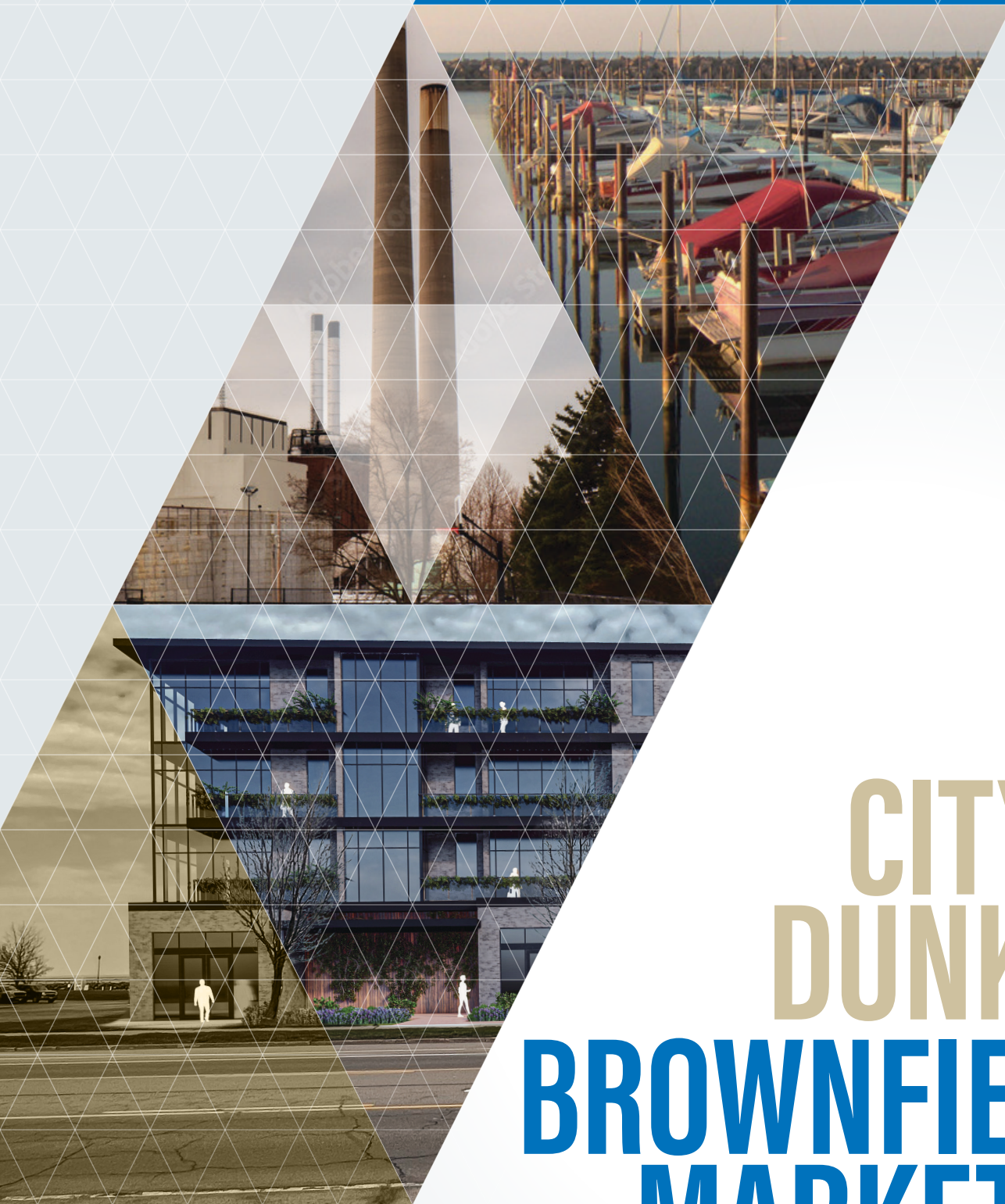


SEPTEMBER 2023



CITY OF
DUNKIRK
**BROWNFIELDS
MARKETING**
AND MASTER REDEVELOPMENT PLAN



1. INTRODUCTION

PROJECT PURPOSE

The purpose of this document is to provide information pertaining to the City of Dunkirk's brownfield inventory, plans for redevelopment of long-standing vacant and brownfield sites, and for the City of Dunkirk to use as a guide for the planning and redevelopment of sites that will serve the community and are supported by previous and on-going planning initiatives. Funding for the following Plan is provided by the New York State Department of State (NYSDOS) under the Brownfield Opportunity Area (BOA) program.

The City of Dunkirk completed their BOA Nomination Study in January of 2018. The BOA Nomination Study identified 500 acres of brownfield, vacant, or underutilized properties within the city. This is due to the city's rich history of being an intersection of shipping, railway, and highway transportation along the shores of Lake Erie. Following the completion of the Nomination Study and the identification of six focus areas, the City of Dunkirk then applied for funding to complete a Brownfield Marketing Project through the BOA Program. The Brownfield Marketing Project kicked off in the summer of 2021. This Brownfield Marketing document will provide a background on the City of Dunkirk and useful information pertaining to community and regional settings, history of the city, land use, zoning, natural resources, parks and open space, as well as transportation and utility infrastructure.

The document will also provide information pertaining to the City's previous and ongoing planning efforts. Previous and ongoing planning has and should continue to act as a guide for the City and those interested in developing within the city.

A market analysis summary outlines existing market realities within Dunkirk as well as information pertaining to stakeholder interviews that shaped the identified reuse potential of sites within Dunkirk's marketing materials.



Community outreach that was completed during the planning process is outlined and an updated Brownfield Site Inventory is provided to provide direction on priority sites to be focused on within the city.

A vision and master development plan is included to provide direction to those interested in developing within the city and give clarity to what types of reuses are appropriate within the city and on brownfield sites.

Lastly, next steps are identified that set the City of Dunkirk up for success when moving forward following completion of the project. The City should refer to the Brownfields Marketing and Master Redevelopment Plan as a tool for guidance when working with developers, determining opportunities for redevelopment, and acquiring funding to make it possible.

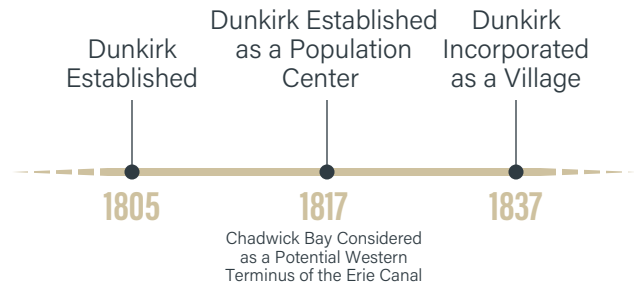
2. BACKGROUND

COMMUNITY AND REGIONAL SETTING

The city of Dunkirk is located along the southern/eastern coast of Lake Erie in the Chadwick Bay portion of northern Chautauqua County. This region consists of the city of Dunkirk, the village of Fredonia and the towns of Dunkirk, Pomfret, Portland, and Sheridan. Chautauqua County is the western-most county in New York State and directly borders Pennsylvania to the west and south, Erie County to the north, and Cattaraugus County to the east.

The city is connected to a neighboring population center, the Village of Fredonia, via Central Avenue which directly links Fredonia's historic district, the Dunkirk's waterfront pier, and Central Business District. The two are less than a 10-minute drive apart.

Dunkirk is also connected to other Lake Erie cities via Interstate 90 and NYS Route 5, including the City of Buffalo located just under one hour north, and Erie, Pennsylvania, located just under one hour southwest. This makes Dunkirk a centralized location for both Western New York and Lake Erie communities.



HISTORY

Dunkirk was established in 1805 due to being an area of small businesses and settlement given its proximity to natural resources and the Lake Erie harbor. By 1817, Dunkirk became firmly established as a population center and Chadwick Bay was considered as a potential western terminus of the Erie Canal by the NYS Governor DeWitt Clinton at the time. By 1837, Dunkirk was incorporated as a Village.

In the early 1800's, the Dunkirk area was recognized as an important shipping port and growth continued surrounding Lake Erie. In 1851, the Erie railroad, extending to New York City, was completed and Dunkirk became the western terminus.



The railroad, along with the development of steel production along the Lake, increased the presence of heavy manufacturing in the area. In 1870, Brooks Locomotive started business in Dunkirk. By 1901, the company defined the community and Brooks Locomotive became the American Locomotive Company. The American Locomotive Company employed 4,500 residents, nearly 65% of Dunkirk's population at the time. In February of 1880, the Village was chartered as the City of Dunkirk.

