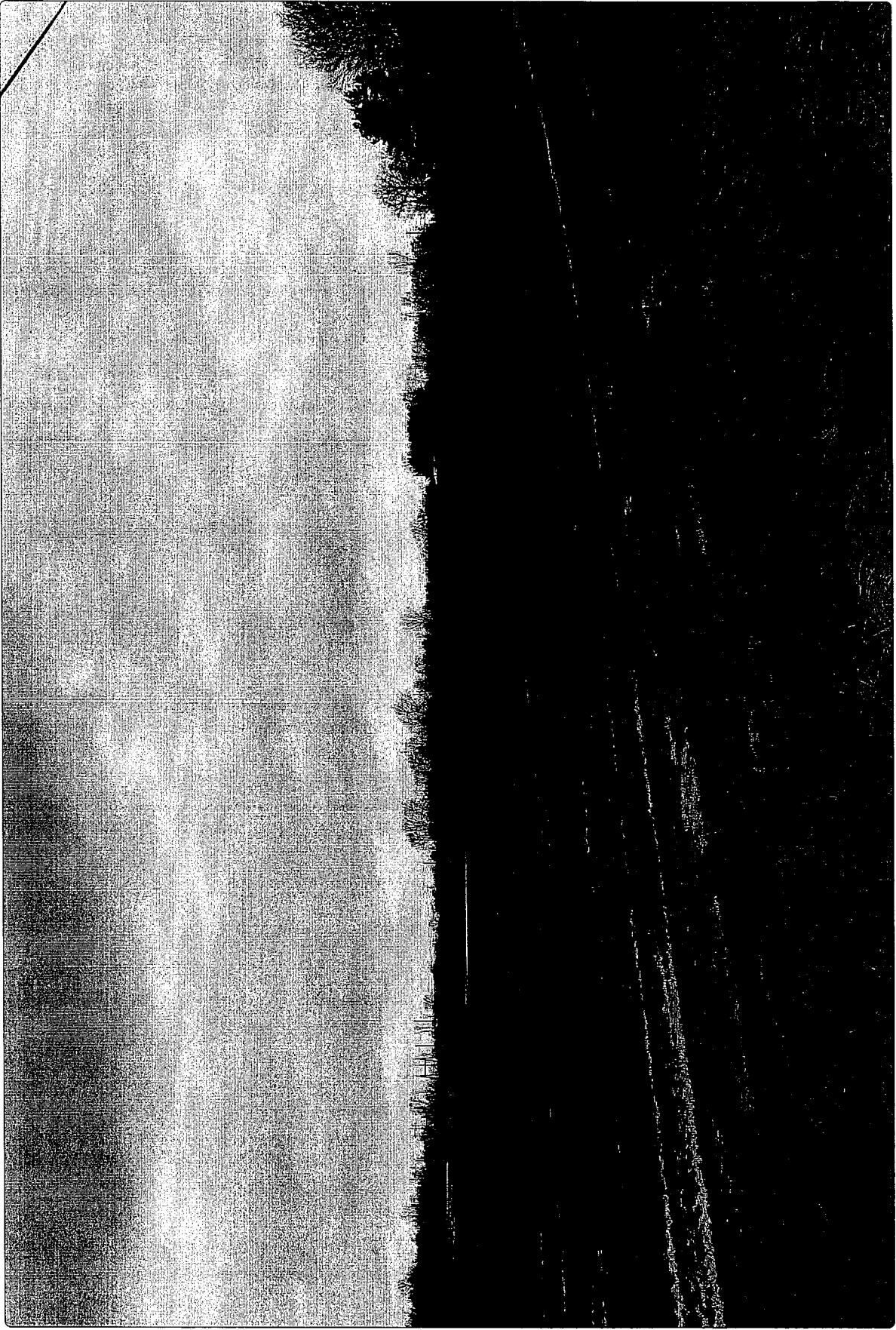


Viewpoint Location Topographic Map



Viewpoint Location Details

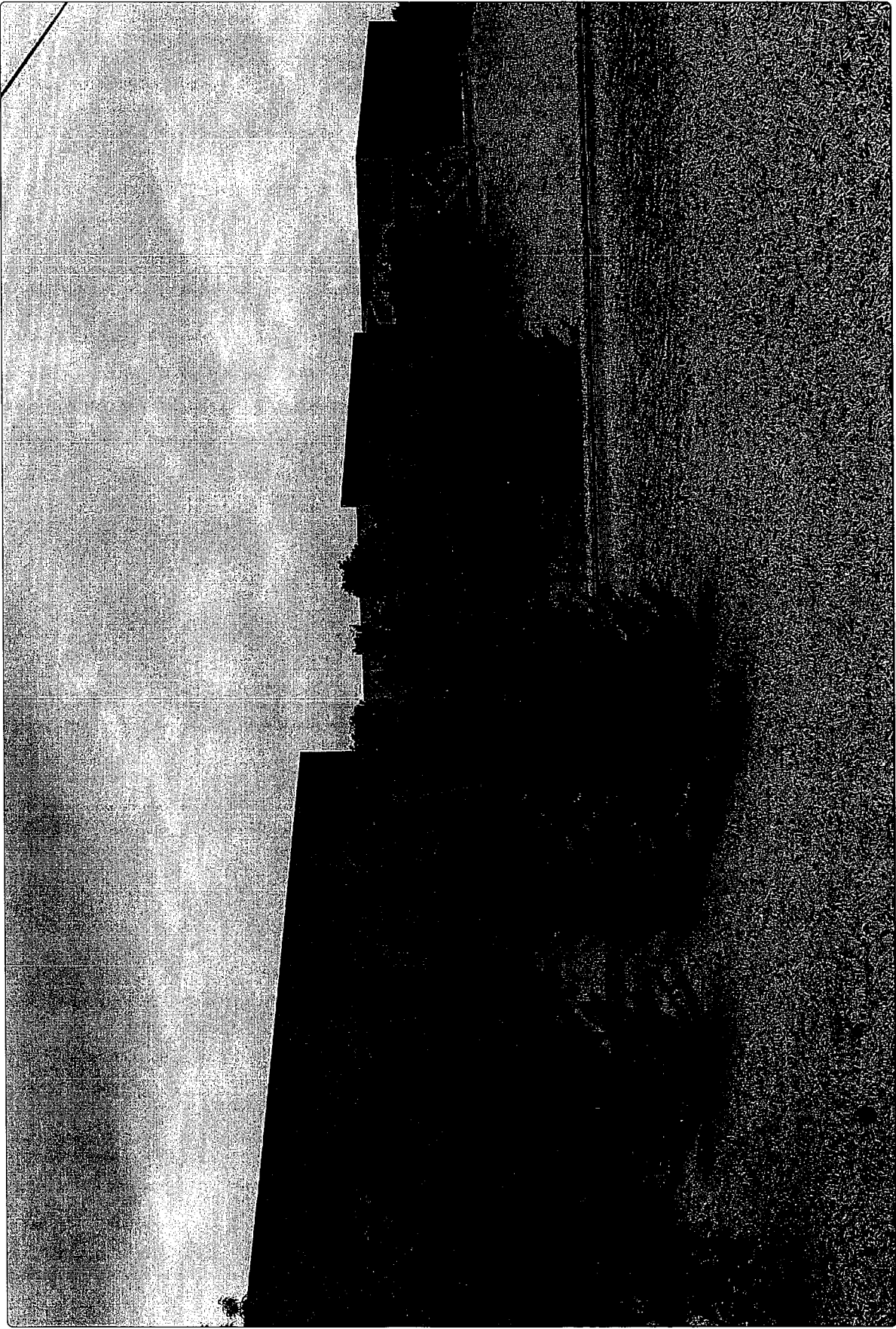
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VP 3 - Crosby Road

Representative Simulation with Landscaping - Topography and existing vegetation can be a limiting factor for project visibility

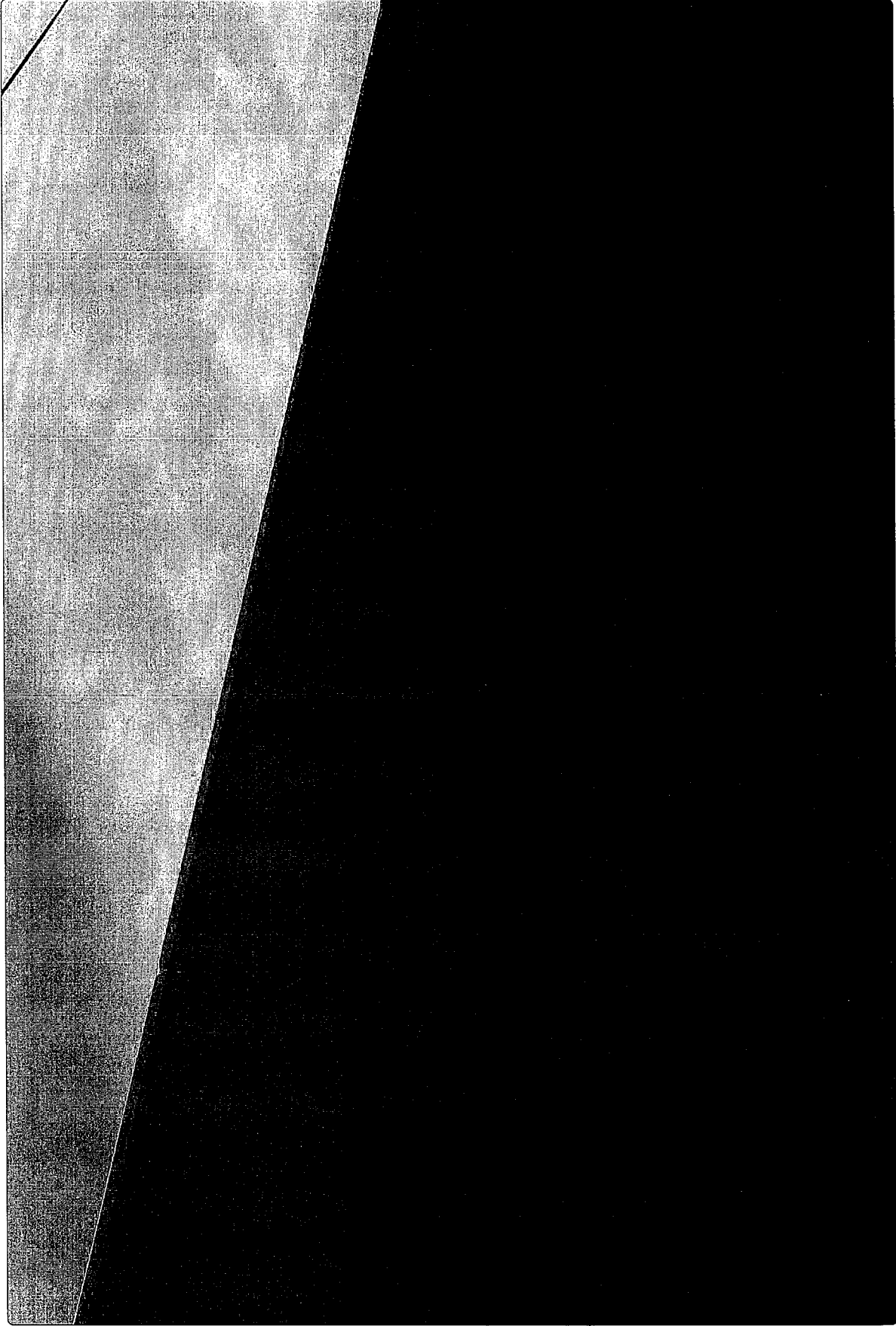




VP 3 - Crosby Road

Representative Simulation - Option 2 - Topography and existing vegetation can be a limiting factor for project visibility

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VP 4 - Patterson Road

Existing Conditions

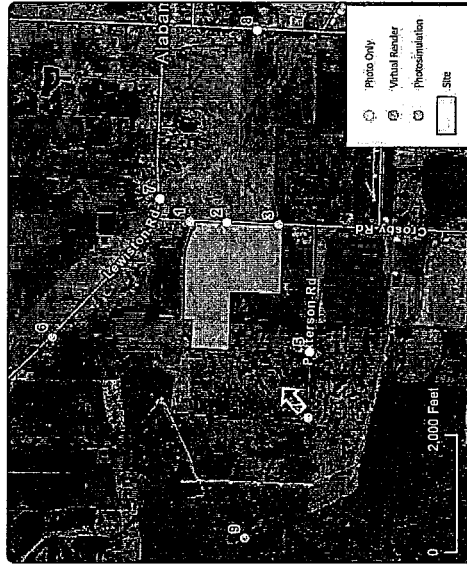


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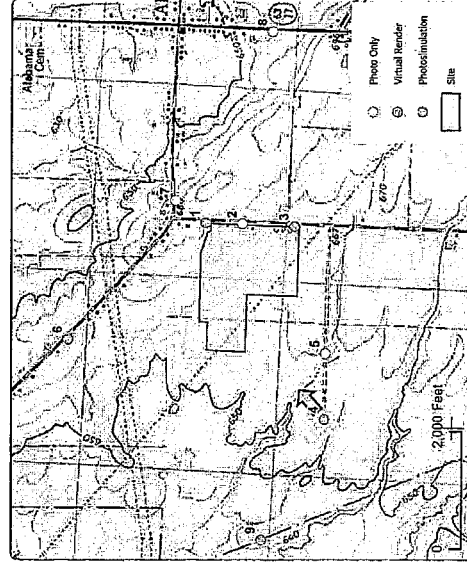