Following the invention of the diesel engine, the city's locomotive operations ended and was replaced with the manufacturing of a variety of goods including Merrill Silk Mills, US Radiator Corporation, Dunkirk Radiator, and the Atlas Steel Company.

Eventually, the United States technology shift changed the prominence of manufacturing. By 1976, Chautauqua County lost over 2,000 manufacturing jobs. This caused the region and the city of Dunkirk to change, losing some of its historic charm and buildings.

The northeastern portion of the city is located within an archeologically sensitive area as mapped by the New York State Historic Preservation Office. The city contains two properties listed on the National Register of Historic Places, the first being the US Postal Service building located at 410 Central Avenue and the second being School Number 7 along Route 5. Multiple properties located along Central Avenue within the city's historic overlay district are listed as eligible for the New York State Register of Historic Places.

LAND USE

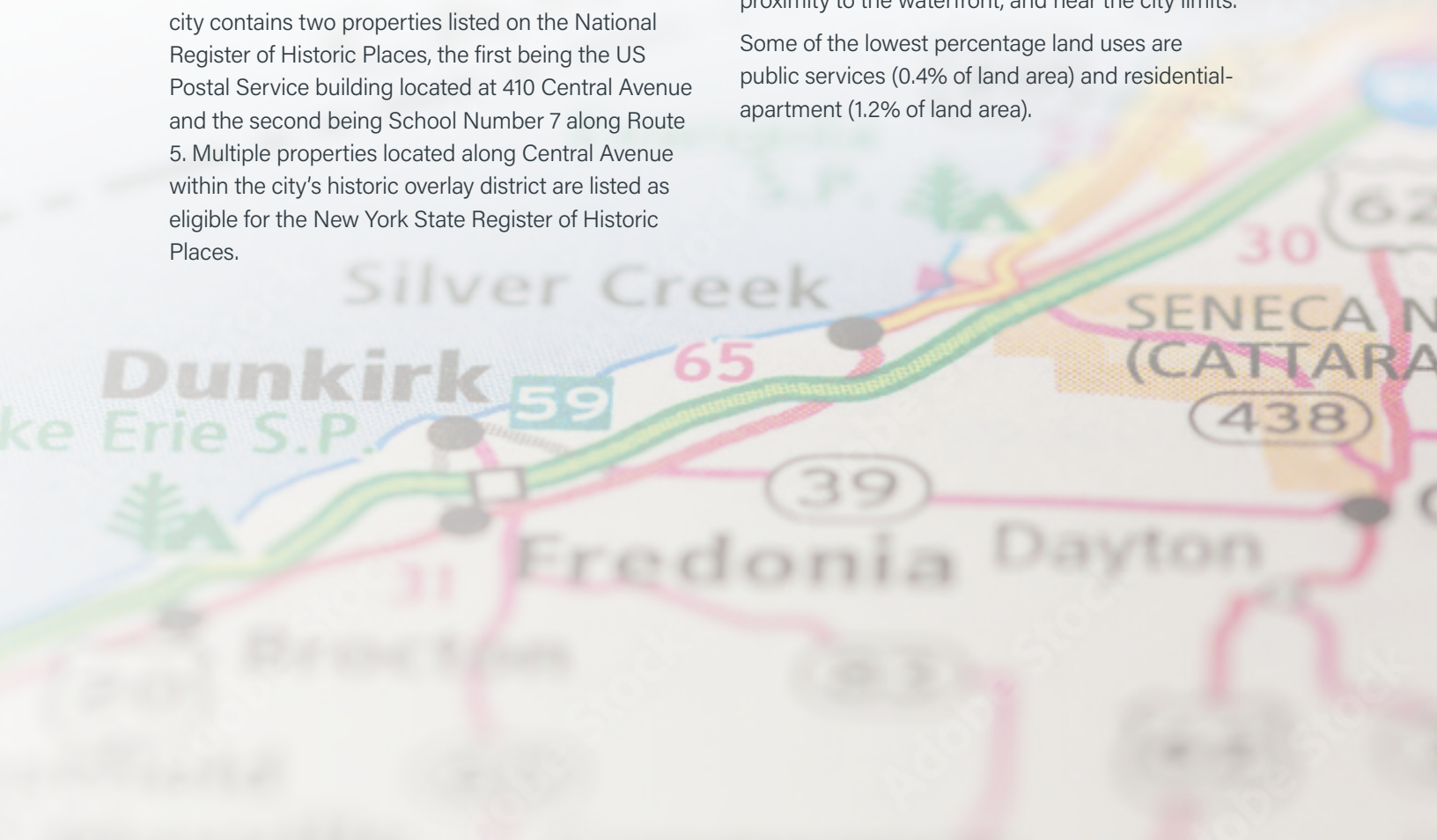
Dunkirk has a diverse set of land uses throughout its downtown and along the Lake Erie waterfront including commercial, recreation and entertainment, and community services.

Current land use within the city includes commercial; community services; industrial; public services; recreation and entertainment; single-, two-, and three-family residential; residential apartment; and vacant land.

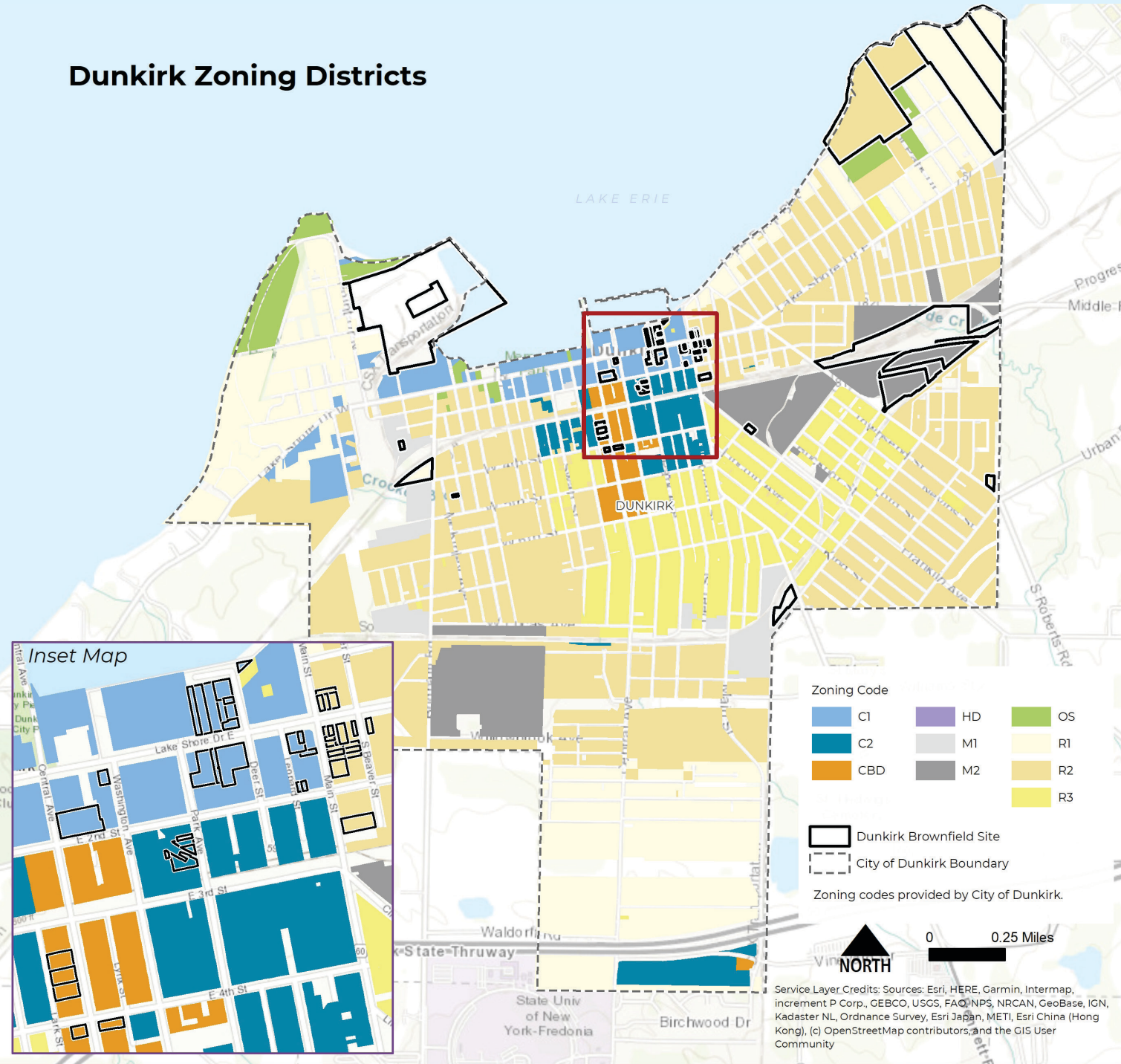
The largest land use is single-family residential, totaling 801.7 acres and nearly 40% of Dunkirk's land area. Residential land is spread throughout the city in various neighborhoods. Most of Dunkirk's residential neighborhoods are dense but there are numerous vacant residential properties along Lake Shore Drive and Main Street, near post-industrial sites, and the rail line.