— NE

Viewpoint Location Aerial Map

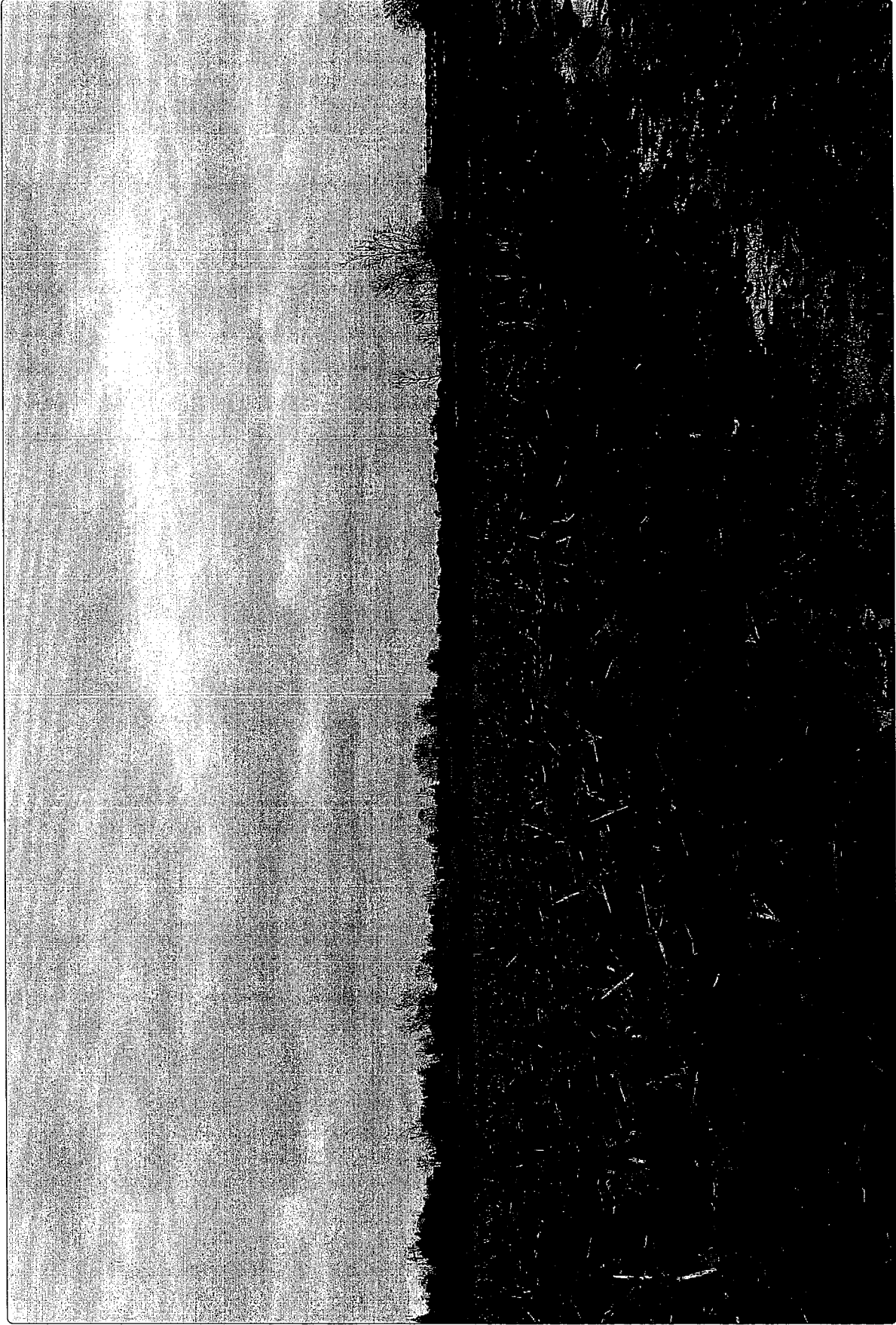


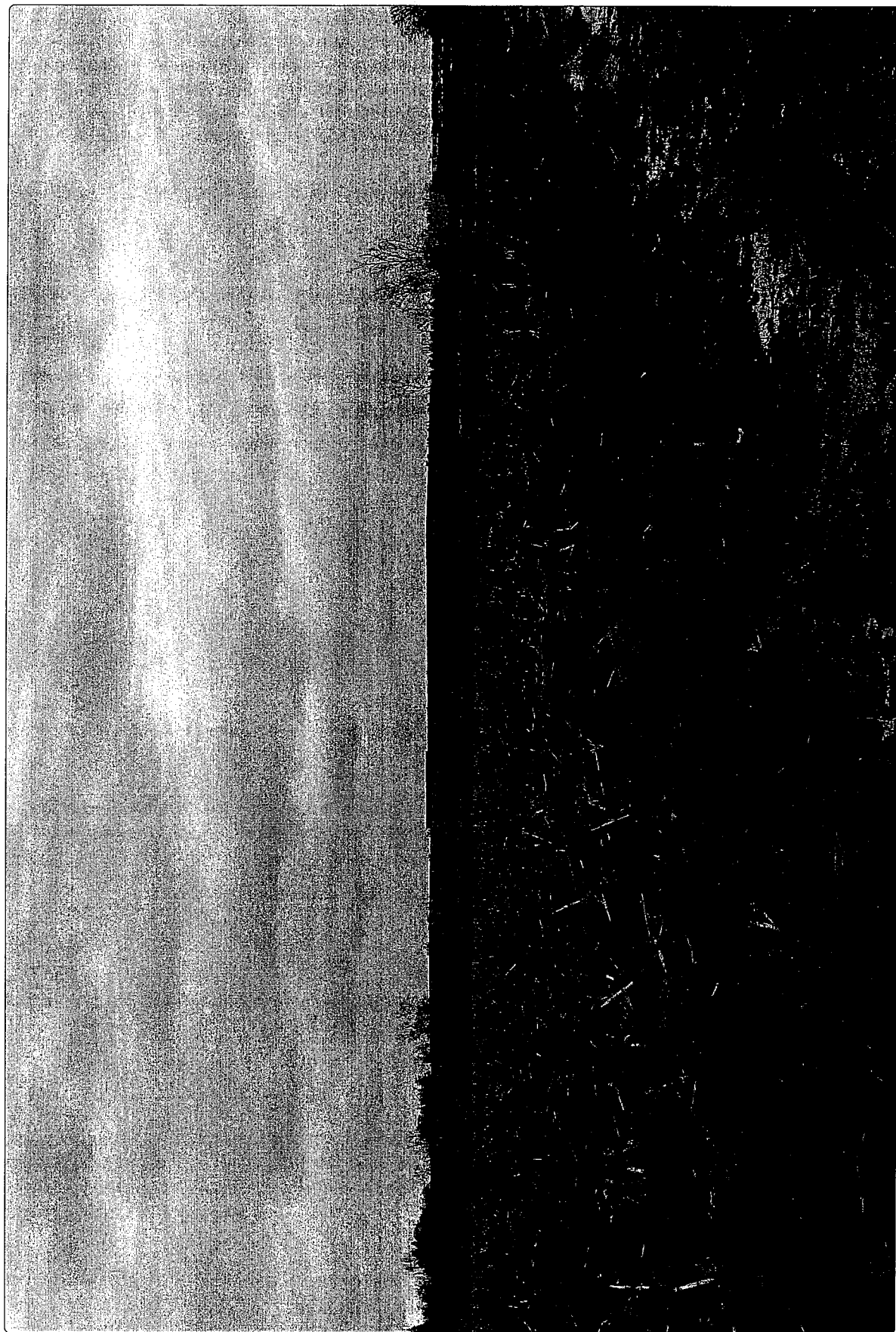
Viewpoint Location Topographic Map

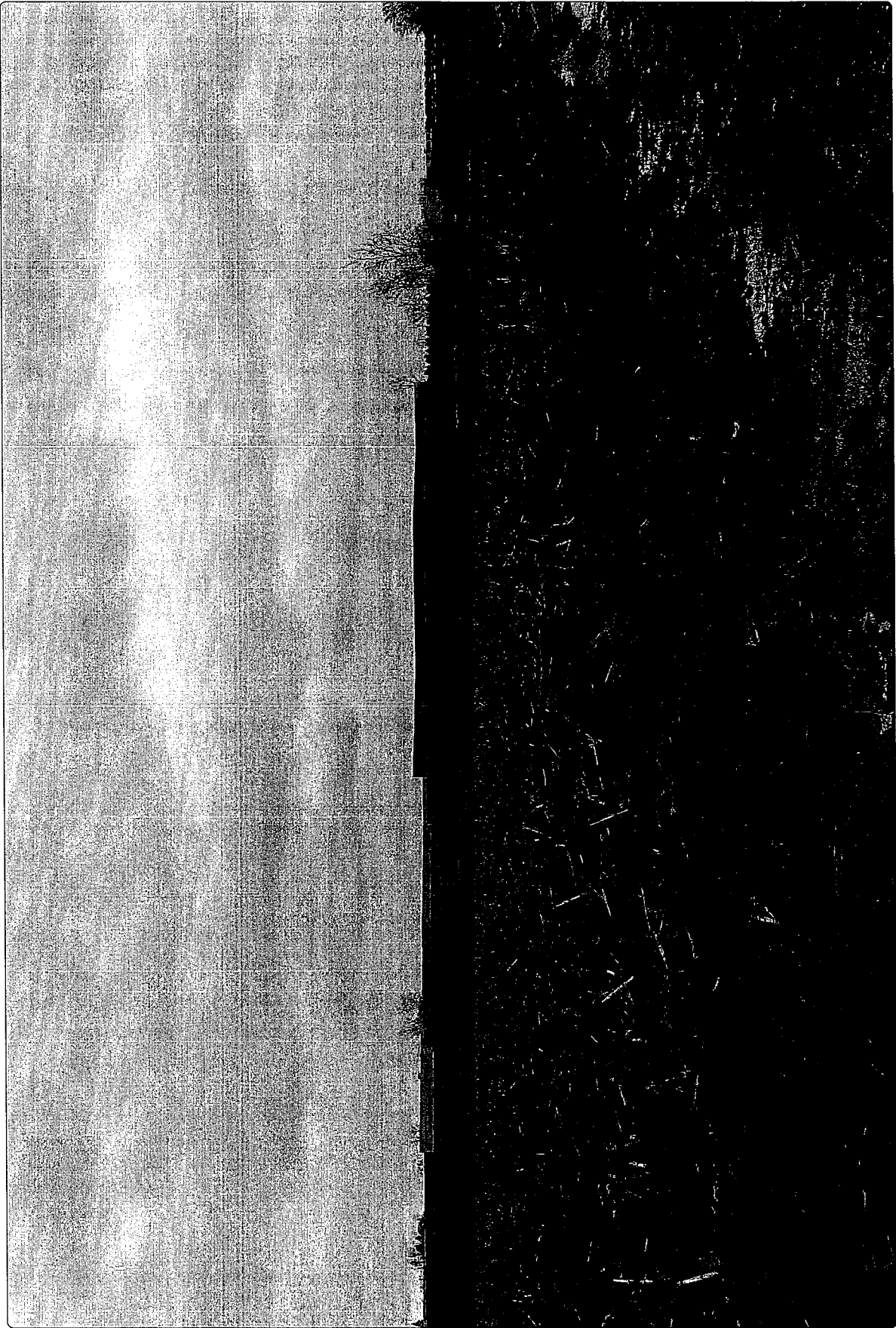


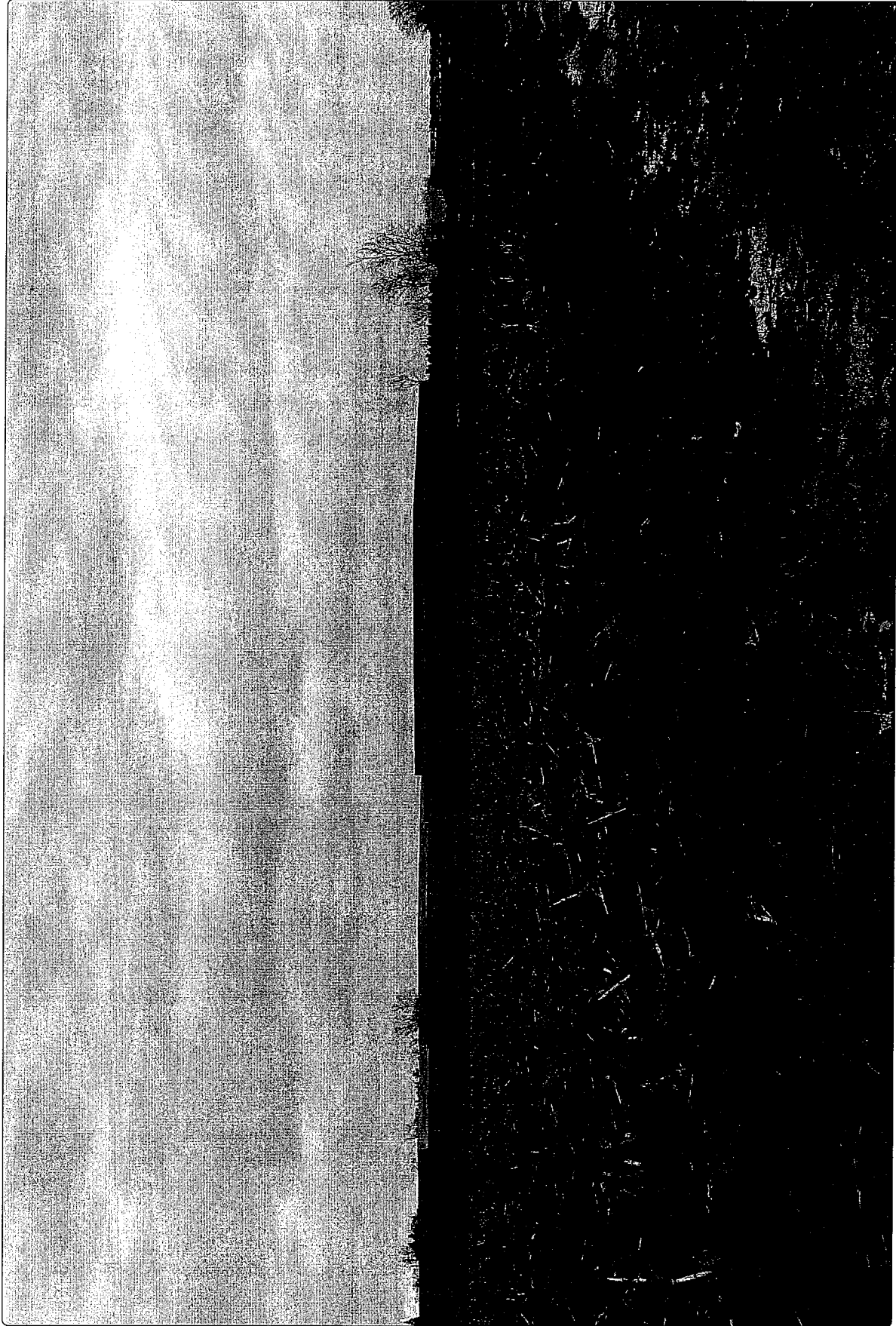
Viewpoint Location Details

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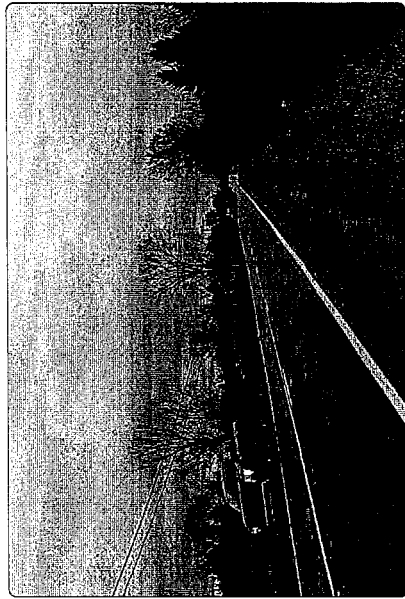




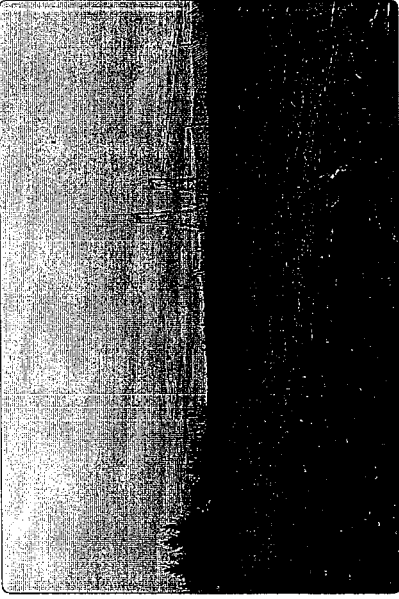




VP 6 - Lewiston Road
Existing Conditions

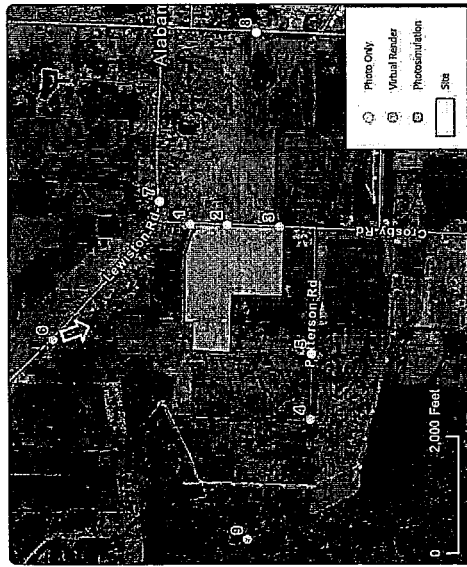


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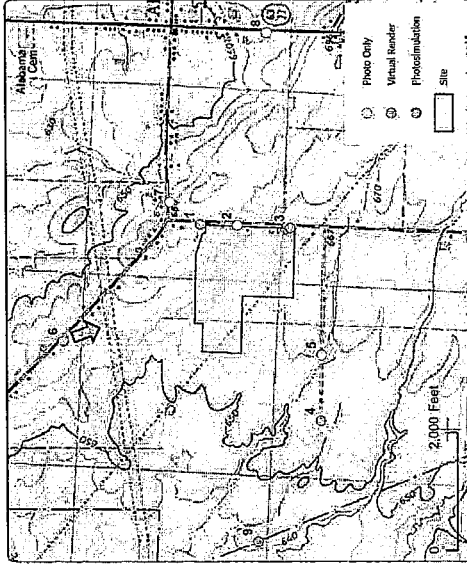