The second highest land use is vacant land, totaling over 415 acres and 20% of Dunkirk's land area. Vacant land is found near and directly adjacent to the rail line, along Lake Shore Drive, within close proximity to the waterfront, and near the city limits.

Some of the lowest percentage land uses are public services (0.4% of land area) and residential-apartment (1.2% of land area).



Dunkirk Zoning Districts



ZONING

Zoning law regulates land use within predetermined districts to manage development and ensure quality of life, health, and walkability for residents. The City of Dunkirk last updated their local zoning law in early 1995. Due to this, Dunkirk's current zoning may not properly reflect the needs of the community.

Dunkirk's zoning is comprised of nine districts:

- Single Family Residential (R-1)
- General Residential (R-2)
- Multi Family District (R-3)
- Open Space District (O-S)
- Central Business District (CBD)
- Light Industrial District (M-1)
- General Industrial District (M-2)
- Tourism Commercial District (C-1)
- Community Business District (C-2)

The city's zoning also has three overlays: Harborfront Overlay District 1, Harborfront Overlay District 2, and the Historic Overlay District.

The majority of the city is zoned Residential (76%) which includes Single Family, General Residential, and Multi-Family Districts. The Lake Erie waterfront and Lake Shore Drive are zoned predominantly C-1 (Tourism Commercial District). The commercial portion of Central Ave. closer to the waterfront, which includes City Hall, Chautauqua County Social Services, and the Fredonia Technology Incubator, is zoned CBD (Central Business District).

NATURAL RESOURCES

The consideration of natural resources is crucial to ensure protection and preservation. Natural resources and other environmental features often contribute to a sense of place and can be a point of pride for communities.

The city of Dunkirk is mostly urbanized due to its history of being a developed community for over 100 years. The following section will give brief overviews of, soils, surface waters, wetlands, and floodplains within the city.

SOILS

The city is mostly comprised of five soils:

- **Niagara Silt Loam.** This series covers almost 69% percent of the city and is located throughout the entire BOA. This unit occurs in areas with both 0-3% slopes and 3-8% slopes.
- **Minoa Sandy Loam.** This series covers over 14% of the city and is located in residential neighborhoods in close proximity to Lake Erie.
- **Urban Land.** Urban lands are those areas in which 85% or more of the soil surface is covered with asphalt, concrete, or other impervious material (e.g., parking lots, shopping centers, and industrial parks). Careful onsite investigation is required to determine the suitability of these areas for any proposed use. These lands encompass 6.1% of the city and almost 22% of the BOA.
- **Canandaigua Silt Loam.** This series covers 4.7% of the city is located throughout the BOA with 0-3% slopes.
- **Udorthents, Landfill.** These loamy soils are in areas of sanitary landfills that have been reworked by earth moving and grading equipment. Commonly, the trash and other refuse in these areas is partly covered or mixed with the loamy soil material. Also included within this soil unit are areas that have been cut and filled. Generally, these areas are filled with soil material, rock and debris from other sites and are then leveled. While this unit accounts for approximately 15 percent of the BOA it is limited to the former AI-Tech Specialty Steel site which is only 3.2% of land within the city.

Other remaining soils within the city make up marginal percents of the overall total.



SURFACE WATERS

Dunkirk's most prominent surface water feature is the Dunkirk Harbor which is located on the shore of Lake Erie. Lake Erie is part of the Great Lakes system and is the city's northern border. The city also contains Crooked Brook and its tributaries and Hyde Creek, both part of the Lake Erie-Niagara River Basin and both Class C Streams.

WETLANDS

There are no NYS Department of Environmental Conservation state regulated freshwater Wetlands within the City of Dunkirk.

There are numerous federally regulated USFWS wetlands within the city and within the BOA. Within the BOA there are two Freshwater Forested / Shrub Wetlands in the northeast corner of the city, north of the intersection of Otter Street and Lake Shore Drive and collectively occupy approximately 22.5 acres.

Outside of the BOA, there are 3 freshwater forested/shrub wetlands near the city's southwestern limits and rail lines outside of the BOA as well as a 13.2 acre freshwater forested/shrub Wetland south of Newton Street.

FLOODPLAINS

The flood potential within the BOA is very low except near the Lake Erie coastline and stream mouths. Flood results can range from minor inconveniences to severe damage of homes, business, and public spaces.

The City of Dunkirk is classified as Zone A3 along the Lake Erie shoreline with elevations of 578 feet. Most of the land surrounding Zone A3 and within the BOA is classified as Zone C. Crooked Brook's Creek flows through the southwest portion of the BOA through the former Al Tech site and is classified as A5 and A7 with elevations ranging from 587 feet to 638 feet. As the creek flows towards Lake Erie, the classification transitions to Zone A2 with elevations ranging from 578 feet to 594 feet.

PARKS AND OPEN SPACE

There are multiple parks within the City of Dunkirk including Memorial Park, Wright Park, Jeroa/Pangolin Park, Point Gratiot Park, 4th Street Park, Washington Park, Kosciuszko Park, and a small playground situated north of the rail line between Leopard and Main Street. Dunkirk's parks are spread throughout the city including along the Lake Erie waterfront and major transportation corridors as well as within residential neighborhoods east and west of Central Avenue.



MEMORIAL PARK

Memorial Park is situated directly alongside the Lake Erie waterfront and is accessible from Lake Shore Drive. The Park's 5.5 acres stretches along the coast and allows for passive recreation opportunities such as walking, biking and rollerblading along the multi-use Lake Front Trail, as well as sightseeing, and picnicking. The Park has also hosted community members and visitors for numerous seasonal events such as the 4th of July fireworks.

WRIGHT PARK

Wright Park is in the northeast corner of the city along Lake Erie. Wright Park is the largest park within the city totaling 44 acres of active and passive recreation including ballfields, a basketball court, splash pad, futsal court, pickle ball courts, beaches, and opportunities for sightseeing and picnicking.

JEROA/PANGOLIN PARK

The Jeroa/Pangolin Park is located along Lake Front Boulevard. The park provides views of Lake Erie, a basketball court, and a large green open space. The park is nestled within a mostly residential area of the city.

POINT GRATIOT PARK

Point Gratiot Park is in the northwest corner of the city along Lake Erie. Point Gratiot hosts picnic grounds, pavilions, Point Gratiot beach, ballfields, and allows for year-round sightseeing.

4TH ST PARK

4th Street Park is located directly south of the rail line along W 4th Street and Brigham Road. The Park contains a basketball court and large open green space among a residential area.

WASHINGTON PARK

Washington Park is located just east of Central Avenue that provides a picturesque setting within the more urban part of the city. The park provides a large playground, walking paths, and benches.

KOSCIUSZKO PARK

Kosciuszko Park is located near the eastern border of the city on the corner of Townsend and Tenney Street. The park offers a basketball court, small playground, baseball field, and street hockey court.

The city also has a few small playgrounds including the New York Avenue and Leopard Street playgrounds which reside in residential neighborhoods.

TRANSPORTATION

The city's comprehensive transportation infrastructure includes navigable waterways, rail lines, and vehicular roadways, including bike lanes. Currently, the only bike lanes within the city are located along Lake Shore Drive with bike sharrows present on Main Street.

Downtown Dunkirk is only a 6-minute drive to the NY State Thruway exit 10 and is exactly a 10-minute drive to the Village of Fredonia's downtown.

The city has minor and principal arterials roadways as well as major collectors and their Annual Average Daily Traffic (AADT) and classifications noted below.

PUBLIC TRANSPORTATION

Public transportation is available within the City of Dunkirk. Chautauqua Area Regional Transit System (CARTS) has two fixed bus routes (Green & Red line) that provide public transportation throughout the city. There are also multiple routes that connect the city to other communities throughout Chautauqua County including the South to North County, North County, and Northwest County routes.

Table 1 City of Dunkirk Transportation Routes

ROUTE	SECTION	AADT (YEAR)	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION
Lake Shore Drive E (NY-5)	NY-5 from Central Avenue to Route 60	10,852 (2019)	2	Minor Arterial
Lake Shore Drive W (NY-5)	NY-5 from Central Avenue to Dunkirk city limits	9,962 (2019)	2	Minor Arterial
Central Avenue	Central Ave from Sixth Street to NY-5	4,608	2	Minor Arterial
Central Avenue	Central Avenue from Sixth Street to Howard Avenue	6,724	2	Minor Arterial
Main Street	Main Street from Route 5 to Route 60	8,416	2	Principal Arterial (Other)

Source: NYSDOT, 2023

CARTS also provides Grocery Runs and Dial-A-Ride for Dunkirk residents. The transit system only operates Monday through Friday and is closed or has limited services on federal holidays and surrounding days.