SE

Viewpoint Location Aerial Map

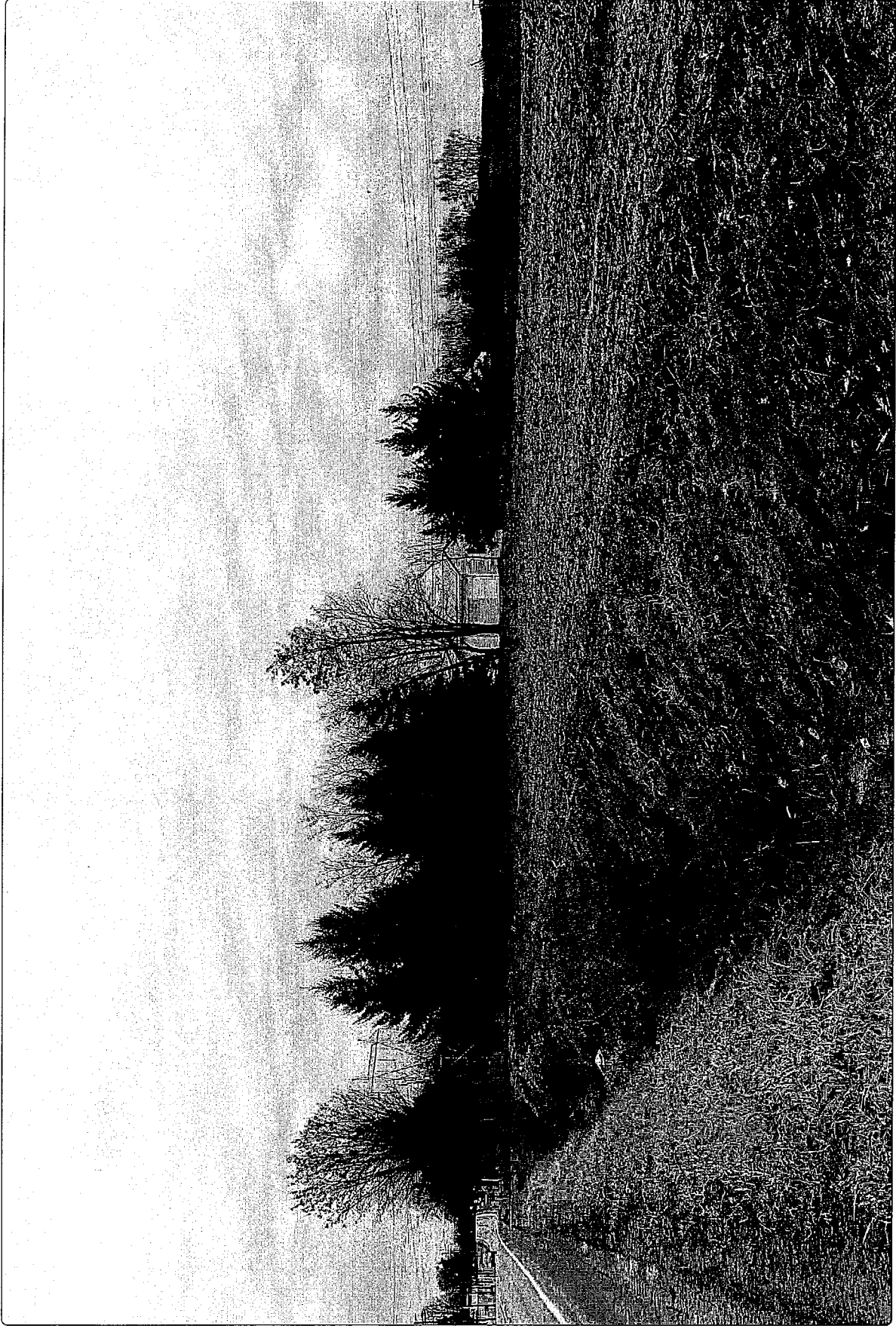


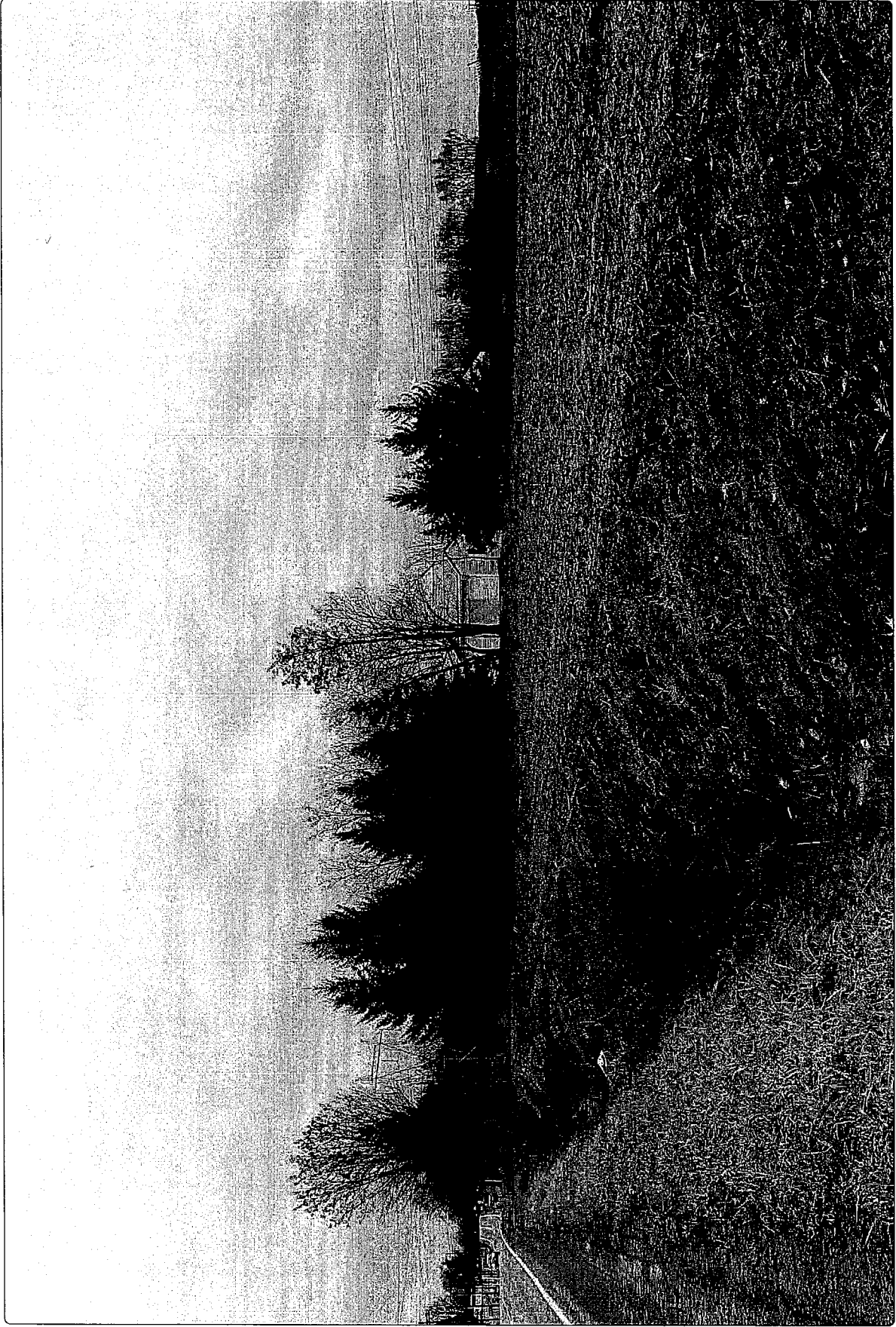
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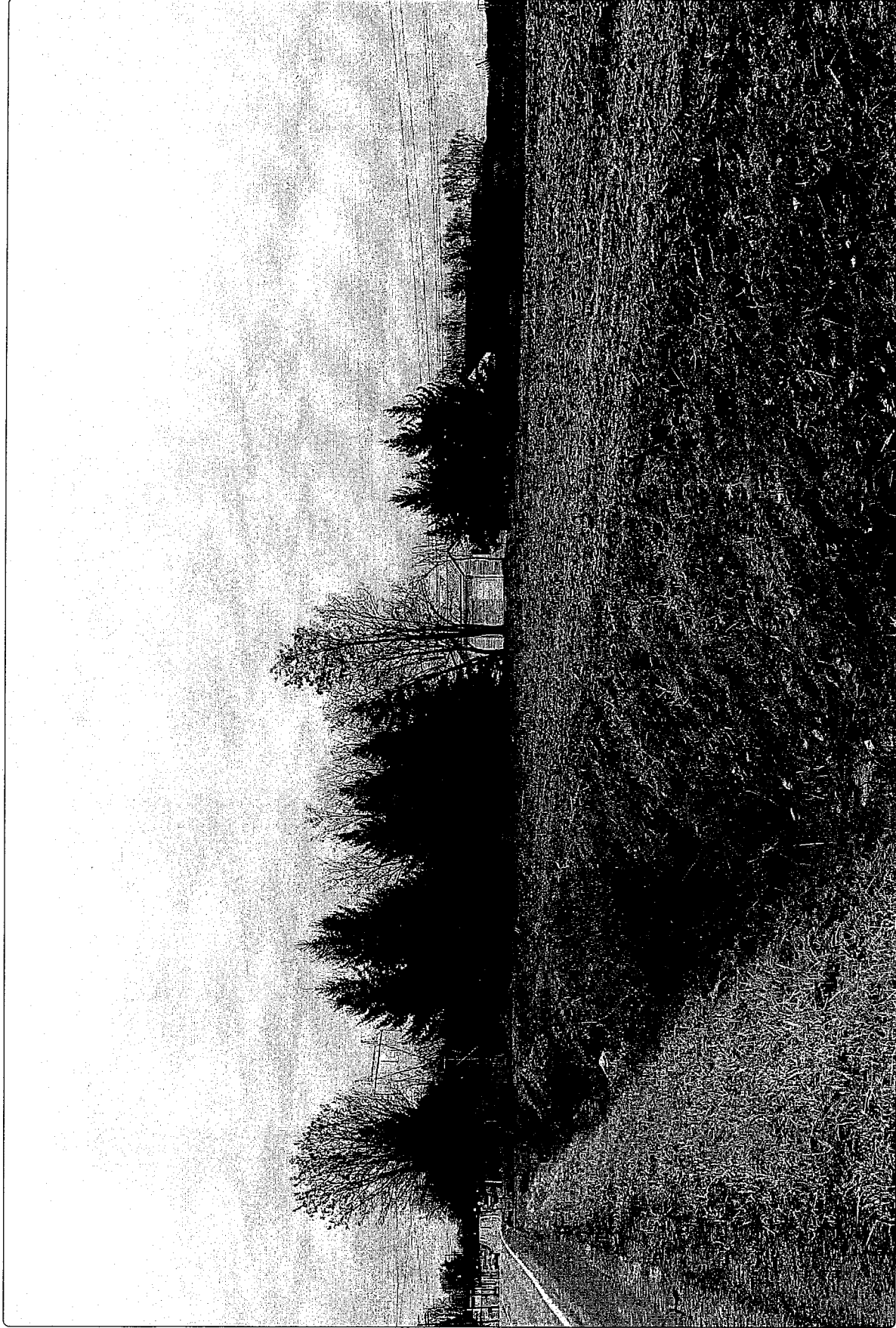


Viewpoint Location Details

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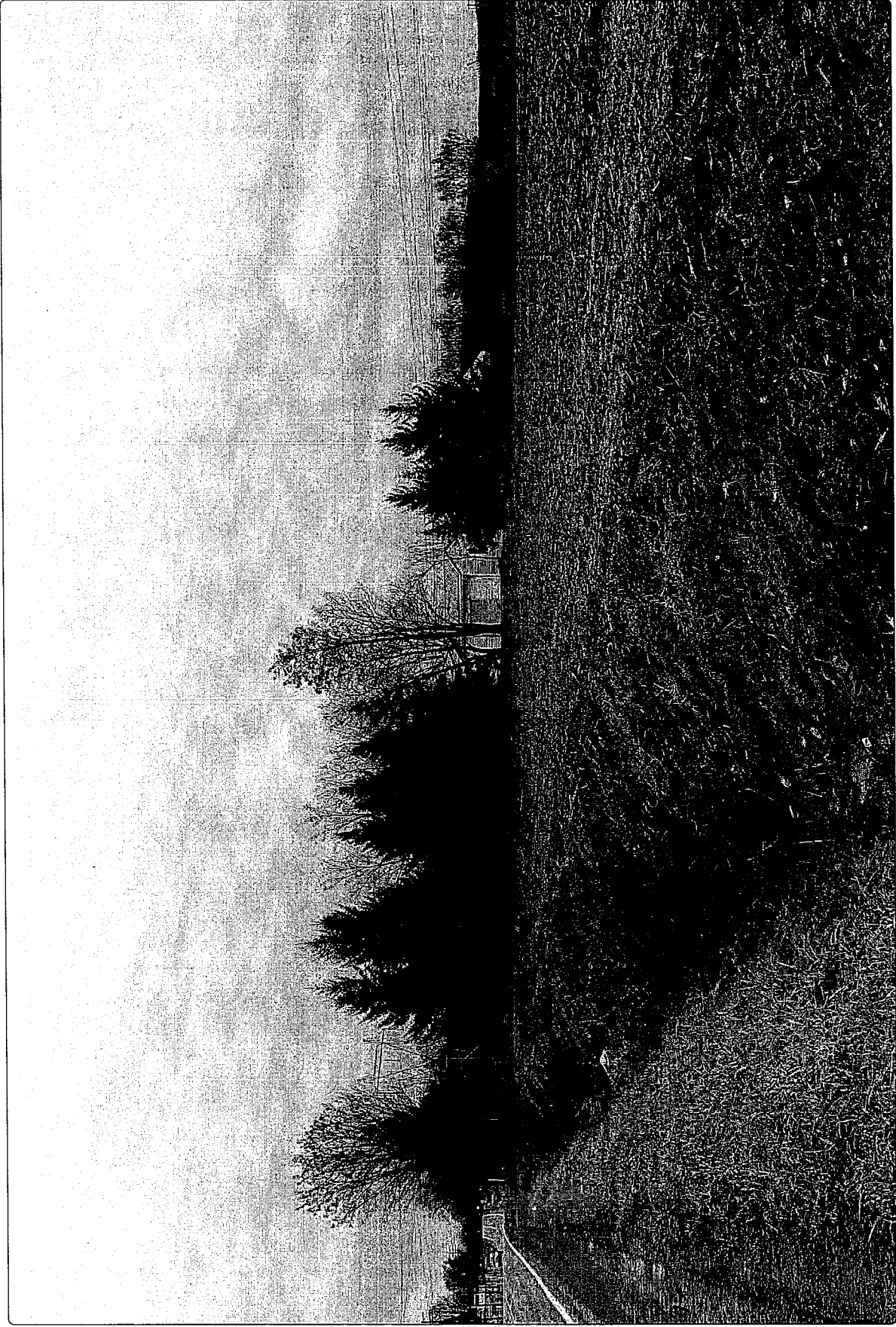






VP 6 - Lewiston Road

Representative Simulation - Option 1 - Topography and existing vegetation can be a limiting factor for project visibility



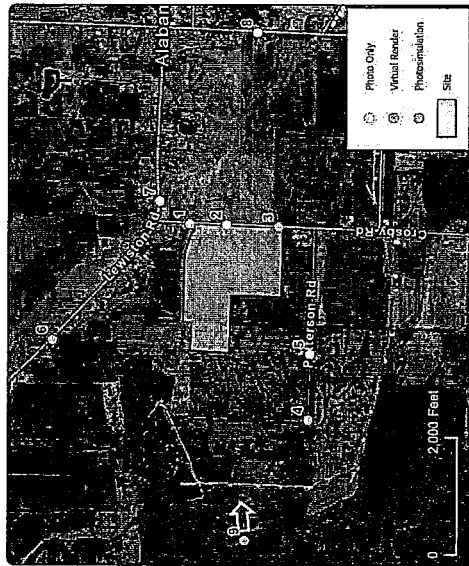
VP 9 - Tonawanda Reservation
Virtual Rendering

See Following Detail

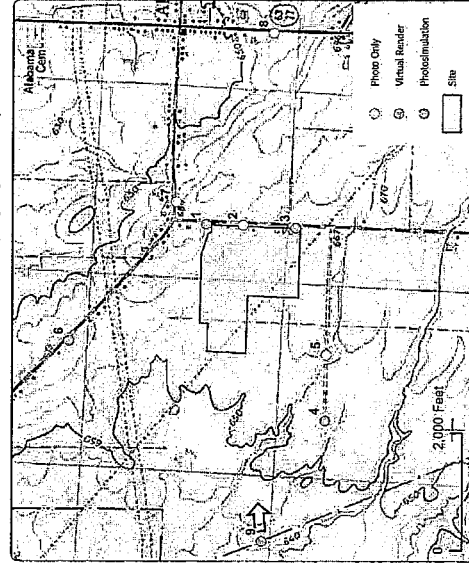


E

Viewpoint Location Aerial Map

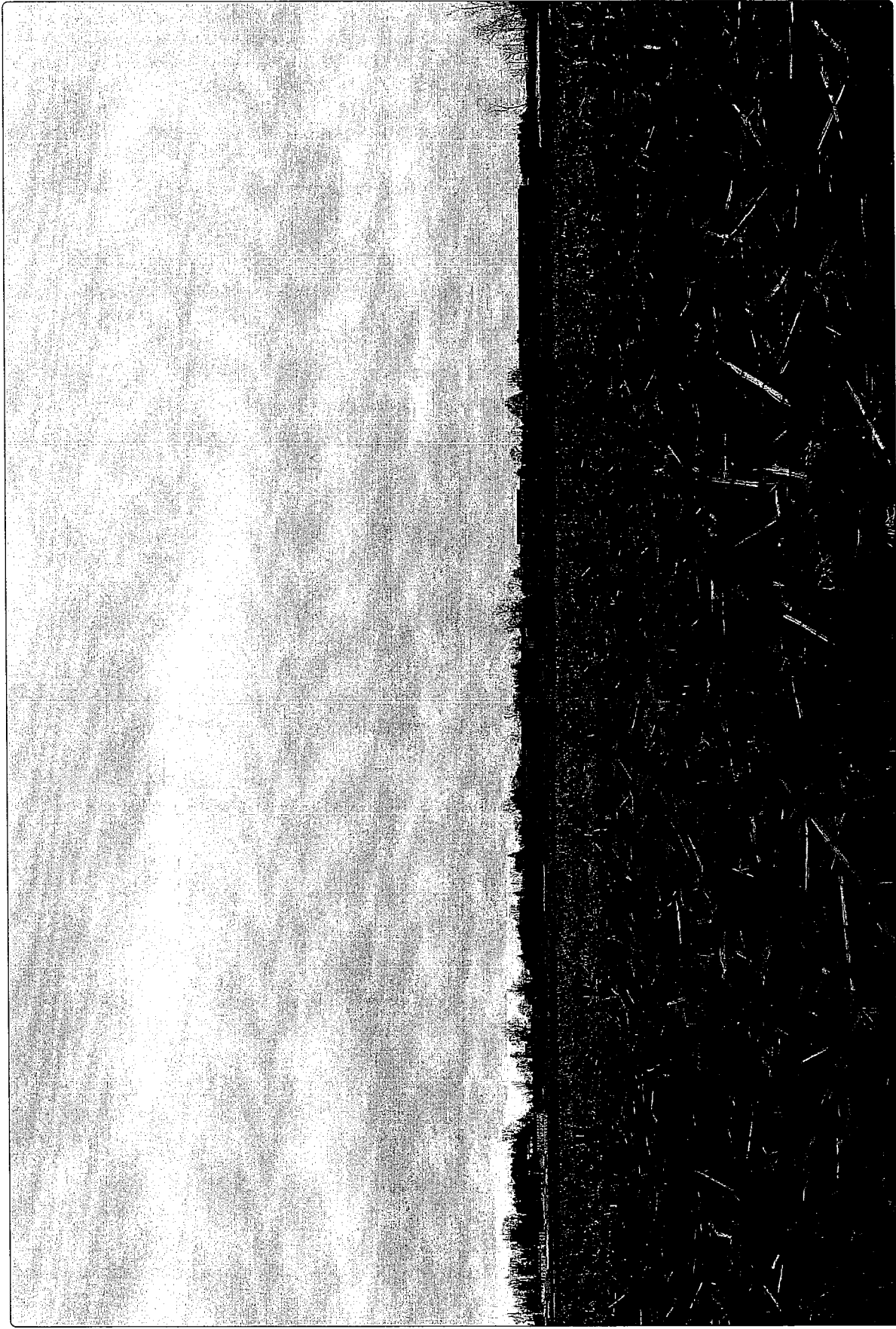


Viewpoint Location Topographic Map



Viewpoint Location Details

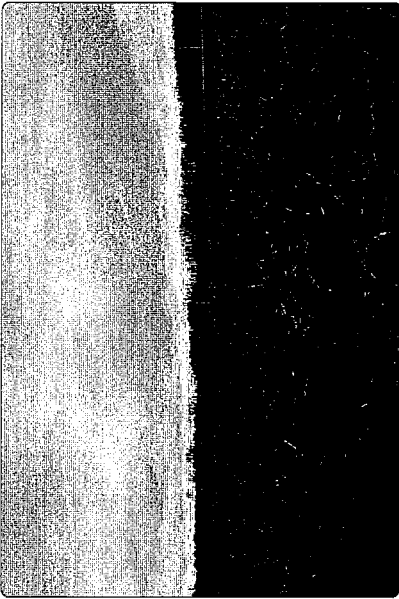
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Date/Time of Photo	12/30/2024







VP 5 - Patterson Road
Existing Conditions



See Following Detail

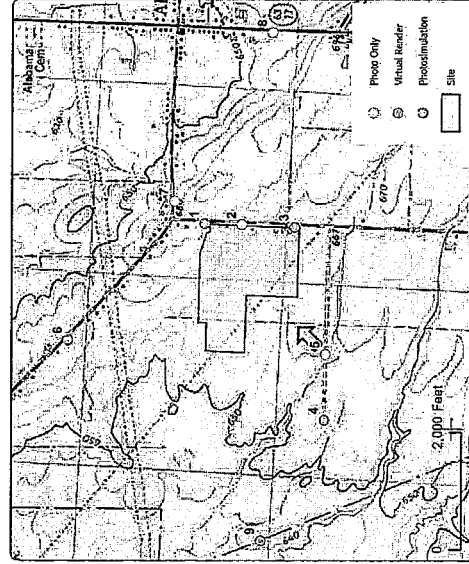


NE

Viewpoint Location Aerial Map

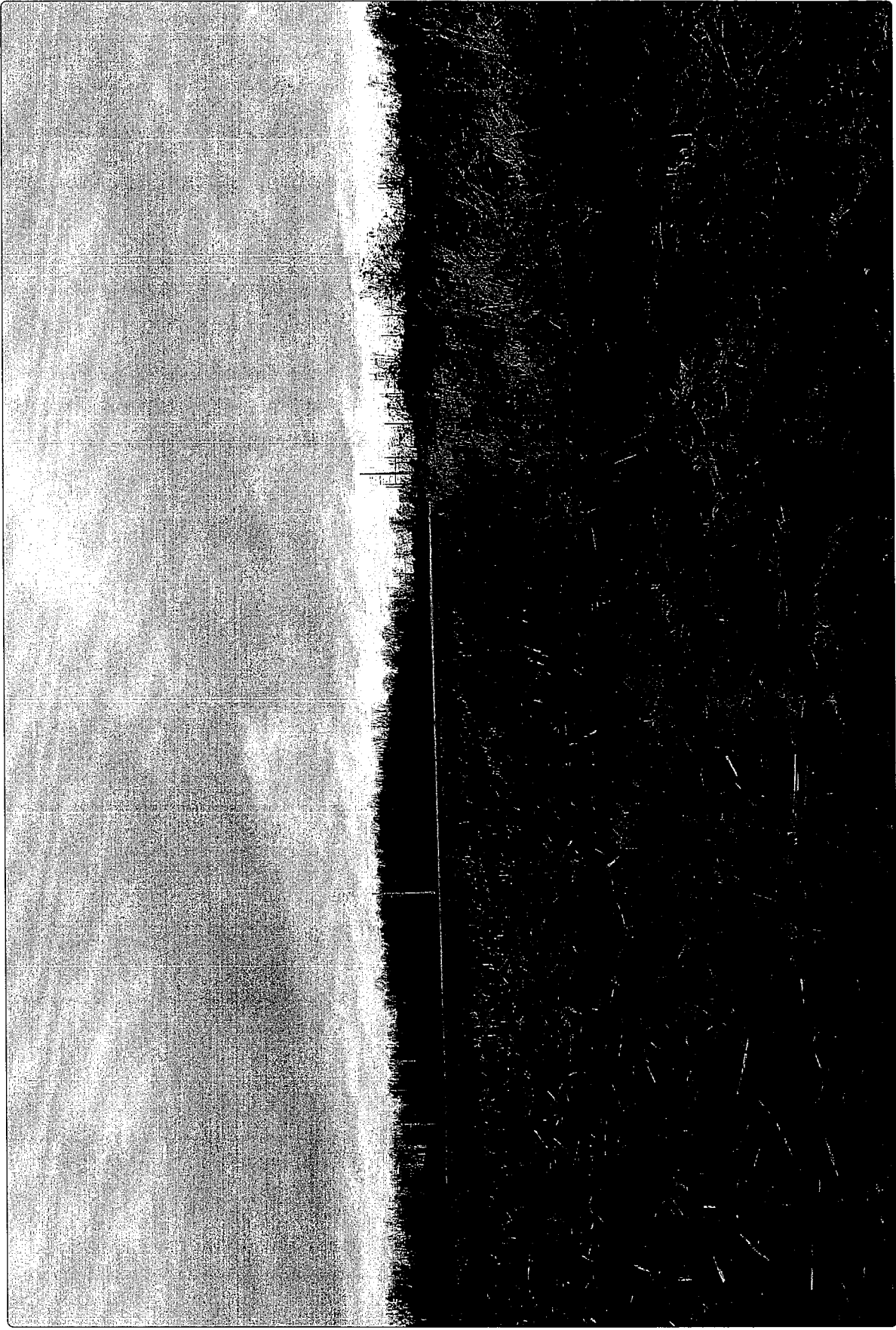


Viewpoint Location Topographic Map



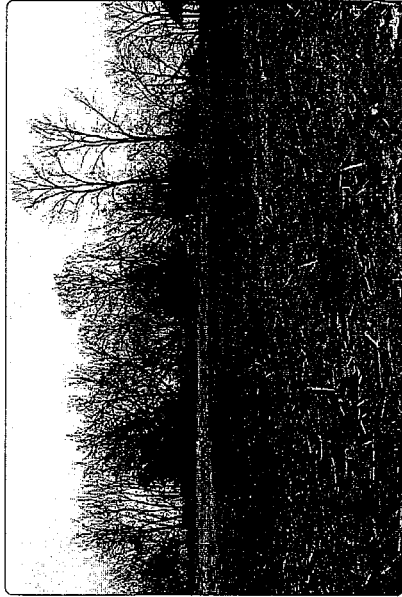
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Date/Time of Photo	12/30/2024 1:33 PM

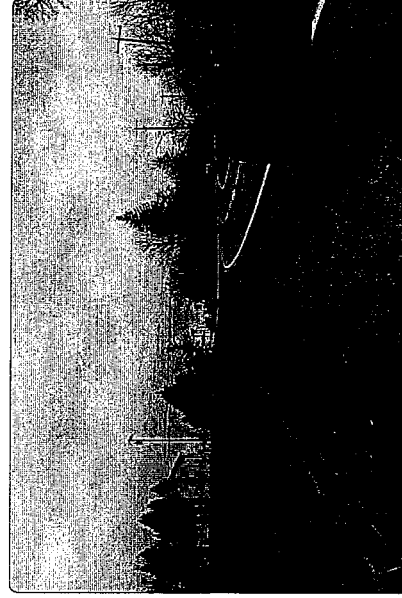


VP 7 - Lewiston Road

Existing Conditions



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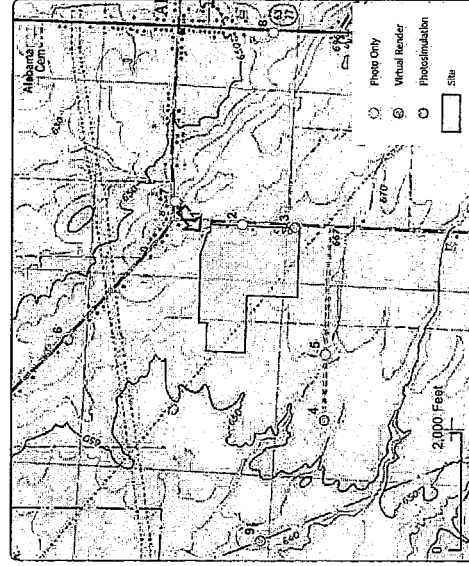


SW

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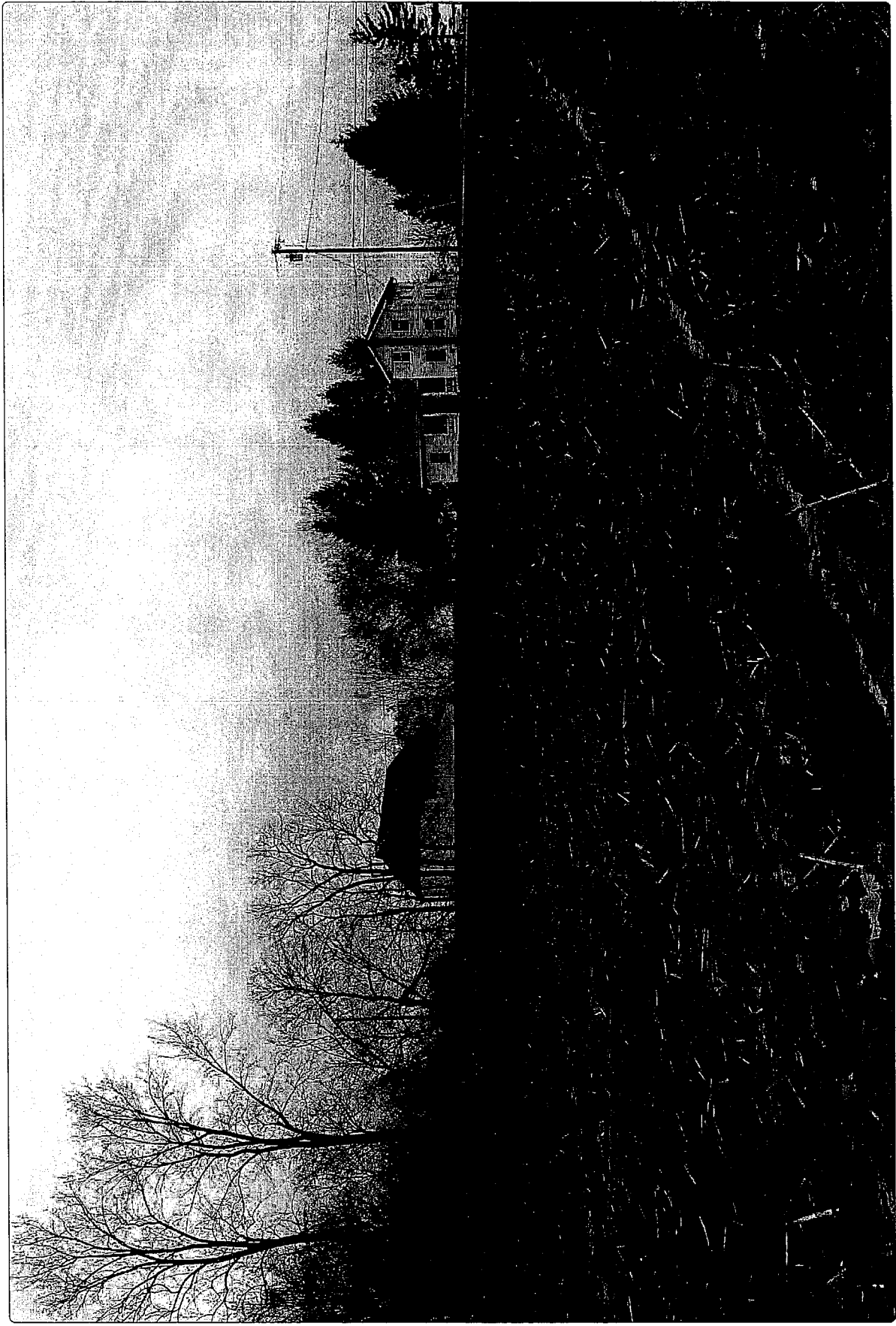


Viewpoint Location Topographic Map



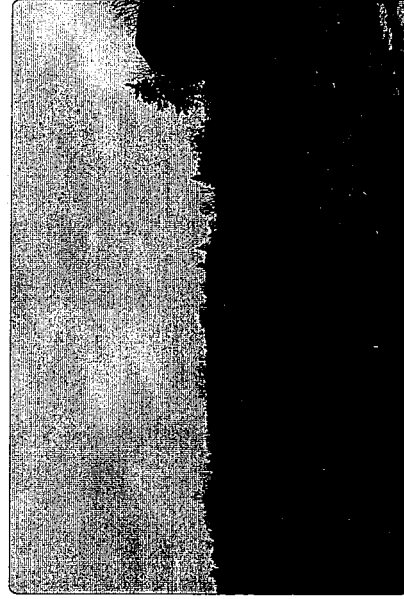
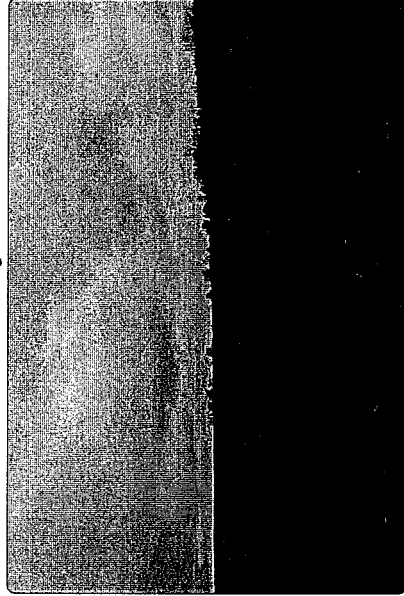
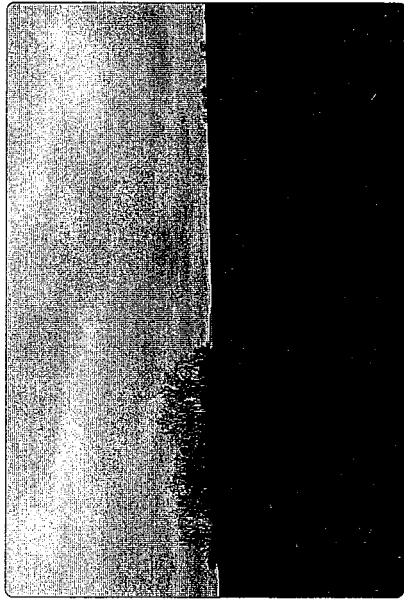
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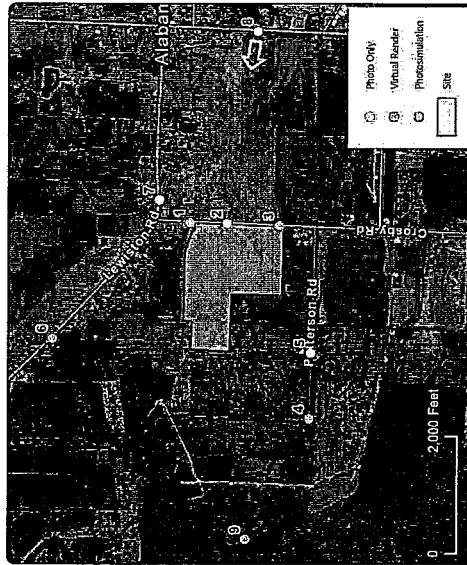
VP 8 - Alleghany Road
Existing Conditions