RAIL

CSX Railroad and Norfolk & Western Railroad operate mainline facilities within Dunkirk. The rail line travels east to west, just north and directly parallel to West 3rd Street. There is currently no passenger rail available via Amtrak within the city. The closest available Amtrak locations are in the City of Buffalo or Erie, PA.

INFRASTRUCTURE

Due to Dunkirk having an industrial legacy and being a mostly urbanized community, most of the city has access to water, gas, and sewer lines. Much of the city's infrastructure dates to the 1960's or before. While it is aging, it still has some lifespan and infrastructure is regularly maintained and updated as needed.

The City's Department of Public Works is responsible for water service, wastewater removal, and street maintenance.

WATER

The City utilizes Lake Erie as a fresh water source for potable water. All homes and businesses within the city are serviced by the City of Dunkirk Water Department.

Dunkirk's water system serves approximately 12,743 customers through approximately 5,200 service connections. The total amount of water produced in 2022 was 988,251,000 gallons. The daily average of water treated and pumped into the distribution system was 2.71-million gallons per day.

The City has one water treatment plant located on Lake Shore Drive West.

SANITARY AND STORM SEWER

The City of Dunkirk's Wastewater Treatment Plan (WWTP) is located in the northeast corner of the city just north of Wright Park. Lines of various sizes ranging from 10-inches to 48 inches serve identified brownfield sites within the BOA and the remainder of the city.

GAS AND ELECTRIC

The City of Dunkirk has ample access to gas and electrical services through National Fuel and National Grid, respectively.

TELECOMMUNICATIONS

Spectrum Business and Verizon Business serve the Dunkirk area with phone, cable, and internet.





3. PREVIOUS AND ONGOING PLANNING EFFORTS

PREVIOUS PLANNING INITIATIVES

BROWNFIELD OPPORTUNITY AREA PLAN

As mentioned previously, the BOA Nomination Study was completed in January of 2018 and was funded by the New York State Department of State. The document established a vision & goals as well as a revitalization plan to increase development and revitalization within the BOA boundary that would be catalytic for the remainder of the city. The five goals established from the BOA included:

- 1.** Create a business district that is economically competitive, visually pleasing, and will recognize the strengths of the city's ethnic heritages.
- 2.** Promote maritime heritage in the waterfront area, enhancing recreational and cultural opportunities.
- 3.** Strengthen paths and regional trail system links to waterfront, complete lakefront trail connections.
- 4.** Celebrate history, arts, and diversity and create tourist destinations in the business district.
- 5.** Promote mixed use to support a vibrant, walkable community.

The revitalization plan included infrastructure projects such as Lake Shore Drive beautification, Memorial Park and Boardwalk Market Public Plaza, and a community connector program to link Dunkirk to Fredonia. The BOA suggested regulatory actions that included updated the zoning code, programs for demolition and a marketing/branding campaign.

Comprehensive Plan

The City of Dunkirk Comprehensive Plan was completed in December of 2019 and was funded by the New York State Department of State. The Comprehensive Plan established a community vision, specific development and revitalization goals, and recommendations with steps on how to achieve the goals. Goals and strategies included:

Housing and Neighborhood Stability

- Reverse the trend of deteriorating housing and improve property maintenance
- Increase opportunities for quality affordable housing

Downtown Dunkirk

- Reverse the trend of vacancies in Downtown Dunkirk
- Attract new investment through commercial, educational and entertainment opportunities that will increase vitality, more visitors, and new residents

Job Opportunities and the Local Economy

- Develop and maintain a strong, diversified, and sustainable local economy

Public Facilities and Services

- Provide high quality government services and infrastructure such that existing and future development can be served and to facilitate private investment and economic development

Pedestrian and Bicycle Safety

- Provide a safe and connected pedestrian bicycle system throughout the city



Parks and Recreation

- Maintain and enhance high quality, safe, and unique park and recreational opportunities for residents and visitors of all ages

The Implementation Plan identified next steps to make Dunkirk's goals a reality. The general implementation strategies included:

- Adoption of the plan
- Establish a Comprehensive Plan Implementation Committee
- Develop and utilize a capital improvement plan
- Continually promote cooperation and participation
- Prepare and annually update a five-year action plan
- Continually explore additional funding sources
- Update the Comprehensive Plan on a regular basis

Chautauqua County Brownfields Marketing Recommendations

Chautauqua County completed the County Brownfields Marketing Recommendations document in November of 2019. The marketing recommendations document was due to Chautauqua County's desire to engage in brownfields redevelopment activities to improve underutilized and blighted sites throughout the county's communities as well as address health and safety actions, increase the tax base, spur job creation and kick-start revitalization activities. The recommendations included short term strategies such as promote existing BOA planning, provide municipalities with brownfields marketing materials, and develop marketing surrounding New York State Department of Environmental Conservation Brownfield Cleanup Program and federal programs. The document also included medium-term strategies such as open houses and tours of sites, the creation of a brownfield advisory committee, and long-term strategies including preparation of Phase I Environmental Site Assessments and hiring dedicated staff for the County's Brownfield Program. Each strategy included a timeframe, cost estimates, next steps, and potential associated challenges.

Ongoing Planning

Downtown Revitalization Initiative Application

The City of Dunkirk submitted a Downtown Revitalization Initiative Application to New York State in September of 2023. The City was then awarded \$10 million to put towards transformative revitalization projects throughout their DRI area which includes their traditional downtown along Central Avenue as well as Lake Shore Drive. Dunkirk's vision statement within the DRI Application emphasized a wave of energy with new private and public investment that has activated their waterfront and harbor. Specific projects included: Memorial Park improvements, Clarion Hotel renovations and rebranding, creating a Jamestown Community College Downtown Campus, and a multi-modal transportation hub and Amtrak Station. The planning process for the DRI is expected to begin in the Spring of 2023 and be completed by the end of the year.

EPA Brownfields Grant

The City of Dunkirk was awarded a U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant in the Spring of 2022 for \$300,000. The grant identified multiple properties within and outside of the BOA that need Phase I and Phase II Environmental Site Assessments (ESAs) to move development forward. The City selected a consultant to facilitate the ESAs in January of 2023 and it is expected that the grant will be drawn down by 2025.

RESTORE NY Application

The City of Dunkirk currently has two ongoing RESTORE NY grants:

1. Located on the corner of Lake Shore Drive and Washington, the Dunkirk Macaroni Company Redevelopment (awarded in 2019) received a \$1M grant award for the adaptive reuse of a four-story former warehouse space into a mixed use redevelopment that includes 11 mixed income apartments (average Area Median Income or AMI of 80%) and commercial professional office space for healthcare providers.
2. The Central Avenue Transformation (awarded in 2022) was also a \$1M grant award to transform multiple vacant buildings on the 400 block of Central Avenue. The redevelopment of the former P&G Market building would become a "Broadway Market" style venue and would rent space to various businesses to create a diverse marketplace for small businesses, with opportunity for grocery retail and meat sales. The second proposed building for rehab would be 423-427 Central Avenue for a mixed use commercial with second floor residential.

4. MARKET ANALYSIS SUPPORTING BROWNFIELD REDEVELOPMENT

OVERVIEW

The following provides a summary-level market assessment examining key demographic and real estate market conditions. This assessment was conducted to inform the City of Dunkirk Brownfields Marketing Plan, including the prioritization of brownfield sites and opportunity identification surrounding redevelopment.

DATA AND ANALYSES

DEMOGRAPHIC CONDITIONS

The City of Dunkirk's 12,457 residents constitute approximately 10.0% of Chautauqua County's total population of 125,021 residents. Each geography is currently projected to lose approximately 2% of its population over the next five years, at average annual rates between -0.4 to -0.5%. This is consistent with recent trends. However, given the region's relatively small total population, even minor shifts favoring population retention or migration into the region in response to economic opportunity could potentially disrupt trends of declining population.