See Following Detail

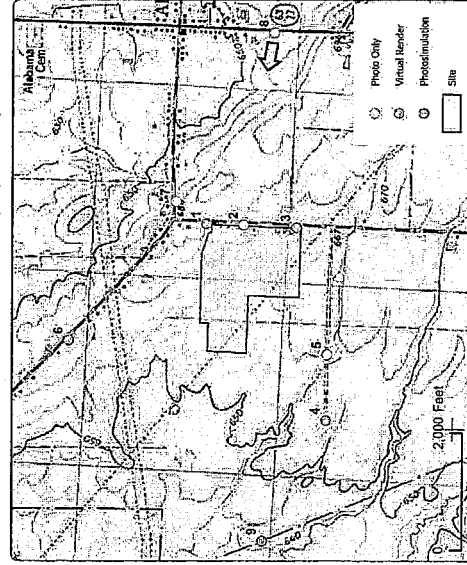


W

Viewpoint Location Aerial Map

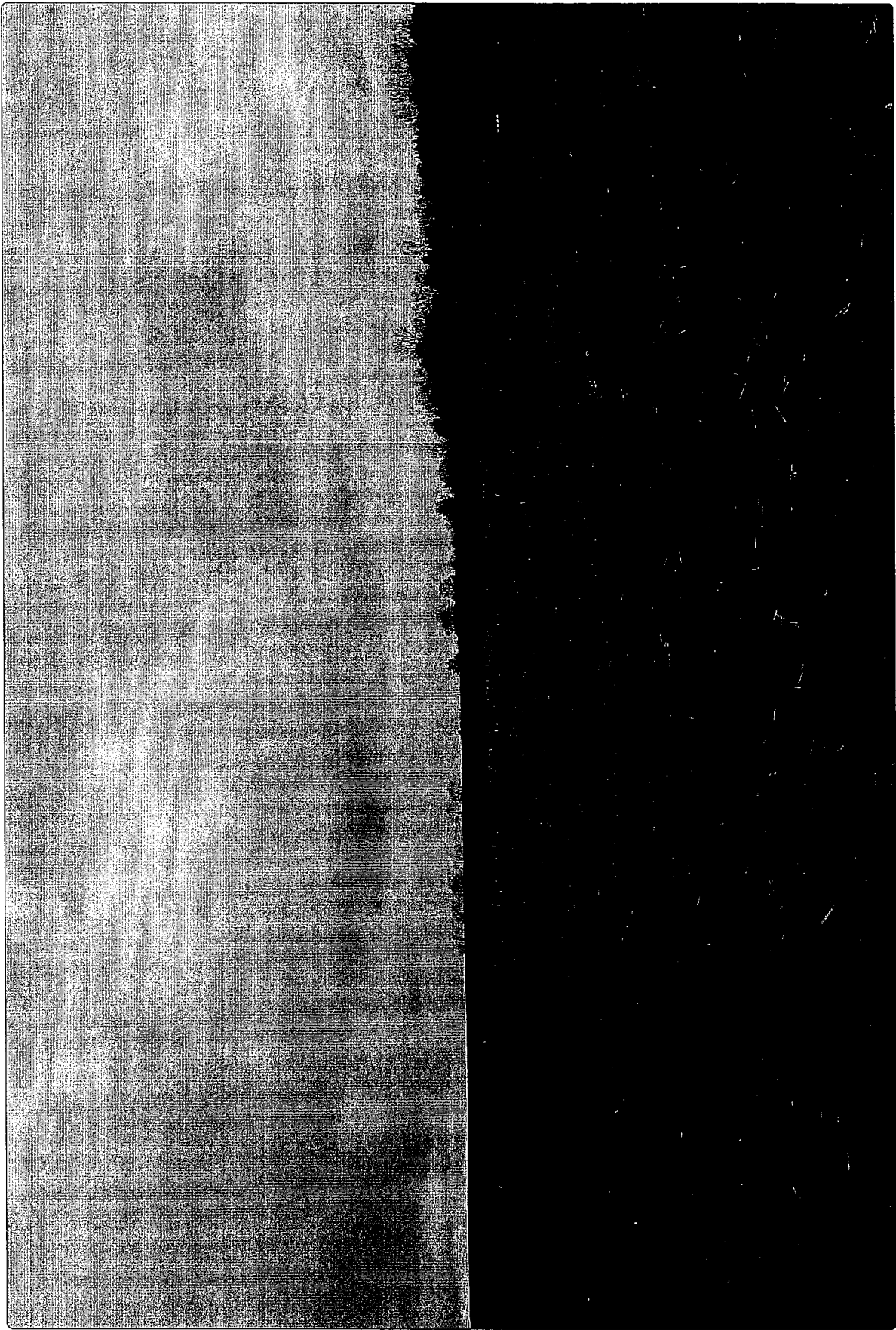


Viewpoint Location Topographic Map



Viewpoint Location Details

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Town	Alabama
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Direction of View	West
Lens Focal Length	50 mm Equivalent
Date/Time of Photo	12/30/2024 2:07 PM



TECHNICAL SUMMARY – UTILITY POWER

The project requires a connection to the utility power grid. The Genesee Economic Development Center (GEDC) 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 250MW of utility power to adequately support critical IT capacity. Power draw is influenced by several factors, most notably the Critical IT capacity load, associated losses from cooling and environmental systems, and local climatic conditions.

TECHNICAL SUMMARY – BACKUP POWER AND AIR EMISSIONS

Emergency Backup Power:

The project will utilize diesel backup generation to support critical IT and house loads, such as lighting and essential health, safety, and security systems. These units will operate on diesel fuel stored in on-site belly tanks, integrated into the manufacturer's standardized equipment. The fuel tank capacity is estimated to be approximately 9,500 gallons. Routine operation is for limited testing and maintenance. Emergency operation, during periods of utility power outage, is anticipated to be infrequent due to the project's connection to high-voltage transmission infrastructure.

Air Emissions:

The project's primary source of air emissions will be stationary diesel backup generators. Air emission modeling has been conducted to provide an initial assessment of compliance with all applicable federal, local, and state air quality permitting and emissions regulations.

Based on 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 is expected to qualify for an Air Facility Registration (AFR) in New York State, which is applicable to smaller facilities who's potential to emit (PTE) is less than 50% of the major source thresholds defined under Title V. Furthermore, diesel generators do not typically emit perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), or sulfur hexafluoride (SF₆).

Generators in data centers, like those operated by Stream Data Centers, require regular maintenance to ensure they're ready for emergencies. Manufacturers typically 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. This approach considers the specific needs of each project, and the equipment involved. 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.

AIR EMISSIONS SUMMARY

EQUIPMENT AND THRESHOLD CRITERIA

Selected Equipment					
Engine Make	Kohler				
Engine Model	KD62V12A				
Engine Emission Data					
Cycle Point / Load %	100	75	50	25	10
Power (bhp)	3621	2716	1810	905	362
Power (kW)	2700	2025	1350	675	10
NOx Tier 2 Emission Factor (g/bhp-hr)	7.76	4.25	4.33	4.77	6.26
PM Emissions Factor (g/bhp-hr)	0.04	0.19	0.13	0.30	0.35
VOC Emissions Factor (g/bhp-hr)	0.21	0.25	0.47	0.85	2.21
CO Emissions Factor (g/bhp-hr)	0.22	0.60	0.45	1.27	3.06
N ₂ O Emissions Factor (lb/hr)	4132.65	3099.48	2066.32	1033.16	413.26
PFCs Emissions Factor (lb/hr)	0.00	0.00	0.00	0.00	0.00
SF ₆ Emissions Factor (lb/hr)	0.00	0.00	0.00	0.00	0.00
HFCs Emissions Factor (lb/hr)	0.00	0.00	0.00	0.00	0.00
HAPs Emissions Factor (lb/hr)	0.04	0.03	0.02	0.01	0.00

USEPA Clean Air Act Title V Major Source Threshold NAAQS Criteria Pollutants

Pollutant	State - County	Attainment Level	Threshold (tpy)
NO _x	NY - Genesee County	Attainment	100
PM ₁₀	NY - Genesee County	Attainment	100
PM _{2.5}	NY - Genesee County	Attainment	100
VOC	NY - Genesee County	Attainment	50
CO	NY - Genesee County	Attainment	100

PROJECT CRITERIA**Generators**

Generator Count	6.00
-----------------	------

Engine Runtimes

Regular Testing and Maintenance	(Hours)
Weekly Runtime	0.365
Monthly Runtime	1.583
Quarterly Runtime	4.750
Annual Runtime	19

Emergency	(Hours)
Annual Runtime	24

Total Annual Runtime (In Hours)	43
----------------------------------------	-----------

ESTIMATED EMISSIONS**Emissions Table**

Pollutant	Cumulative Estimated Emissions (tpy)	Title V Major Source Threshold (tpy)
NO _x	8.60	100
PM ₁₀	0.08	100
PM _{2.5}	0.08	100
VOC	0.11	50
CO	0.77	100
CO ₂	533.00	--
N ₂ O	0.00	--
PFCs	0.00	--
SF ₆	0.00	--
HFCs	0.00	--
HAPs	0.00	--

TECHNICAL SUMMARY – TRAFFIC

Proposed Development:

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.

While initial estimates based on the ITE Trip Generation Manual suggest a potential for 99 Weekday AM Peak Hour Trips and 81 Weekday PM Peak Hour Trips a more refined analysis considering recent technological advancements, operational efficiencies, and observations from similarly sized facilities operated by Stream Data Centers indicates a lower estimate of 81 Weekday AM Peak Hour Trips and 27 Weekday PM Peak Hour Trips, as represented in the use analysis under 'Data Center – Adjusted'.

It's important to note that the ITE Trip Generation Manual data is based on limited surveys from the 2010s, which may not accurately reflect the reduced staffing needs and operational changes in modern data centers. Therefore, we believe the adjusted estimate is more aligned with current industry trends and practices.

It is also notable that similar sized uses for General Light Industrial (ITE Code 140) and Manufacturing (ITE Code 150) represent significantly more weekday daily trips than the proposed data center use, at approximately 153 Weekday AM Peak Hour Trips and 171 Weekday PM Peak Hour Trips and 549 Weekday AM Peak Hour Trips and 549 Weekday PM Peak Hour Trips, respectively.

Details of these initial estimates and comparisons can be found in the following use analysis table:

USE ANALYSIS

GENERAL LIGHT INDUSTRIAL

Land Use	ITE Code	Use [ksf]	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
General Light Industrial	150	900	153	117	36	171	45	126

MANUFACTURING

Land Use	ITE Code	Use [ksf]	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Manufacturing	140	900	549	455	94	549	121	428

DATA CENTER

Land Use	ITE Code	Use [ksf]	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Data Center	160	900	99	55	44	81	19	62

DATA CENTER - ADJUSTED

Land Use	ITE Code	Use [ksf]	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Data Center	--	900	81	45	36	27	6	21

Future Improvements:

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

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

TECHNICAL SUMMARY – STORMWATER MANAGEMENT

Project Double Reed is committed to sustainable stormwater management practices. The project will incorporate a comprehensive stormwater management system to capture, treat, and release rainwater runoff, minimizing its impact on local hydrology.

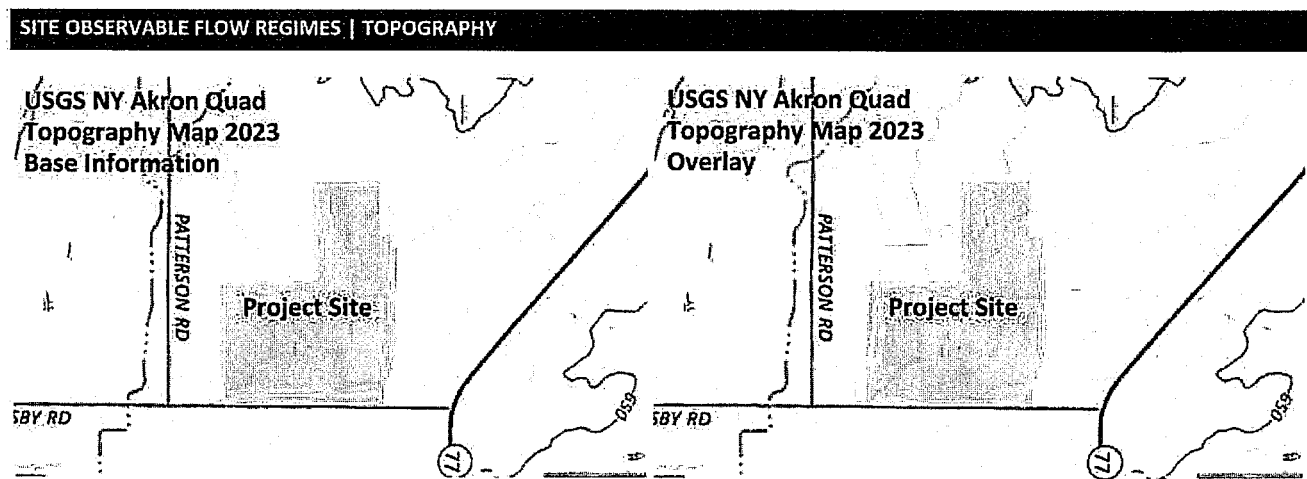
Key Stormwater Management Features:

- **Stormwater Management Basins:** These basins will be strategically located on the site to capture and store stormwater runoff, reducing peak flow rates and preventing flooding.
- **Permeable Surfaces:** The project will explore 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, will be integrated into the site design to filter pollutants, reduce runoff volume, and create attractive green spaces.

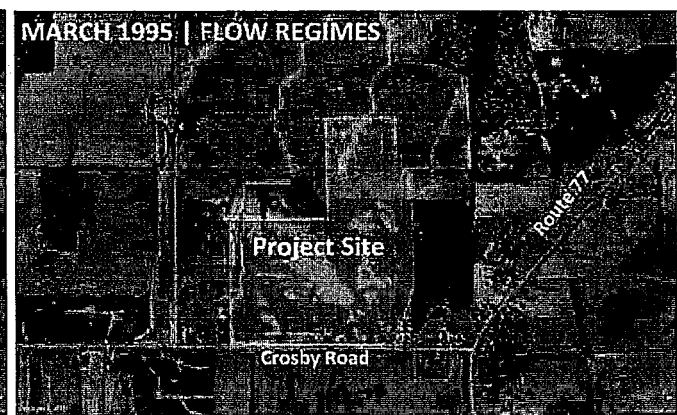
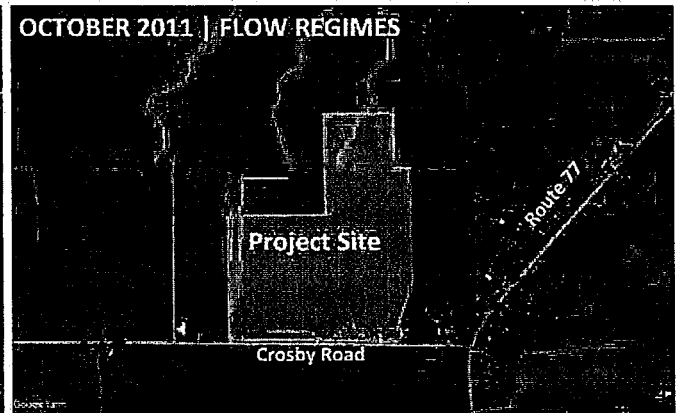
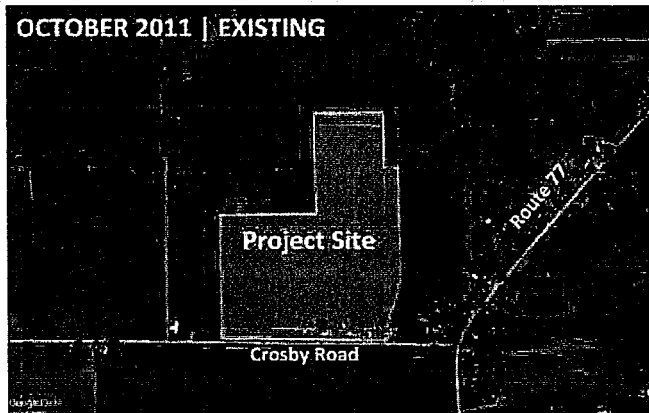
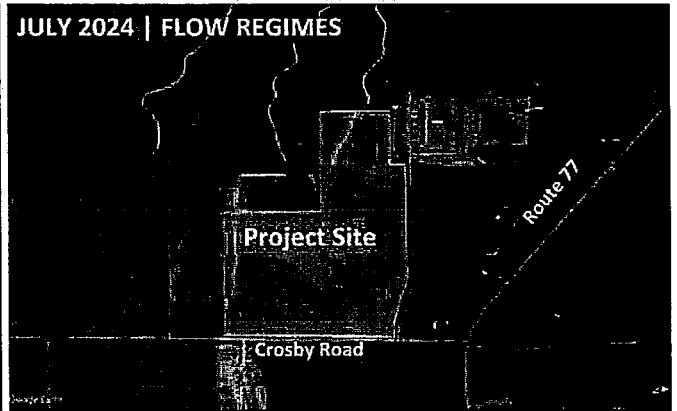
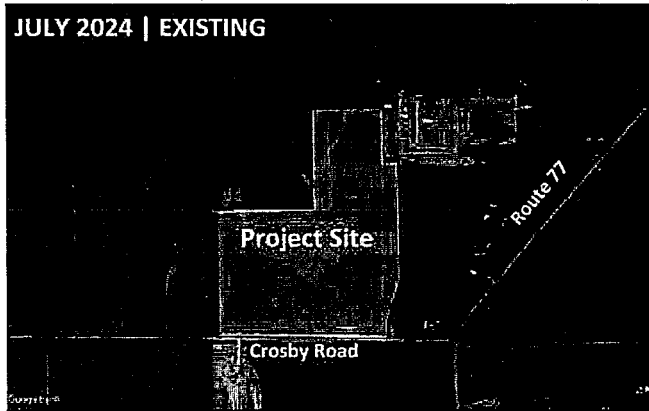
The project will require site clearing and preparation, adhering to New York State Department of Environmental Conservation permits, including a Stormwater Pollution Prevention Plan (SWPPP). Stormwater management facilities will be designed to handle increased peak flows from development, aiming to release water at or below existing rates.

Additional geotechnical investigations will confirm soil conditions and, should sub optimal infiltration rates be observed, underdrains may be integrated for drainage and infrastructure longevity.

Preliminary stormwater management basins and associated outfalls which align with existing observable rainwater surface flow regimes are shown on the provided Conceptual Stormwater Plan. As we move through the final design and engineering phases, we will collaborate to explore innovative stormwater management techniques. Our approach will prioritize the sustainability of the development while carefully considering the STAMP site's hydrology. This will involve preserving existing flow patterns and maintaining the integrity of the existing system.



SITE OBSERVABLE FLOW REGIMES | HISTORICAL



TECHNICAL SUMMARY – ACOUSTICS

Project Double Reed is committed to minimizing noise impacts on surrounding areas and aligning our development with STAMP's intended uses. To this end, a conceptual noise model has been developed to predict potential noise levels from the facility, details of which can be found in the following report.

This model considers three operational scenarios:

- **Constant Mechanical:** The typical operational profile of the facility, which will operate 24 hours per day, 7 days per week.
- **Generator Maintenance:** A periodic scenario wherein a limited number of generators are tested during daytime hours for short duration in conjunction with the equipment associated with the constant mechanical profile outlined above.
- **Emergency Backup:** An emergency scenario wherein all generators are operational for an extended period.