Table 2 Summarizes Key Demographic and Economic Indicators for the City of Dunkirk and Chautauqua County

DEMOGRAPHIC SUMMARY	CITY OF DUNKIRK	CHAUTAUQUA COUNTY
Total Population	12,457	125,021
% Population Change, 2022-2027	-2.3%	-2.2%
Median Household Income	\$39,388	\$55,109
% Households Below Poverty Level	23.9%	16.7%
Unemployment Rate (current)	3.1%	2.9%

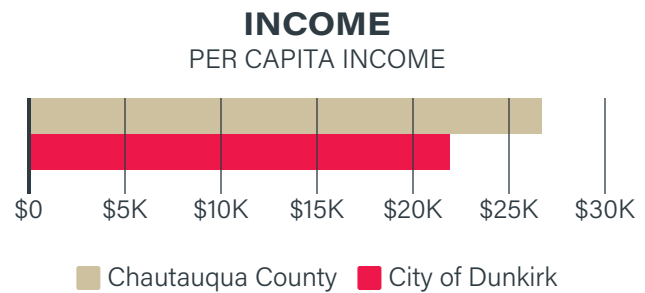
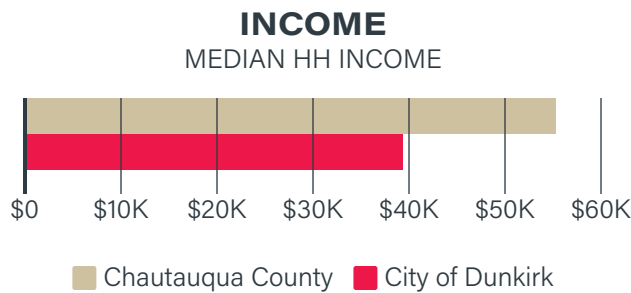
Source: ESRI Demographics, C&S Engineers, 2022

Median household income in the City of Dunkirk is lower than in Chautauqua County overall; this pattern is consistent across urbanized areas relative to suburban settings across New York State and elsewhere. Poverty rates are relatively high for both geographies, although the City of Dunkirk's household poverty level is 23.9% is significantly higher than the countywide level of 16.7%. Current unemployment is low in the city and county, reflecting broader trends at an inflection point of an economic cycle that has likely reached peak levels of employment.

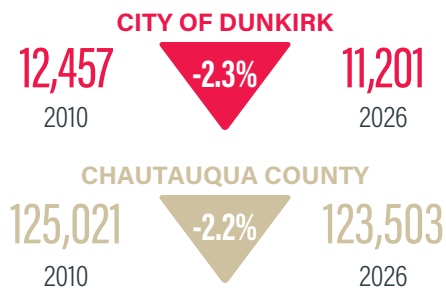
REAL ESTATE MARKET CONDITIONS

Real estate data was examined for the City of Dunkirk market, including the office, industrial, and retail asset classes as well as the multi-family residential asset class. The information provided below has been sourced from a third-party commercial real estate data provider and includes all properties for which descriptive and transaction data have been reported.

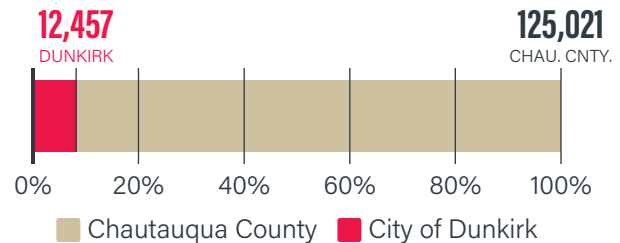
Of the reported City of Dunkirk properties, retail (61) and office (37) properties are more numerous than industrial (10). Due to the large average property size of industrial properties, however, the total industrial square footage is nearly double the combined office and retail square footage in the City.



ANTICIPATED CHANGE IN TOTAL POPULATION OVER TIME



TOTAL POPULATION (2021)
DUNKIRK REPRESENTS APPROXIMATELY 9% OF CHAUTAUQUA COUNTY'S OVERALL POPULATION.



Notably, no new deliveries (construction) of space have been recorded in any of the three primary non-residential asset classes summarized above. This reflects the slow rate of development and lack of recent investment in new construction within the City of Dunkirk.

Typical lease rates in the market area run in the \$11-12 range for office space, \$4-6 for industrial space, and \$8-10 for retail space (per square foot annually).

Table 4-2 provides summary information for the multi-family residential asset class. This information includes apartment (> 4 units) properties for which descriptive and transaction data have been reported.

Table 3 Provides Summary Information for the Non-Residential Asset Classes

NON-RESIDENTIAL REAL ESTATE SUMMARY CITY OF DUNKIRK			
	OFFICE	INDUSTRIAL	RETAIL
Properties	37	10	61
Total SF	435,285	1,405,272	410,257
Average SF	11,800	140,500	6,700
Average Annual Delivery SF (2013-2022)	None reported	None reported	None reported
Typical Rent/SF	\$11-12	\$4-6	\$8-10

Source: C&S Engineers, 2022

1. Includes industrial and flex properties. 2. Base/NNN rent overall.



Table 4 Multi-family Residential Real Estate Summary

CITY OF DUNKIRK

Properties	16
Total Units	251
Average SF/Unit	796
Average Asking Rent/Unit/Month	\$611
Average Asking Rent/SF/Month	\$0.66

Reported multi-family real estate data include 16 apartment properties with 251 total units, or 16 units per property. The average unit is approximately 800 square feet with an asking rent of \$611 monthly; this equates to \$0.66 per square foot. Rents in the City of Dunkirk market are relatively low compared to the regional market, likely reflecting levels of demand, locational factors, and property characteristics. As a note, these properties include only “apartment buildings”, meaning that detached-residential style and other rental units would not be included in available data.

MARKET ASSESSMENT CONCLUSIONS

The City of Dunkirk real estate market has not experienced significant investment in new construction over recent years as much of the city core was developed in decades past and low rates of population and employment growth have not imposed a need for new commercial space. Investment has generally taken the form of reinvestment and upgrades to existing building stock, including in the Downtown area.

Market rates for leased space reflect sluggish demand across asset classes and are low in comparison to more active markets. As noted in stakeholder conversations conducted as part of the planning process, low rents may inhibit new investment in the market as developers face long payback periods and returns on investment, making them more likely to pursue projects in markets with more favorable conditions for development.

Given the market conditions in Dunkirk, planning for brownfield sites should focus on inducing or attracting new investment in strategic properties, rather than working within existing patterns of investment to channel development in a planned direction. This requires a focus on the City’s assets, none of which is more appealing for development than its waterfront location. Populations, including young professionals and remote workers, may be drawn to the urban waterfront setting, with mixed-use retail/residential and mixed-income housing as possible formats. Subsidies may be needed to overcome financing gaps and/or overcome uncertainty for developers considering investments. Given the market’s small size, strategic investments have potential to change the community’s physical character and market outlook, thereby stimulating additional change.

5. COMMUNITY INPUT

The project team understands that the context of place is a key component to any revitalization effort. The place's history, existing assets of the community, as well as the community's vision for the future should inform the plan from project commencement.

Identifying and leveraging the assets of the place, as well as the people most committed to the community, will allow the project team to provide recommendations rooted in its strengths while maximizing the community's potential for appropriate redevelopment options.

STEERING COMMITTEE MEETINGS

A Steering Committee was established at the beginning of the project to provide feedback and give insight surrounding redevelopment of sites within the BOA. Committee members included:

EJ HAYES
CITY OF DUNKIRK

RANDY WOODBURY
CITY OF DUNKIRK DPW

LORETTA TORAIN
SUNY FREDONIA

MAYOR ROSAS
CITY OF DUNKIRK

NICK WEISER
SUNY FREDONIA/
DUNKIRK RESIDENT

GINA PARADIS
CHAUTAUQUA COUNTY
LAND BANK

The Steering Committee met a total of four times:

- **Meeting #1.** Project Kick Off: the project kick-off meeting familiarized the Committee with the project. At this meeting various members shared information including past and potential future reports, studies and plans relevant to the project.
- **Meeting #2.** Existing Conditions Analysis: The meeting consisted of a walking tour identifying existing conditions of priority sites throughout the City's BOA.
- **Meeting #3.** Participation in the Developer Forum: the EOIs and other materials were presented to the Committee and other stakeholders/developers within the WNY region followed by a bus tour. Committee members had the opportunity to engage and contribute to site discussion.
- **Meeting #4.** The Committee and Project Team reviewed the final plan to make any final adjustments as necessary based on committee discussion.

STAKEHOLDER INTERVIEWS

The Project Team conducted a series of interviews with key local stakeholders and real estate professionals to develop an understanding of market conditions, opportunities, and challenges for the redevelopment of Dunkirk brownfield properties. These interviews were used to inform the planning process from a local market-oriented perspective, and included representatives of the following organizations:

- Chautauqua County Industrial Development Agency
- Graf Realty
- Northern Chautauqua Community Foundation
- Jamestown Community College Workforce Readiness and Career Advantage Programs
- North County Extension Center
- Krog Group
- Chautauqua County Department of Planning

A range of topics was covered during each conversation, with discussions focused on each organization's roles and experience in the Dunkirk and Chautauqua County market. Following is a summary of key information and themes expressed during these market-oriented conversations.

- **Light industrial uses are most promising at a regional level in the near to mid-term**, however the City's infill and brownfield sites are generally not positioned for such use.
- **Tourism, agriculture, and advanced manufacturing are priority industries** for economic development at the regional level.
- **At the time of interviews, the Athenex pharmaceutical plant in northern Dunkirk was a source of both opportunity and uncertainty**, as investment in the facility's construction had not yet led to the level of expected job creation.
- **The NRG Power Plant property holds a prime location**, but its industrial character and physical infrastructure, along with potential environmental conditions, present multiple challenges for transformational redevelopment. Further study is needed to better define the site's potential.
- **Activity along Dunkirk's waterfront varies by season** as visitors and water-based recreation are mostly limited to the summer months. Establishing year-round attractions and population is challenging but important to redevelopment planning.
- **Housing needs were widely cited** as an issue the city and region must address.
 - + Market-rate housing with appeal to professionals such as current or future Athenex employees.
 - + Affordable housing.
 - + Mixed-use housing catering to a younger adult population, including on the waterfront.
 - + Much of the City's housing stock is aging.
 - + Housing availability can be an issue, particularly for affordable housing.
 - + In-depth study needed to assess Chautauqua County housing market and develop a cohesive housing strategy.
- **Recreational linkages** are an asset and provide market appeal.
- **Possible need for more upscale hotel accommodations in Dunkirk.** However, levels of demand are not likely to support new development in addition to the existing waterfront hotel.
- **Jamestown Community College's planned downtown location** will draw people into the city's core with potential for spinoff uses.
- **General agreement that waterfront sites should be a top priority** for the brownfield marketing effort, along with a strategy to build connections from the lakefront into the downtown area, for example along the Central Ave. and Main Street corridors.

- **Speculative development is not a viable strategy in Dunkirk;** must identify a specific user or market opportunity before building.
- **Cost structure in the market area presents a barrier to development,** as it may not be possible to draw rents exceeding new construction costs. Subsidies are needed to offset developer risk.

This market information gained through the stakeholder interview process played a key role in prioritizing the City's brownfield sites and redevelopment opportunities. Market opportunities, such as mixed-use waterfront development and market-rate apartment housing, were carried forward in the preparation of Expressions of Interest for specific sites with highest potential for investment in the near term.

SITE TOURS

The Project Team, along with the City of Dunkirk, and Steering Committee, facilitated a Brownfields Site Tour within Dunkirk's traditional downtown. This included sites along Central Avenue, Lakeshore Drive, and Main Street.

The purpose of the Site Tour was to understand the sites from the ground level and imagine their potential for redevelopment and positive impact on the community.

The group consisting of the City of Dunkirk Planning & Development staff, Steering Committee members, and the project team, visited close to ten sites and discussed ownership, reuse, potential funding sources, and any known hurdles that may be hindering reuse of the site.

DEVELOPERS FORUM

A Developers Forum was held in the city of Dunkirk at the Clarion Hotel & Conference Center on November 1, 2022. The purpose of the Developers Forum was to provide insight and information on brownfield sites to local and regional developers, stakeholders, realtors, community members, state agencies, and regional agencies. The Forum also included discussion about Dunkirk's current development goals and what the City wishes to achieve in the future.



FIGURE 1

Committee Members on a Site Tour Along Lake Shore Drive

The Forum had nearly 40 attendees and started with presentations from Department of State, Empire State Development, and Department of Environmental Conservation. The City of Dunkirk then presented on the City's ongoing planning initiatives and their goals for the near future surrounding public and private development.

The presentations were followed by a bus tour to view ongoing development within the city as well as sites that are ready for development. Attendees were able to obtain key insights from city of Dunkirk staff regarding site ownership history, environmental history, and sources of funding for nine properties within the BOA.

All attendees were invited to a sit-down lunch following the bus tour to network and discuss development initiatives further.

6. BROWNFIELD SITE INVENTORY

BROWNFIELD SITE INFORMATION

As mentioned previously, the City completed a Brownfield Opportunity Area Nomination Study in 2018 that provided an in-depth analysis of potential and known brownfield sites throughout the BOA study area as well as sites that were identified as underutilized or vacant. The City of Dunkirk also applied for an EPA Brownfields Assessment Grant in 2021 which further outlined potential and known

brownfield sites within the BOA and throughout the city. Following the DOS award for this Brownfields Marketing and Master Redevelopment Plan, the City of Dunkirk reviewed sites identified in both the BOA Nomination Study and EPA grant application and selected the following sites to be included within the Brownfield Site Inventory for the Marketing Plan:

Table 5 Brownfield Site Information

SITE	ACREAGE	OWNERSHIP	LAND USE CODE(S)	ZONING
10 East Second Street	.55	Ogden Newspaper of NY	464	CBD
23-25 Lake Shore Drive East	.15	Lakeside Werks, LLC	449	CBD
59-67 Lake Shore Drive East	1.19	A Sam Family Farm LLC, Lawrence Spacciapoli	330, 210, 484	C-1
102-120 Main Street	.65	City of Dunkirk	311,330	R-2
103-109 Main Street/ Lakeshore Drive East	.25	Dunkirk Local Development Corporation	311,330	CBD
210-210 Main Street	.41	Kevin Killion	330	R-2
307-315 Brigham Road	2.5	DLDC Real Property	340	R-2
400-402 Central Avenue	.21	Chautauqua County Land Bank	481	CBD
401-403 Central Avenue	.15	Dunkirk Local Development Corporation	400	CBD
760 Lamphere Street	.23	Fieldbrook Foods Corp	330	M-1
323-325, 335-339 Central Avenue	.64	323-325 Central Ave LLC, GH Graf Realty Group	330	CBD
Lake Shore Drive East, North Deer Street (Harborside Site)	2.4	City of Dunkirk	330	C-1
106 Point Drive North (NRG)	76	Dunkirk Power LLC	N/A	M-2
South Roberts Road	45	New York Central Lines LLC, Chautauqua County	330, 710	M-1

Additional information for each site regarding any environmental concerns, structures on site, and nearby transportation systems is outline in the Brownfield Site Profiles (Attachment B). Additional information on zoning, including allowable uses, can be found in Section 7.



PRIORITY SITES

Two sites within the City's BOA were identified as a priority for the City of Dunkirk: the Harborside Site (Lake Shore Drive East and North Deer Street) and the Central Ave Site (323-339 Central Ave). These sites are highlighted in the above table. The two sites were identified in both the City's BOA documents and within their most recent EPA grant application. Both properties, which consist of vacant land with no buildings or structures, have been vacant for numerous years yet are in two well-trafficked and visible parts of the city. If developed, the sites have the power to be catalytic relative to Dunkirk's efforts around improving walkability and increasing density. For these reasons, the City of Dunkirk developed solicitations for Expressions of Interest (EOIs) for each site. EOIs are formal documents prepared by a buyer for a seller, demonstrating the former's willingness, ability, and a price range for purchasing the latter's business, asset, or security. Information included in the EOIs is outlined below.

PRIORITY BROWNFIELD SITES

Central Ave Site

Project Boundary

The Central Ave Site fronts Central Avenue with Chautauqua County Social Services to the north and Community Bank to the south. West Fourth Street is located to the south of Community Bank and West 3rd Street is located to the north of Chautauqua County's parking lot. Lark Street is the site's western border.

Ownership/Grant/Lease Status of All Lands

There are two properties within the Central Ave Site with 323-325 owned by 323-325 Central Ave, LLC and 335-339 owned by GH Graf Realty Corp.



▲ Current Central Avenue conditions.

Man-Made Structures, Buildings, or Facilities on Subject Properties

There are no structures, buildings, or facilities on the Central Ave Site. The property was constructed in 1909 and formerly utilized for commercial operations (stores, restaurants, a billiard hall, Masonic Temple, movie theatre, and livery/stables) but the property had a large fire in 2010 and was subsequently demolished. Since then, the property has remained vacant.

Above and Below Ground Infrastructure

The site is well served by existing utilities due to being in an urban, developed area. Providers include: National Fuel (natural gas); National Grid (electric); DFT Communications, Verizon, and Spectrum (internet/fiber); and water / sewer (City of Dunkirk).

Transportation/Circulation Systems

Central Avenue is a connecting corridor to Lakeshore Drive (NYS Route 5) and the Village of Fredonia. The site is also only 6 minutes from the entrance to the NYS Thruway I-90 making shipping easy for local businesses, commuting convenient for city residents, and access easy for those who don't live in the area.