The model provides predicted noise levels in A-weighted decibels (dBA), which measure the relative loudness of sounds as perceived by the human ear and give more value to frequencies in the middle of human hearing and less value to frequencies at the edges. To understand the model's impact, receptor locations were selected for sound level measurements which include measurements at the project's boundaries, including the boundary of a parcel intended to be acquired and included in the project area as part of a separate agreement. Also included are nearby noise-sensitive receptors that are not directly adjacent to the project's boundaries. This was done to demonstrate how the project's acoustic signature might be perceived at these locations. The selected locations encompass three nearby residential properties and the Tonawanda Seneca Nation lands, which directly border the larger STAMP development.

Preliminary noise modeling demonstrates that the project has the potential to meet the more stringent NYSDEC nighttime guidelines (45dBA) with minimal additional mitigation. While unmitigated noise levels may exceed the guidelines by a small margin (up to 6dBA at the project boundary and 2dBA at a single nearby noise-sensitive receptor), these preliminary findings indicate that the project can be designed to comply with all applicable regulations. Importantly, noise levels at the border of the Tonawanda Seneca Nation lands are predicted to remain at or near the assumed ambient background noise level of 30dBA, signifying no perceptible change in noise conditions for these locations.

Two potential mitigation options have been explored in the conceptual noise model, demonstrating the feasibility of achieving compliance with NYSDEC guidelines. During the design and engineering phase, detailed professional noise studies and modeling will be conducted to further refine acoustic treatments. These studies will inform the selection and implementation of appropriate mitigation measures, either through point-source or non-point source methods, ensuring strict adherence to all permitting and ordinance requirements.

Intended for
Stream Data Centers

Date
February 20, 2025

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



Bright ideas.
Sustainable change.

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

Project name **Project Double Reed – STAMP Site - Noise Modeling Results**
Recipient **Bradley Wells – Stream Data Centers**
Date **2025-02-20**
Description **Noise Modeling Results**

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1. Introduction

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

2. Subject Site and Data Center Description

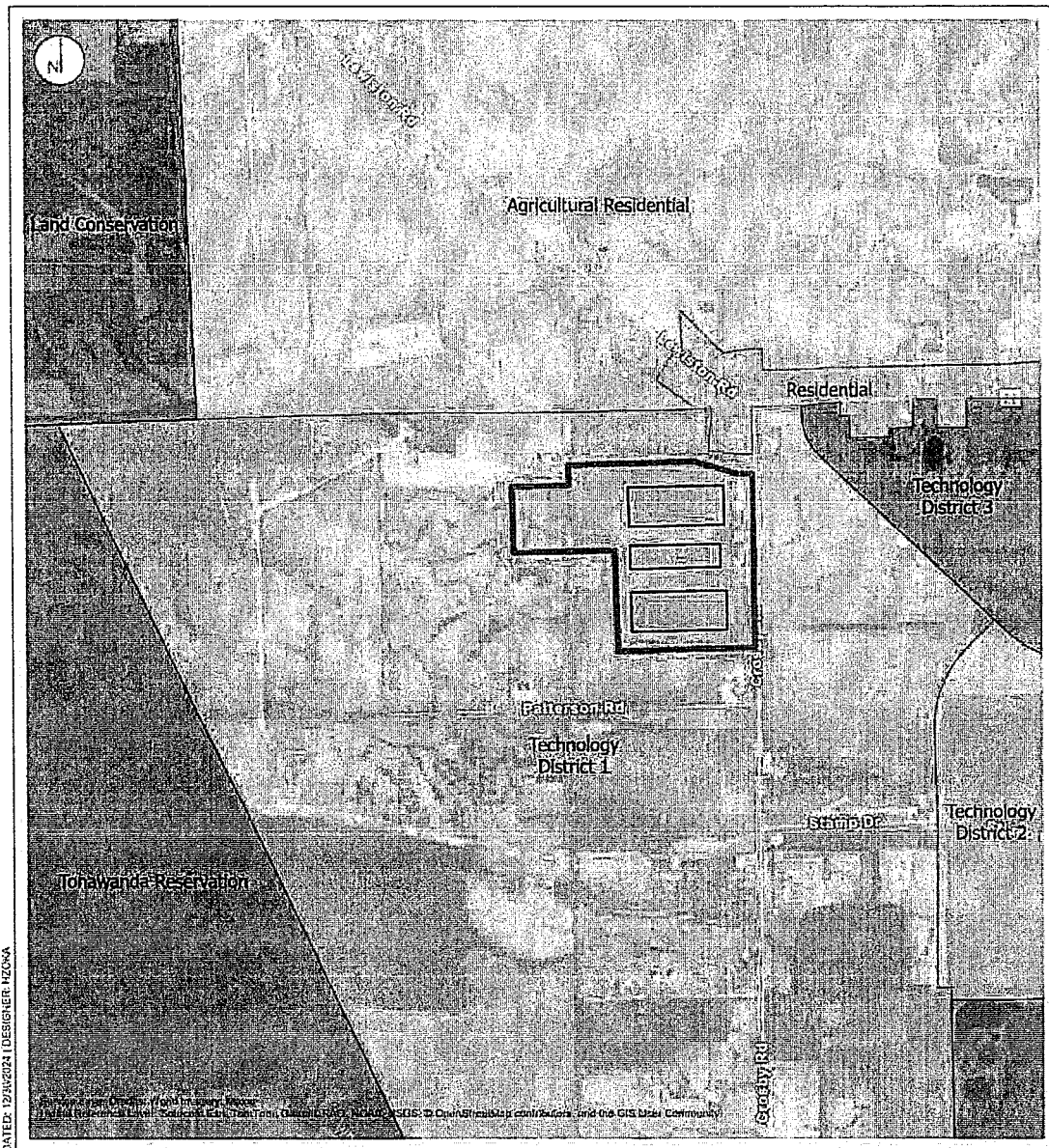
2.1 Site Description and Surrounding Area

The site is located in the Town of Alabama, Genesee County, New York. The site is situated adjacently to the west of Crosby Rd.

The site and surrounding parcels are zoned as Technology District 1 by the county. Other nearby land uses include Agricultural Residential to the north and Technology District 2 and Technology District 3 to the east. The Towanda Reservation is located further away to the south-west of the site.

Nearby noise sensitive receivers include scattered residences to north and north-east of the site. The nearest of which is approximately 450 feet from the property boundary.

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



LEGEND

— Site Boundary

Land Use

- Agricultural Residential
- Land Conservation
- Residential
- Technology District 1
- Technology District 2
- Technology District 3
- Tonawanda Reservation

EXISTING ZONING

Project Double Reed
Alabama, NY

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY



Figure 1: Site Location and County Zoning

2.2 Data Center Description

The site is proposed to include 3 data center buildings, two with 72 chillers per building, and one with 8 chillers. Additionally, 6 house generators are included in the center of the site.

The data center will operate 24 hours a day, 7 days a week. It is likely all chillers will operate simultaneously, and each building will require periodic generator maintenance testing. Specific operating details on quantity and testing configurations have not been provided at this stage. Additionally, emergency power generators are likely to be used during emergency power outages only, which is expected to be infrequent given the projects connection to transmission level power infrastructure.

The proposed site plan is presented below in Figure 2.

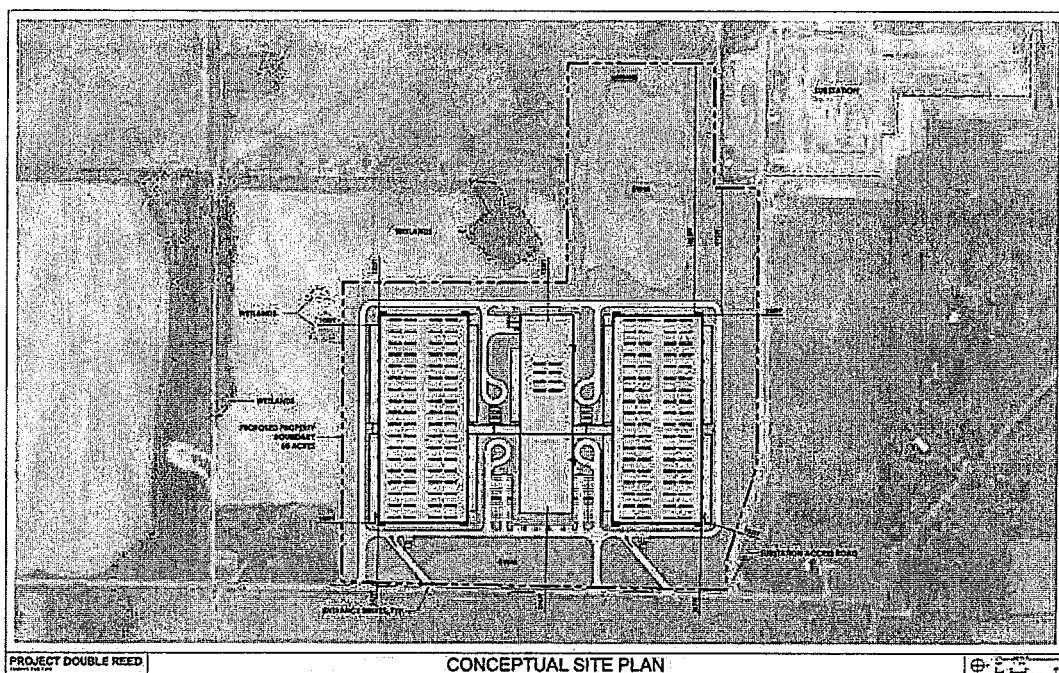


Figure 2: Proposed Site Plan

3. Acoustical Criteria

The site is subject to the acoustic requirements of the state of New York, Genesee County and Town of Alabama.

3.1 State of New York

No state-specific mandatory noise requirements applicable to the Site were identified. However, the state or local agency that will issue the permits for the site may require an EIS including a noise impact analysis.

The New York State Department of Environmental Conservation (NYSDEC) provides non-mandatory guidelines for noise emission from similar facilities. The guidelines establish a recommended maximum noise level of 65 dBA at the property boundary during the day, and 45 dBA during the night in non-industrial areas.

NYSDEC Guidelines

3.2 Genesee County

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

3.3 Town of Alabama

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

'Section 104 Application of Regulations

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

Town of Alabama Zoning Law

4. Ambient Noise Level

In the absence of mandatory quantifiable noise requirements for the site, one method to evaluate noise emission impacts is to predict the increase in ambient noise levels over the existing conditions. Current ambient conditions for the site are not known at this time. However, previous ambient noise surveys undertaken in the area indicate ambient noise levels less than 30 dBA during the nighttime period.

5. Noise Modeling

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

5.1 Methodology

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

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

5.2 Operating Scenarios and Equipment Sound Levels

As discussed in Section 2.2, the site is proposed to include 3 data center buildings, two with 72 chillers per building, and one with 8 chillers. Additionally, 6 house generators are included in the center of the site layout.

The data center buildings are understood to be 33 feet high and include an 8 ft architectural rooftop screen. For the purposes of the assessment, both the parapet and architectural screens have been assumed to be solid and therefore act as a barrier to sound.

Specific details on quantity and testing configurations have not been provided at this stage. Based on experience with similar data center projects, it is likely the data center will operate under 3 typical scenarios. The 3 operating scenarios are summarized below:

Constant Mechanical

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

Generator Maintenance

Under the periodic Generator Maintenance operating scenario, it is conservatively assumed 3 house generators operating in conjunction with the equipment associated with a Constant Mechanical operating scenario. We note that generator maintenance is to be limited to daytime hours only.

Emergency Generator

Emergency power generators are likely to be used during emergency power outages. It is assumed all 6 house generators operating in conjunction with the equipment associated with a Constant Mechanical operating scenario.

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

Table 1: Operating Scenarios and Equipment Source Sound Levels

Operating Scenario	Noise Source	Sound Level, dBA	Quantity and Location
Constant Mechanical	Chillers ¹	94 L _w	72 + 8 Rooftop chillers per building (152 total)
Generator Maintenance (Includes Constant Mechanical)	Generator	98 L _w ²	3 house generators (3 total)
Emergency (Includes Constant Mechanical)	Generators	98 L _w ²	6 house generators (6 total)
Notes: 1 - Manufactured by York (Model #YVAA 0248). 75% cooling load corresponding to an ambient temperature of 96 degrees Fahrenheit. This is consistent with the historical temperature records for the Buffalo Airport, which is located approximately 30 miles from the site, published by the National Oceanic and Atmospheric Administration (NOAA), National Weather Service: https://www.weather.gov/buf/BufCliPlot.html 2 - Performance operating sound level confirmed by client as 75 dBA at 23 feet. We note that we have assessed one specific manufacturer specification meeting this requirement. However, 75 dBA at 23 feet as a performance specification could result in higher resultant sound power levels in the neighborhood of approximately 105 dBA L _w . This is the reason we have referred to the equipment power level above in the table.			

5.3 Assessment Locations

The location of nearby noise sensitive receptors that have been adopted as the assessment locations are presented in Figure 3.

Assessment locations R5, R6 and R7 are zoned as Residential. Assessment locations R8 and R9 are on the boundary of the Tonawanda Reservation. Additional assessment locations R1-R4 have been included around the future proposed property boundary. R10 is located on the boundary of a property which is planned to be acquired. We therefore understand it is intended to be included as part of the future site.

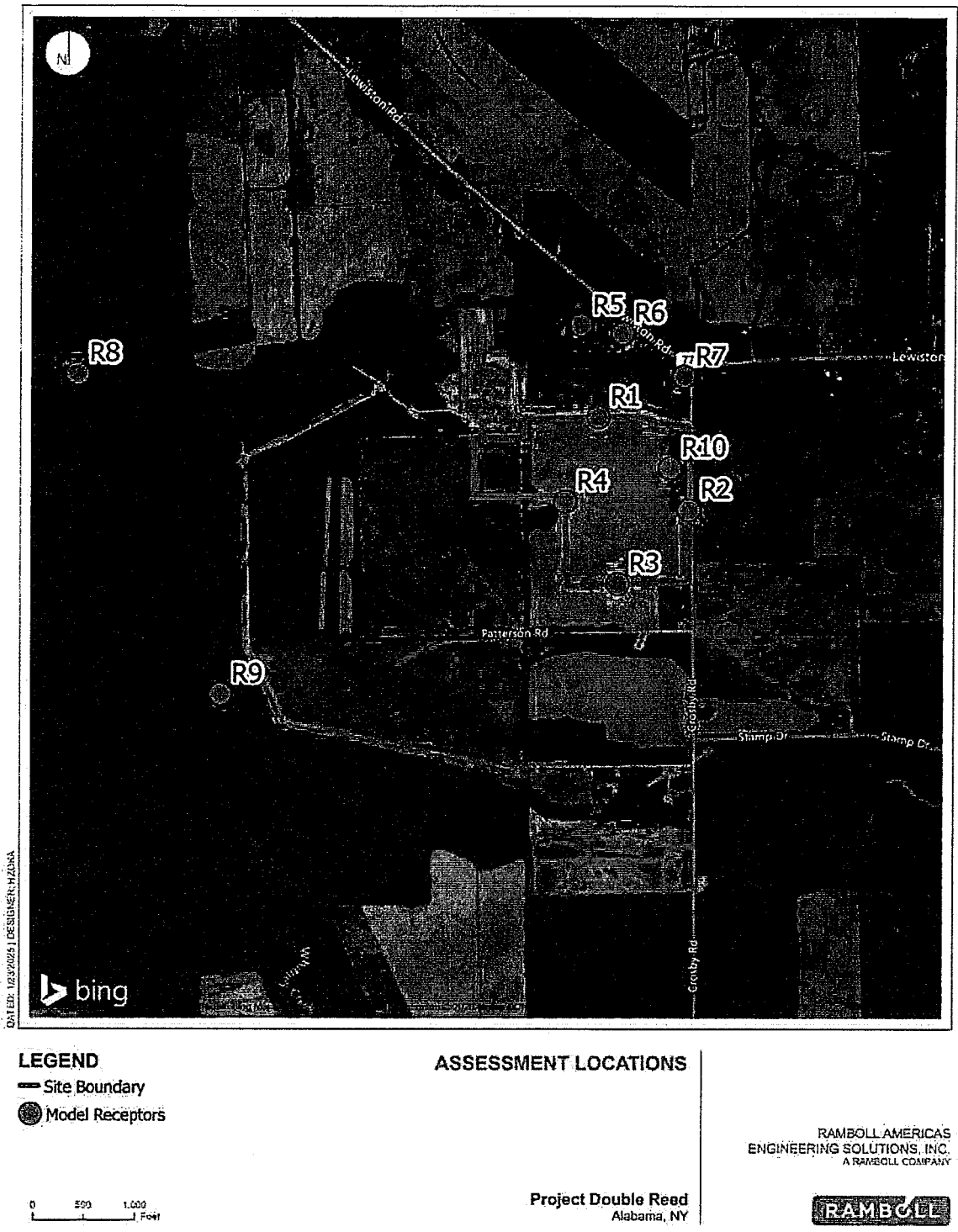


Figure 3: Assessment Receptor Locations

5.4 Noise Model Results

5.4.1 Constant Mechanical

The noise model results for the Constant Mechanical operating scenario are presented below in Table 2 and Figure 4. The results have been compared to the more conservative nighttime guidelines as established by the NYSDEC.

Table 2: Noise Model Results – Constant Mechanical

Receptor	Zoning Classification	Predicted Noise Level, dBA	NYSDEC Guideline, dBA	
			Daytime	Nighttime
R1	Technology District	48	65 ²	45 ²
R2	Technology District	51	65 ²	45 ²
R3	Technology District	48	65 ²	45 ²
R4	Technology District	48	65 ²	45 ²
R5	Residential	44	65	45
R6	Residential	45	65	45
R7	Residential	47	65	45
R8	Tonawanda Reservation	31	65	45
R9	Tonawanda Reservation	34	65	45
R10	Technology District	48	65	45

Notes:
 1 – Results highlighted red indicate exceedance of the nighttime acoustic guideline.
 2 – Property boundary location zoned as Technology District has been conservatively compared to NYSDEC night guidelines. Locations are adjacent to less sensitive roadways and rural farmland.

Based on the noise model results for Constant Mechanical operating scenario presented above, we advise the following.

- Noise levels are predicted to be above the NYSDEC night guidelines by 2 dB at receptor location R7.
- Noise levels are predicted to be above the NYSDEC night guidelines by up to 6 dB at the property boundary.
- Noise levels are predicted to be below the NYSDEC day guidelines at all receptor locations.
- Incorporation of noise mitigation would be needed to reduce noise emission levels from the site to be below the NYSDEC guidelines. However, no mandatory noise requirements applicable to the site were identified and incorporation of noise mitigation would not be required.

Potential noise mitigation options are discussed below in Section 5.4.4.

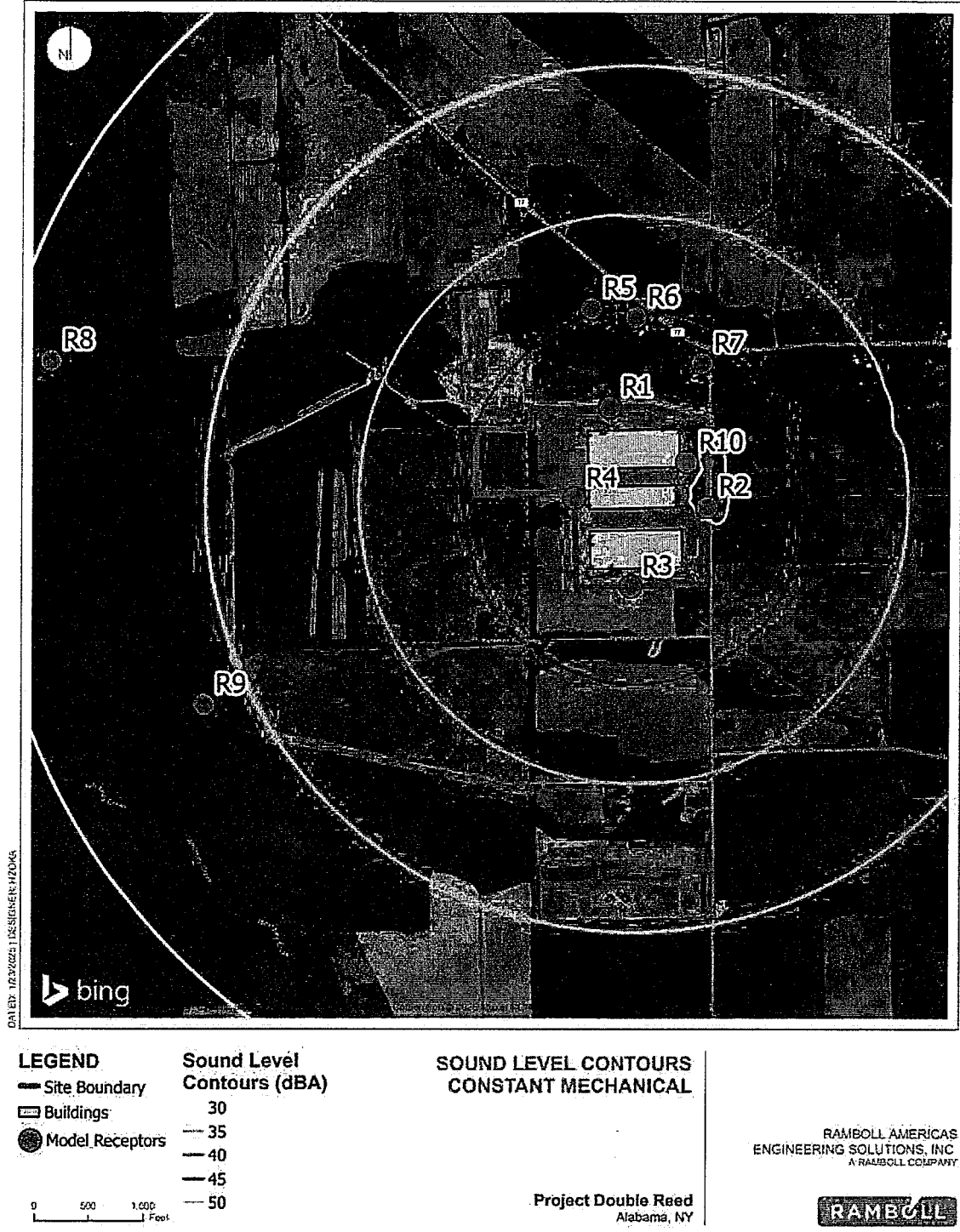


Figure 4: Noise Model Results - Constant Mechanical

5.4.2 Generator Maintenance

The noise model results for the Generator Maintenance operating scenario are presented below in Table 3 and Figure 5. The results have been compared to the more daytime guidelines established by the NYSDEC due to generator maintenance being limited to daytime hours.

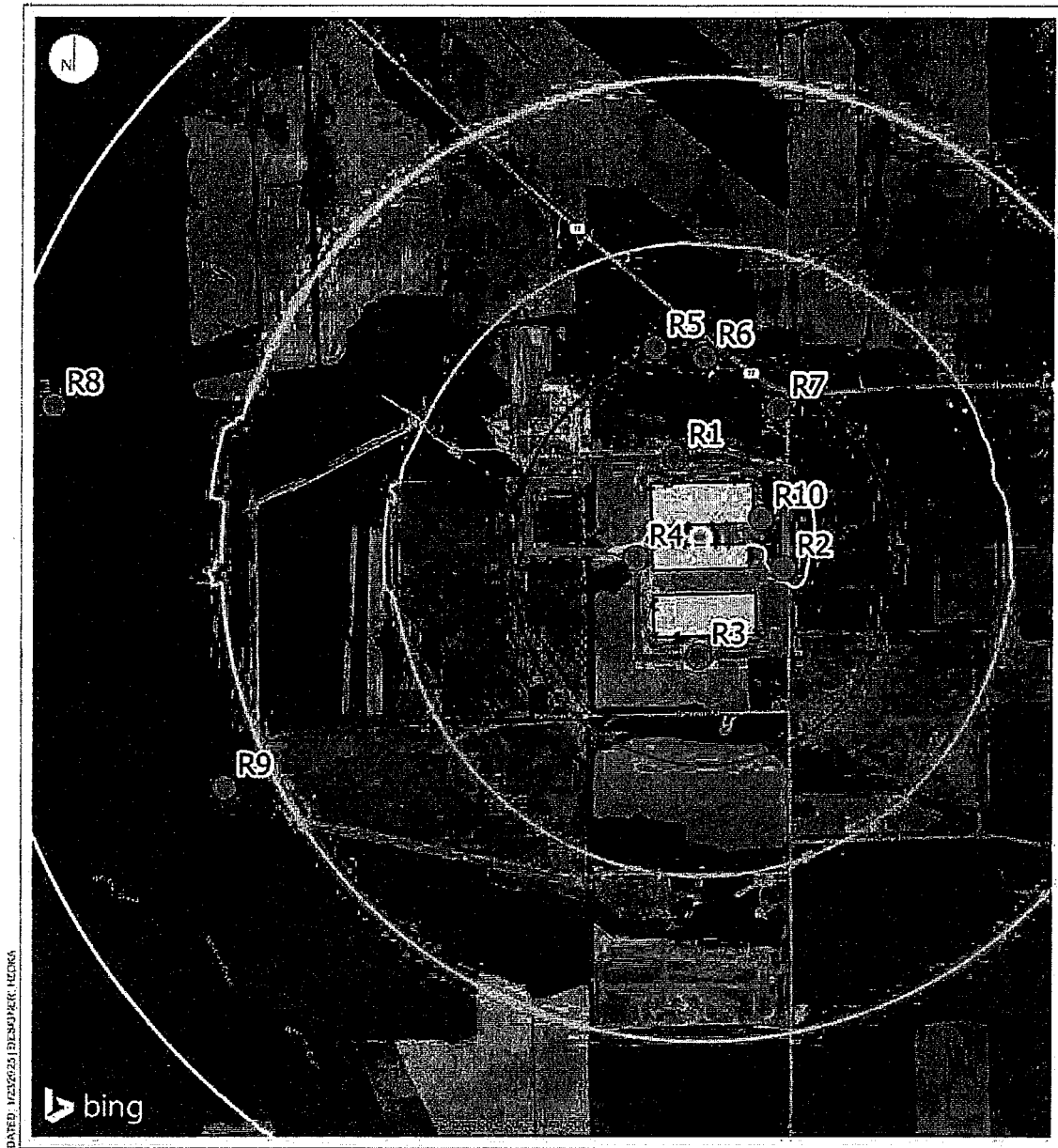
Table 3: Noise Model Results – Generator Maintenance

Receptor	Zoning Classification	Predicted Noise Level, dBA	NYSDEC Guideline, dBA
			Daytime
R1	Technology District	48	65 ²
R2	Technology District	51	65 ²
R3	Technology District	48	65 ²
R4	Technology District	48	65 ²
R5	Residential	45	65
R6	Residential	45	65
R7	Residential	47	65
R8	Tonawanda Reservation	31	65
R9	Tonawanda Reservation	34	65
R10	Technology District	48	65

Notes:
 1 – Results highlighted red indicate exceedance of the guideline acoustic criteria.
 2 – Property boundary location zoned as Technology District has been conservatively compared to NYSDEC day guidelines. Locations are adjacent to less sensitive roadways and rural farmland.




Based on the noise model results for Generator Maintenance operating scenario presented above, we advise the following.

- Noise levels are predicted to be below the NYSDEC guidelines at all receptor locations.



DATED: 1/25/2025 | DESIGNED BY: HCB/MS

LEGEND

-  Site Boundary
-  Buildings
-  Model Receptors

0 500 1,000 Feet

Sound Level Contours (dBA)

- | | |
|------|------|
| — 30 | — 55 |
| — 35 | — 60 |
| — 40 | — 65 |
| — 45 | — 70 |
| — 50 | — 75 |

SOUND LEVEL CONTOURS GENERATOR MAINTENANCE

Project Double Reed
Alabama, NY

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY



Figure 5: Noise Model Results - Generator Maintenance

5.4.3 Emergency Generator

The noise model results for the Emergency operating scenario are presented below in Table 4 and Figure 6. The results have been compared to the more conservative nighttime guidelines as established by the NYSDEC.

Table 4: Noise Model Results – Emergency Generator

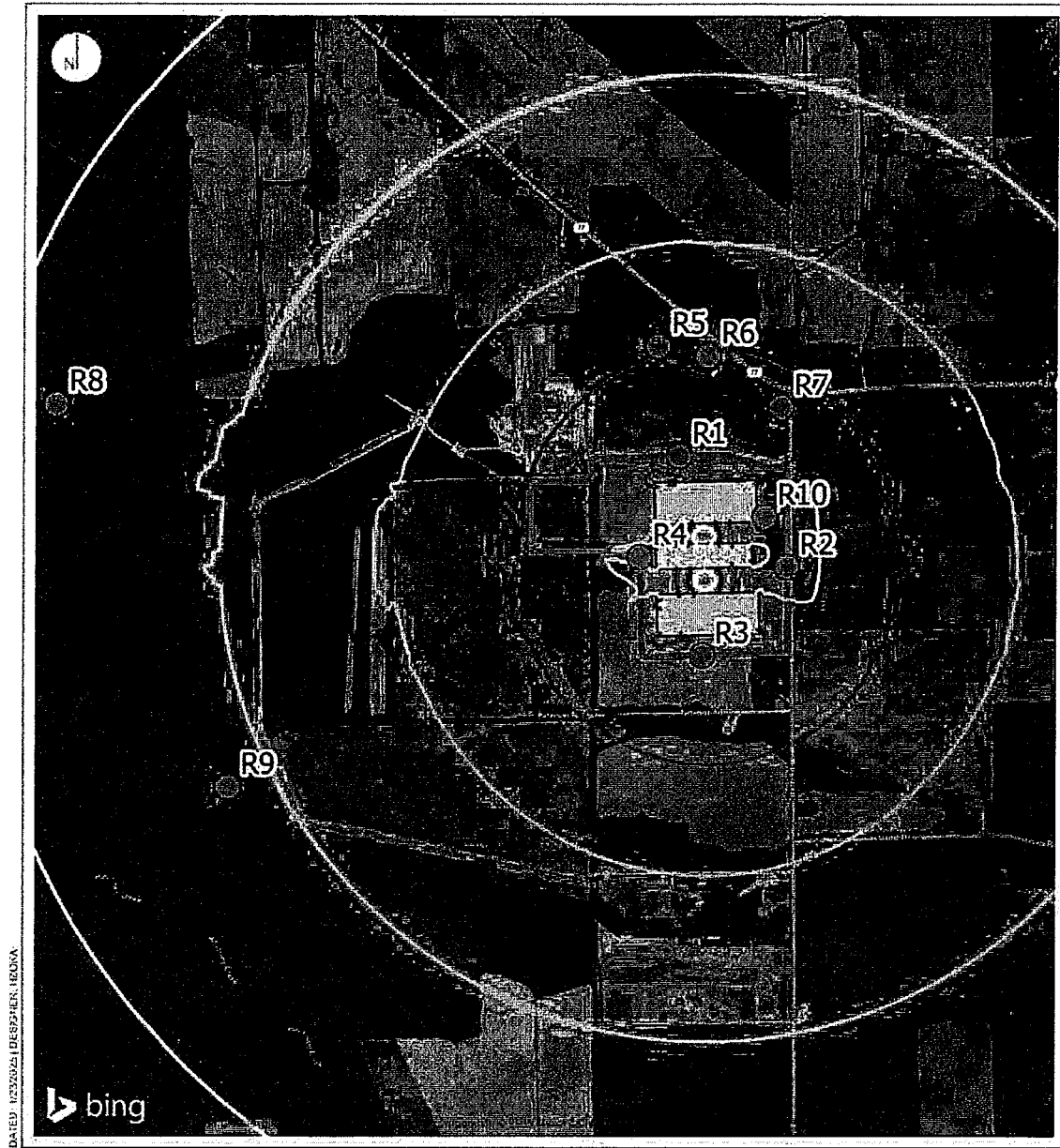
Receptor	Zoning Classification	Predicted Noise Level, dBA	NYSDEC Guideline, dBA	
			Daytime	Nighttime
R1	Technology District	48	65 ²	45 ²
R2	Technology District	51	65 ²	45 ²
R3	Technology District	48	65 ²	45 ²
R4	Technology District	49	65 ²	45 ²
R5	Residential	45	65	45
R6	Residential	45	65	45
R7	Residential	47	65	45
R8	Tonawanda Reservation	32	65	45
R9	Tonawanda Reservation	34	65	45
R10	Technology District	48	65	45

Notes:
 1 – Results highlighted red indicate exceedance of the nighttime acoustic guideline.
 2 – Property boundary location zoned as Technology District has been conservatively compared to NYSDEC night guidelines. Locations are adjacent to less sensitive roadways and rural farmland.

Based on the noise model results for Emergency operating scenario presented above, we advise the following.

- Noise levels are predicted to be above the NYSDEC night guidelines by 2 dB at receptor location R7.
- Noise levels are predicted to be above the NYSDEC night guidelines by up to 6 dB at the property boundary.
- Noise levels are predicted to be below the NYSDEC day guidelines at all receptor locations.
- Incorporation of noise mitigation would be needed to reduce noise emission levels from the site to be below the NYSDEC guidelines. However, no mandatory noise requirements applicable to the site were identified and incorporation of noise mitigation would not be required.

In addition, Ramboll’s prior experience with similar facilities that do contain mandatory noise requirements suggests that noise violations are not typically issued during power outages or similar emergencies.



DATED: 1/23/2021 10:59:46 AM EST

LEGEND

- Site Boundary
- Buildings
- Model Receptors

Sound Level Contours (dBA)

— 30	— 55
— 35	— 60
— 40	— 65
— 45	— 70
— 50	— 75

**SOUND LEVEL CONTOURS
EMERGENCY SCENARIO**

Project Double Reed
Alabama, NY

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY



Figure 6: Noise Model Results – Emergency Scenario

5.4.4 Noise Mitigation

Based on the noise model results above, noise levels are predicted to be above the NYDEC night guidelines by 2 dB at receptor location R7 and up to 6 dB at the property boundary. Incorporation of either of the following mitigation options would be needed to reduce noise emission levels from the site.

Option 1: Rooftop Barriers

Incorporation of solid rooftop noise barriers on the 3 buildings would be required. The rooftop noise barriers would need to be provided for the full rooftop extents, extending between 14 feet and 20 feet above the top rooftop. To prevent noise transmission through the barrier, the barrier should contain a minimum surface weight of approximately 4 lb/ft² and be free of any gaps and openings. In addition, the inside face of the barriers should include highly absorptive treatment with a minimum NRC 0.95. Acoustical barrier products such as Silent Protector manufactured by AIL and Noise shield manufactured by IAC can meet these specifications.

Option 2: Rooftop and Property Barrier

Incorporation of solid rooftop noise barriers on the 3 buildings would be required in conjunction with a property boundary. The rooftop noise barriers would need to be provided for the full rooftop extents, extending between 14 feet and 15 feet above the top rooftop. The property noise barrier would need to be provided along the northern and eastern extents of the site, extending 10 feet above ground level. To prevent noise transmission through the barriers, the barriers should contain a minimum surface weight of approximately 4 lb/ft² and be free of any gaps and openings.