Adjacent Land and Water Uses

The site is located in the central business district along the city's primary commercial corridor. Adjacent uses include office buildings, government offices

including Dunkirk City Hall, banking, restaurants, and retail. Other nearby uses include residential, healthcare, nonprofit, educational, religious, and other uses.

Historic and Archeological Resources

There are no historic or archeological resources on the site.

Soils and Environmental Information

The soil is mostly classified as Urban Land. The site is expected to contain a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is anticipated to be present at relatively shallow (less than 20 feet) depths.

Although no environmental site assessments have been performed, a review of Sanborn Fire Insurance Maps show that the former uses of the Site include a variety of commercial operations (stores, restaurants, billiard hall, Masonic Temple, movie theater, livery/stables), none of which appears to pose a significant environmental concern. Two environmental concerns include a gasoline underground storage tank (UST) in the street in front of 311 Central Avenue, and fill material of unknown sources brought in to fill basements following the removal of the structures from portions of the Site.

Topography and Hydrology

The site is relatively flat and underlain by glacial till soils with a mix of gravel, sand, silt, and clay. As such, permeability is expected to be medium to low. Bedrock is anticipated to be 8 to 12 feet below grade and consists of Devonian shales. Groundwater is expected to be found at depths just above the bedrock, with a regional flow direction to the west, towards Lake Erie.

View Corridors

The property provides views of Dunkirk's historic downtown and could potentially provide views of Dunkirk's waterfront and Lake Erie, if developed.

Zoning

The site is located within the Central Business District (CBD). Permitted uses include residential, commercial, office, hotel, marina uses, coin laundry, dry cleaning facilities, department stores, medical offices, sporting goods stores, and furniture stores. The CBD allows for a wide variety of land uses and serves numerous local employers and businesses.

Site Opportunities, Needs, and Constraints

Tenants at the future, redeveloped Central Avenue site will enjoy a walkable urban lifestyle within an accessible small city. Significant large employers such as ImmunityBio, Nestle Purina, Wells Foods, Brooks Memorial Hospital, and SUNY Fredonia, are within 3 miles or less. The site is also within a 5-minute walk of seven restaurants, the Dunkirk Pier, the Dunkirk Harbor, and two municipal parks. The property is also located on the connecting corridor to Lakeshore Drive (Route 5) and the Village of Fredonia. It is in close-proximity to the I-90, which makes it an ideal location for businesses and commuters who don't live in the area.

The existence of public service and government uses both adjacent to and across the street from the Central Avenue site gives the area daily density and activity. A first-floor tenant providing a service such as workforce training, education, healthcare, or other public services would be an ideal addition to the community.

FIGURE 2

Rendering Depicting Site Development Potential



Harborside Site

Project Boundary

The Harborside Site fronts Lake Shore Drive with Lake Erie and the City of Dunkirk Marina to the north. Deer Street is located directly east of the property and the Clarion Hotel and Conference Center is located to the west of the property. The site is located just steps away from the Dunkirk Pier.

Ownership/Grant/Lease Status of All Lands to be Incorporated Into the EOI

The site is made up of 8 separate parcels that are all owned by the City of Dunkirk:

Man-Made Structures, Buildings, or Facilities on Subject Properties

There are no structures, buildings, or facilities located on the site. The site was previously used as a filling station.

Above and Below Ground Infrastructure

The site is well served by existing utilities due to being in an urban, developed area. Providers include: National Fuel (natural gas); National Grid (electric); DFT Communications, Verizon, and Spectrum (internet/fiber); water and sewer (City of Dunkirk).

Table 6

PROPERTY	ACRES	
66 Lake Shore Drive East	0.24-acres	\$18,000
68 Lake Shore Drive East	0.41-acres	\$30,000
70 Lake Shore Drive East	0.48-acres	\$35,000
15 N. Deer Street	0.27-acres	\$52,000
76 Lake Shore Drive East	0.14-acres	\$4,000
N. Deer Street	0.05-acres	\$4,900
5 N. Deer	0.14-acres	\$14,400

Transportation/Circulation Systems

Lakeshore Drive (NYS Route 5) is connected to Central Avenue, which provides access to the City's Central Business District and the Village of Fredonia. The site is also only 6 minutes from an entrance to the NYS Thruway I-90 making shipping easy for local businesses, commuting convenient for city residents, and access easy those who don't live in the area. Lakeshore Drive provides bike lanes and sidewalks for pedestrians and cyclists. The site is also accessible by boat via the Dunkirk Pier and Marina.





Adjacent Land and Water Uses

Adjacent uses include the Clarion Hotel & Conference Center, marina, fast food, senior apartments, restaurants, vacant commercial, auto dealer, and passive recreation. The site is proximate to Central Avenue, which is the city's primary commercial corridor and the spine of the city's central business district.

Historic and Archeological Resources

There are no historic or archeological resources on the site.

Soils and Environmental Information

The soil mostly consists of Urban Land. The site contains a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is present at relatively shallow (less than 20 feet) depths.

The Site has contained a variety of residential, commercial, and industrial structures over the course of its history. These included a fish house, cigar factory, automobile storage, machine shop, soap factory, and a hot house (a form of greenhouse). In addition to an on-site gasoline station with three underground storage tanks (USTs), automobile related facilities were located across the street (upgradient) and included four gasoline USTs located in the street right-of-way. In the late 1800s, a creek flowing through the center of the site was filled in and in the early 1900s, the property was expanded through the placement of fill in Lake Erie to create the current shoreline.

Based on the results of a 2018 Environmental Site Assessment (ESA), environmental concerns include metals and petroleum associated with the machine shop and gasoline station (with USTs) on-site and the upgradient USTs. Fill materials of unknown origin used to modify the shoreline, fill in the creek that flowed through the property, and fill in the basements of demolished structures are also a concern.

A 2019 Phase II ESA completed under the USEPA Targeted Brownfield Assessment Program included a geophysical survey and soil and groundwater sampling to characterize environmental concerns at the site. No evidence of USTs was observed, and no significant contamination was encountered. Although a few semivolatile organic compounds and metals were detected in samples at concentrations above the applicable NYS guidance values, these contaminants were largely found in subsurface soil samples. The Phase II ESA concluded that the Site can be safely redeveloped in its current condition without remediation.

Topography and hydrology

The site is relatively flat and underlain by glacial till soils with a mix of gravel, sand, silt, and clay. As such, permeability is expected to be medium to low. Bedrock is anticipated to be 8 to 12 feet below grade and consists of Devonian shales. Groundwater is expected to be found at depths just above the bedrock, with a regional flow direction to the west, towards Lake Erie.

FIGURE 3

Current Central Ave Site Conditions



View Corridors

The site provides view corridors of Lake Erie, former NRG Power Plant, Point Gratiot lighthouse, Lake Erie beaches, Dunkirk Pier, and Dunkirk's historic downtown.

Zoning

The site is zoned Tourism Commercial District (C1). The District is generally comprised of the blocks surrounding Lake Shore Drive. Uses permitted include residential, commercial, office, hotel and marina uses. Also, allowed under a special permit are amusement enterprises. Maximum building heights within the C-1 District are up to 5 stories or 55 feet for residential uses and 35 feet for all other uses.

FIGURE 4

Rendering Depicting Site Development Potential



Site Opportunities, Needs, and Constraints

Residents at a future Dunkirk Harborside development will be able to enjoy views of the sunset over Lake Erie or walks along the waterfront to the City Pier or Dunkirk Beach. Located less than 10 minutes from major employers including ImmunityBio, Nestle Purina, Wells Foods, Brooks Memorial Hospital, and SUNY Fredonia, as well as just 6 minutes from the NYS Thruway I-90, the Harborside site has the potential to meet the needs of a growing area labor force looking for new, high quality housing options. With an average traffic count of over 10,000 vehicles daily, the Harborside site has the visibility to support consumer retail, dining, or entertainment uses. Lakeshore Drive, NYS Route 5, is both a local arterial and a regional route moving residents throughout the region. The corridor is easily accessible for businesses, residents, and visitors.

Northern Chautauqua County and the Dunkirk Harbor are growing summertime tourist destinations. Commercial uses at the Harborside site which promote and expand the area tourism economy are strongly preferred.



7. REDEVELOPMENT STRATEGIES AND MASTER REDEVELOPMENT PLAN

VISION & GOALS

VISION

The vision was developed after reviewing the City's Downtown Revitalization Initiative Application, Brownfield Opportunity Area and Comprehensive Plan vision statements and aligning them with the current needs for brownfield redevelopment:

"A resilient Dunkirk will attract long-needed redevelopment along the Lake Erie waterfront, their major corridors, and within its neighborhoods. Reuse of the City's abundant vacant, underutilized, and potentially contaminated sites are key to this growth and will inspire to a wave of revitalization efforts throughout the city including an increase in employment opportunities, diversity of housing, and recreational activities and other quality of life opportunities."