In addition, the inside face of the rooftop barriers should include highly absorptive treatment with a minimum NRC 0.95. Acoustical barrier products such as Silent Protector manufactured by AIL and Noise shield manufactured by IAC can meet these specifications.

Noise modeling models for the Constant Mechanical, Generator Maintenance and Emergency operating scenarios inclusive of the unmitigated and two mitigation options discussed above are presented in Table 5, Table 6 and Table 7.

Table 5: Noise Model Results - Mitigated Constant Mechanical

Receptor	Zoning Classification	Predicted Noise Level, dBA			NYSDEC Guideline, dBA	
		Unmitigated	Mitigated Option 1	Mitigated Option 2	Daytime	Nighttime
R1	Technology District	48	43	45	65 ²	45 ²
R2	Technology District	51	45	42	65 ²	45 ²
R3	Technology District	48	45	45	65 ²	45 ²
R4	Technology District	48	44	45	65 ²	45 ²
R5	Residential	44	42	43	65	45
R6	Residential	45	42	44	65	45
R7	Residential	47	44	45	65	45
R8	Tonawanda Reservation	31	31	31	65	45
R9	Tonawanda Reservation	34	34	34	65	45
R10	Technology District	48	44	41	65	45

Notes:
 1 - Results highlighted red indicate exceedance of the nighttime acoustic guideline.
 2 - Property boundary location zoned as Technology District has been conservatively compared to NYSDEC night guidelines. Locations are adjacent to less sensitive roadways and rural farmland.

Table 6: Noise Model Results – Mitigated Generator Maintenance

Receptor	Zoning Classification	Predicted Noise Level, dBA			NYSDEC Guideline, dBA	
		Unmitigated	Mitigated Option 1	Mitigated Option 2	Daytime	Nighttime
R1	Technology District	48	43	45	65 ²	-
R2	Technology District	51	45	42	65 ²	-
R3	Technology District	48	45	45	65 ²	-
R4	Technology District	48	44	45	65 ²	-
R5	Residential	45	42	43	65	-
R6	Residential	45	42	44	65	-
R7	Residential	47	44	45	65	-
R8	Tonawanda Reservation	31	31	31	65	-
R9	Tonawanda Reservation	34	34	34	65	-
R10	Technology District	48	44	41	65	-

Notes:
 1 – Results highlighted red indicate exceedance of the guideline acoustic criteria.
 2 – Property boundary location zoned as Technology District has been conservatively compared to NYSDEC day guidelines. Locations are adjacent to less sensitive roadways and rural farmland.

Table 7: Noise Model Results – Mitigated Emergency

Receptor	Zoning Classification	Predicted Noise Level, dBA			NYSDEC Guideline, dBA	
		Unmitigated	Mitigated Option 1	Mitigated Option 2	Daytime	Nighttime
R1	Technology District	48	43	45	65 ²	45 ²
R2	Technology District	51	47	43	65 ²	45 ²
R3	Technology District	48	45	45	65 ²	45 ²
R4	Technology District	49	44	45	65 ²	45 ²
R5	Residential	45	42	43	65	45
R6	Residential	45	42	44	65	45
R7	Residential	47	44	45	65	45
R8	Tonawanda Reservation	32	32	32	65	45
R9	Tonawanda Reservation	34	34	34	65	45
R10	Technology District	48	44	41	65	45

Notes:
 1 – Results highlighted red indicate exceedance of the nighttime acoustic guideline.
 2 – Property boundary location zoned as Technology District has been conservatively compared to NYSDEC night guidelines. Locations are adjacent to less sensitive roadways and rural farmland.
 3 – Ramboll’s prior experience with similar facilities that do contain mandatory noise requirements suggests that noise violations are not typically issued during power outages or similar emergencies

In addition to the above, consideration could be made for selection of quieter chillers. Alternative mitigation options could also be explored during more detailed design phases.

6. Conclusion

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

The key findings of the assessment were as follows:

- No mandatory noise requirements applicable to the site were identified. However, the New York State Department of Environmental Conservation (NYSDEC) provides non-mandatory guidelines for noise emission from similar facilities. The guidelines establish a recommended maximum noise level of 65 dBA at the property boundary during the day, and 45 dBA during the night in non-industrial areas.
- Noise levels during a Constant Mechanical operating scenario are projected to be above the NYSDEC night guidelines by 2 dB at receptor location R7 and be up to 6 dB above at the property boundary.
- Noise levels during a Constant Mechanical operating scenario are projected to be below the NYSDEC day guidelines at all receptor locations.
- Noise levels during a Generator Maintenance operating scenario are projected to be below the NYSDEC day guidelines at all receptor locations.
- Noise levels during an Emergency operating scenario are projected to be above the NYSDEC night guidelines by 2 dB at receptor location R7 and be up to 6 dB above at the property boundary.
- Incorporation of noise mitigation would be needed to reduce noise emission levels from the site to be below the NYSDEC guidelines. However, no mandatory noise requirements applicable to the site were identified and incorporation of noise mitigation would not be required. Never-the-less, noise mitigation recommendations have been provided in Section 5.4.4.
- Noise levels for all scenarios at the Tonawanda Reservation are at or about the assumed ambient of 30 dBA. Provided that this ambient assumption holds true.

TECHNICAL SUMMARY – GEOTECHNICAL

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 indicate that the subsurface conditions at the site are generally favorable for the proposed development. The soil profile primarily consists 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 Site Class "C" based on the seismic shear wave survey, indicating moderate seismic ground motion. The soil conditions were also determined to be not susceptible to liquefaction during seismic events.

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

TECHNICAL SUMMARY – EMERGENCY SERVICES CONFIRMATION

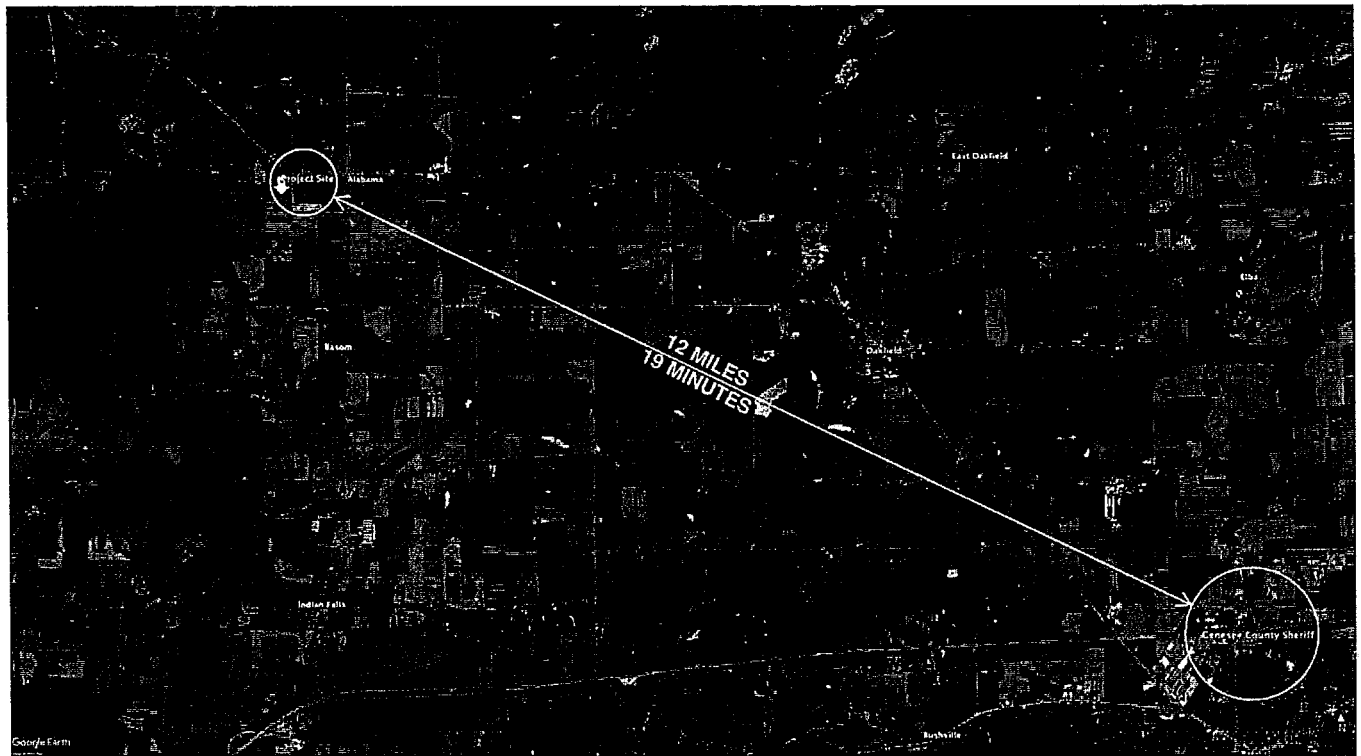
The project team has initiated outreach to the following local emergency service providers to foster collaboration and ensure effective emergency response. The goal of these initial outreach efforts is to inform these agencies about the project scope, understand their current level of service capabilities,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

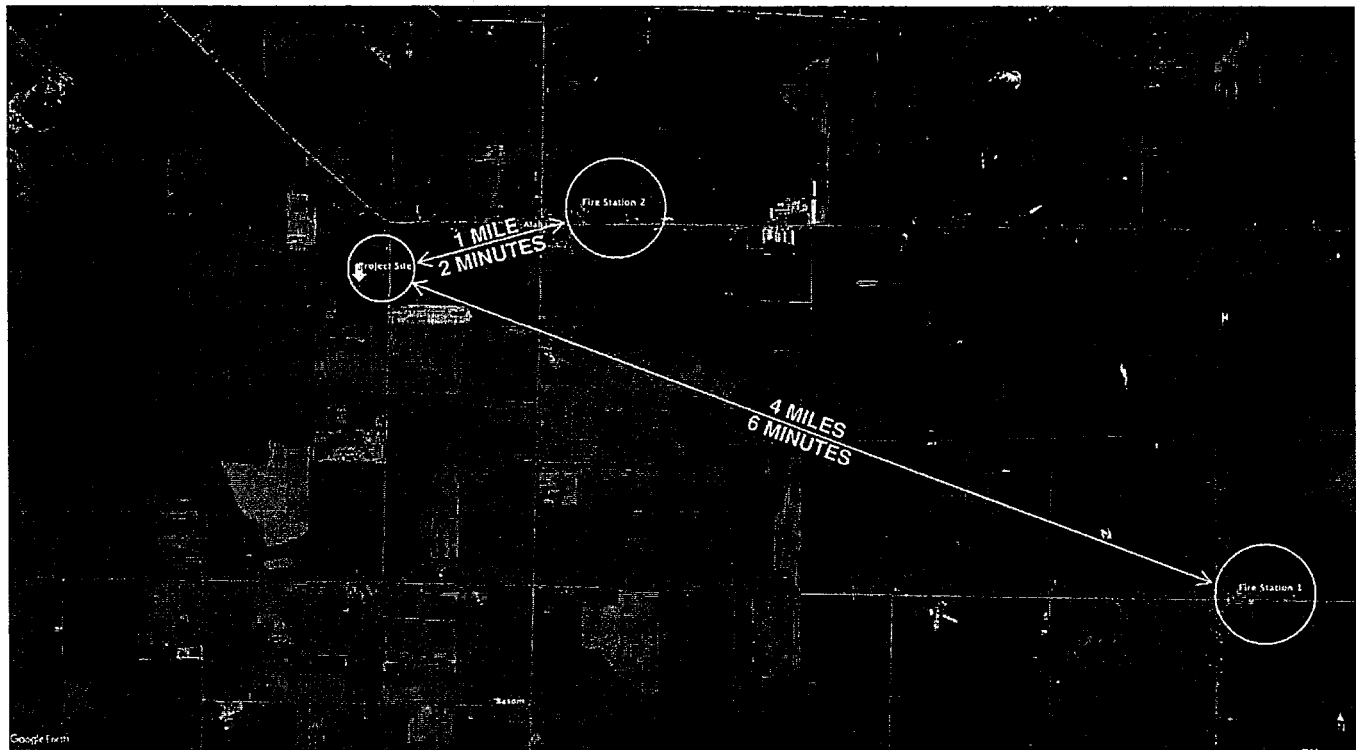
The project team initiated outreach to the Alabama Volunteer Fire Department to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would increase fire calls “to a negligible amount”, primarily 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**
 - 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.

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).

TECHNICAL SUMMARY – EMERGENCY RESPONSE PROCEDURES

Emergency Response Procedures

To ensure the safety and well-being of all personnel and visitors, the project will establish comprehensive Emergency Action Plans (EAPs). These plans will be tailored to site-specific requirements and will outline procedures for rapid response to a variety of potential emergencies, including:

- **Electrical Faults:** Responses to both medium and high voltage incidents.
- **Power Outages:** Procedures for handling on-site generation failures.
- **Spill Response:** Protocols for addressing petroleum storage and transfer incidents.
- **General Emergencies:** Plans for non-data center specific issues such as elevator malfunctions, security alarms, and first aid situations.

These EAPs will be accessible in both physical and digital formats and will include escalation procedures for internal and external notifications. Life safety emergencies will always trigger immediate notification of emergency services, while other operational issues will be classified and addressed based on their severity.

Emergency Drills

Regularly scheduled emergency drills will be conducted to ensure staff preparedness and familiarity with emergency procedures. These drills will simulate real-world scenarios, allowing staff to practice their response skills. Visitors to the site will be required to adhere to established safety protocols, informed by these regular training exercises.

NEW YORK STATE SEQR – EAF PART 1

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Project Double Reed		
Project Location (describe, and attach a general location map): Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP), Town of Alabama, New York		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the development of a 59.2 acre parcel within the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, New York. The proposed action will include construction of multiple buildings totaling approximately 900,000 square feet, with supporting road access and campus security measures, on-site vehicular circulation, parking, utility services and supporting infrastructure, equipment storage and operation yards. Stormwater management facilities will also be implemented for the control and treatment of on-site runoff. The proposed location of the site is on the west side of Crosby Road, approx. 660' south of its intersection with Lewiston Road (Hwy. 77). The entire STAMP site was subject to previous SEQRA review per the DGEIS dated April 11, 2011.		
Name of Applicant/Sponsor: SDC Technology Services, 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:
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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Alabama Planning Board: SEQR, Site Plan, Grading Plan	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Local Fire Review; Town of Alabama: Bldg. Permit, Certif. of Occupancy	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Genesee County Planning Board GML Review; GCEDC: Utility Review, Host Agreement	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: Stormwater, SPDES, Chem. Storage, Air Quality	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? _____

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 include the NYSDEC Tonawanda WMA, the NYSDEC John White WMA, and the federal Iroquois National Wildlife Refuge.

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? _____ 59.2 acres
b. Total acreage to be physically disturbed? _____ 59.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 59.2 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? _____ 1
iv. Minimum and maximum proposed lot sizes? Minimum apx 59.2 ac Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 41 height; 450 width; and 850 length

iii. Approximate extent of building space to be heated or cooled: 900,000 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.

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: apx. 6.5 million gallons; surface area: apx. 9.75 acres

v. Dimensions of the proposed dam or impounding structure: Varies height; Varies 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, with concrete outlet structures to manage stormwater, added vegetation for stabilization.

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: _____ 10,000 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, approx. 2,000 LF, from the GCEDC STAMP WWTP
- 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: _____ 10,000 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 40 acres (impervious surface)

_____ Square feet or 59.2 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 western 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), Electric 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)

Electrical Generation

- 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:

- 533 Tons/year (short tons) of Carbon Dioxide (CO₂)
- 0 Tons/year (short tons) of Nitrous Oxide (N₂O)
- 0 Tons/year (short tons) of Perfluorocarbons (PFCs)
- 0 Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- 0 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): _____
 iii. Parking spaces: Existing 0 Proposed 179 Net increase/decrease +179
 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 1/2 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: _____
 250MW
 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 and delivered by National Grid
 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:		ii. During Operations:	
• Monday - Friday:	<u>7:00 AM - 5:00 PM</u>	• Monday - Friday:	<u>Continuous (24 hours)</u>
• Saturday:	<u>7:00 AM - 5:00 PM</u>	• Saturday:	<u>Continuous (24 hours)</u>
• Sunday:	<u>Not Applicable</u>	• Sunday:	<u>Continuous (24 hours)</u>
• Holidays:	<u>Not Applicable</u>	• Holidays:	<u>Continuous (24 hours)</u>

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. The Emerson Vacuum facility will be across Crosby Rd., approx 500' away.

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) 60,000 per unit time _____ year (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____
 Electric Generators with Belly 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: _____ 883 tons per _____ year (unit of time)
- Operation : _____ 120 tons per _____ year (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
- 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.

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 single-family residential and agricultural uses.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	40.0	+39.5
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	58.7	0	-58.7
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Stormwater Management and Open Space</u>	0	19.2	+19.2

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	_____	66.4 %
Canadaigua silt loam	_____	17.6 %
Ovid silt loam	_____	16 %

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

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	0.5 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	93.9 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	5.6 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	94.5 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	5.5 % of site
<input type="checkbox"/> 15% or greater:	_____	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Whitetail Deer _____ Common Rodents _____</p> <p>Painted turtles, garter snakes _____</p> <p>(Source: STAMP DGEIS)</p>	<p>passerine birds, raptors, woodpeckers _____</p> <p>game birds _____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Heartleaf Plantain, Least Bittern (Source: STAMP DGEIS)</p>	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>Horned Lark (Source: STAMP DGEIS)</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Increased noise, traffic, security fencing, and human presence</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

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 five 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 February 20, 2025

Signature  Title Site Selection and Development Manager