GOALS

Goals for the City of Dunkirk Brownfields Marketing and Master Redevelopment Plan were developed following stakeholder interviews and committee feedback, review of goals from the 2018 BOA Nomination Study, the 2019 Comprehensive Plan, and the City's 2022 DRI Application. They include:

1. Attract investment and development on sites that will assist with walkability and vitality of Dunkirk's downtown and waterfront
2. Provide amenities and recreational opportunities that increase quality of life and capitalize on the city's assets

3. Continue to investigate long-standing vacant, underutilized, and potential brownfield sites that, if reused, can be catalytic to the community
4. Capitalize on the opportunity that the presence of a world class waterfront offers with respect to potential growth in tourism and recreational industries

OPPORTUNITIES & CONSTRAINTS

The City of Dunkirk is much like other cities, while there are unique and special things about the community that provide ample opportunities for vitality, there are also constraints that serve as challenges. Dunkirk has been resilient and continues to focus on assets that allow it to thrive as a waterfront community filled with pride. Specific opportunities and constraints within the city surrounding housing, natural resources, income, and regional setting are provided below:

OPPORTUNITIES

1. Capacity for indoor and outdoor tourism attractions and recreation along Lake Erie
2. Ongoing local, regional, and state level investment
3. Proximity to major transportation corridors (I-90 and Rte. 5) and Village of Fredonia
4. Availability of vacant land
5. Abundant number of employment-ready residents

CONSTRAINTS

1. Lack of population growth and housing availability due to aging population and outmigration
2. High poverty levels and low median household income
3. Outdated zoning (manufacturing and industrial zoning in close proximity to downtown and lack of design guidelines)
4. Lack of shovel-ready warehousing space
5. Lack of housing availability and diversity (market rate and workforce housing stock is limited)
6. Challenges of seasonality—drawing visitors and economic development opportunities on a year-round basis.
7. Lack of adequate tourist amenities and accommodations for visitors
8. Disproportionality between potential commercial and residential revenue and construction costs (profitability of real estate investments)

Table 7 Zoning for the Brownfield Site Inventory listed in Section 6 includes C1, C2, CBD, R1, R2, and M2. The table below depicts allowable uses from each zone:

ZONE	ALLOWABLE USES	SPECIAL PERMITTED USES
C1 Tourism Commercial District	Residential, commercial, office, hotel, marina uses.	Amusement enterprises.
C2 Community Business District	Residential uses, commercial and office uses, drug stores, supermarkets, automotive uses (car dealerships, gas stations).	Sanatorium, kennel, lodging house, tourist homes.
CBD Central Business District	Residential, commercial, office, hotel, marina uses, coin laundry, dry cleaning facilities, department stores, medical offices, sporting good stores, furniture stores.	Amusement enterprises.
R1 Single Family Residential	Single family dwellings, churches, public and semi-public facilities, home occupations.	Essential facilities, bed and breakfasts.
R2 General Residential	Two family dwellings & accessory apartments, day care centers & accessory offices.	Tourist homes.
M2 General Industrial District	Light manufacturing uses, contractors offices, laboratories, warehouses, mini-storage facilities, bottling works, equipment and repair shops, wholesale bakeries, manufacturing.	Adult book store, adult movie theater, exotic cabaret.

ALLOWABLE USES UNDER ZONING

Dunkirk was awarded a New York State Smart Growth Community Planning and Zoning grant through the Consolidated Funding Application process in 2022. The grant will allow the City to hire a consultant to assist in updating its zoning code including its zoning map and text. Updated zoning will allow Dunkirk to attract the development they want throughout the City in areas where appropriate. It will also allow the City to protect their waterfront and concentrate services and amenities in close proximity to residential neighborhoods and highly trafficked corridors.

PREFERRED USES FOR PRIORITY SITES

1 Harborside Site

Made up of eight contiguous City-owned parcels, the Harborside Site is a vacant 2.4-acre site at a highly visible, highly trafficked location along the City's waterfront. The Site's location on Route 5 near the Main Street intersection and adjacent to the Clarion Hotel Conference Center makes this a prime opportunity for an impactful development project with the potential to transform Dunkirk's waterfront.

The City's preferred outcome for the Harborside Site is the development of a regional tourist attraction. The ideal project will leverage the adjacency to the Clarion Hotel and emphasize attracting visitors, groups, and events from a day's travel distance of Dunkirk. The preferred use is a sports, recreation, or family-themed tourist attraction with year-round programming opportunities. Public waterfront access and integration into the City's walkable waterfront district is another critical consideration.

2 59-67 Lake Shore Drive East

Located directly across Route 5 from the Harborside Site, this site features over 300 linear feet of road frontage along Route 5 and access from Route 5, Deer Street, and Park Street. The preferred use for this Site is a mixed-use residential and commercial development with diverse dining options along the ground floor Lake Shore Drive frontage and multiple stories of residential units. The project should take advantage of the Site's location to maximize northward and westward facing units with water and sunset views. Traffic circulation off Deer and Park Streets will allow for parking on the interior and rear of the Site with design considerations focusing on pedestrian connectivity to the nearby City Pier.

3 NRG Site

At 76 acres in size, located at the western end of the City's harbor, and adjacent to Point Gratiot, the Dunkirk Lighthouse, and Dunkirk Beach, the NRG Site is the largest redevelopment site in the study area. A 2020 feasibility study was conducted to determine the most feasible and preferred potential uses for the site. Potential feasible future uses include: distribution and logistics facility, data center, or renewable energy production including solar, biomass, and battery storage capacity. Further study is needed to determine preferred use and potential development scenarios.

4 307-315 Brigham Road

This 2.5-acre site is located near residential neighborhoods and has been remediated to a shovel-ready status. The property can serve as a transition between the vacant and commercial land to the north and west and residential neighborhoods to the east. Due to this, higher density housing or mixed-use development that creates at least 20 residential units would be beneficial for the property.

5 Brooks Hospital

This nearly 7-acre site is located in the heart of the City of Dunkirk. The Brooks Hospital Site is located on Central Avenue just a block from the City's urban commercial district, adjacent to Dunkirk Middle School, a block from Washington Park, three blocks from Dunkirk High School, and surrounded by single – and multi-family residential neighborhoods. While the facility remains in operation as a hospital today, the future of the Site is uncertain as the operator has expressed interest in moving operations to a smaller facility in nearby Fredonia. This 180,000 square foot complex is critical to Dunkirk's future. The Site's size, location, and visibility make it critical to the City's future development and also attractive as a potential private development opportunity. The Site and hospital building lend itself to a blended-income housing development including workforce, affordable, and market-rate housing units. In addition to reuse of the hospital building for dense multi-family units, the Site's existing parking lot is oversized and provides an opportunity for new construction on the northeast corner of the Site, potentially small retail space, which will better connect the Site to the Central Avenue business district.

6 760 Lamphere Street

This site could support uses such as storage, supportive services, small-scale vendor operations, and cold storage.

7 South Roberts Road

The former Edgewater warehouse site situated between Middle and South Roberts Roads consists of four parcels combined and 45 combined acres. The property is in an industrial area and located along an active rail line and already zoned to accommodate the preferred light industrial use. The Site has access to the NYS Thruway and Chautauqua County has recently made investments into new road infrastructure at the Site, making it ready for industrial development.

8 210-212 Main Street

The dilapidated buildings on this 0.4 acre site were recently demolished, leaving a vacant parcel that is available for development. Multi-family affordable housing is an attractive reuse option as the Site is located within walking distance to a commercial plaza with many retail businesses and service providers to the south and the City's waterfront to the north.

9 102-120 Main Street

Made up of seven parcels with 350 combined feet of Main Street frontage, this 0.65 acre site is similarly positioned to the 210-212 Main Street site. Multi-unit, neighborhood scale affordable housing designed to promote access and walkability would provide connectivity and density along the corridor.

10 103-109 Main Street and Lakeshore

Located at the strategic intersection of Main Street and Lake Shore Drive, this 0.25 acre property is in a highly visible location at one of the prime entrances to Dunkirk's waterfront corridor. Just a block from the Harborside Site and Clarion Hotel property, the preferred redevelopment of this Site would include retail that caters to tourists and visitors. Given the Site's small size and key location, acquisition of the adjacent property at 105/107 Lake Shore Drive would significantly improve the Site's viability as a commercial development.

11 23-25 Lake Shore Drive

Locally known as the "Macaroni Building", this four-story vacant building is located at the corner of Washington Avenue and Lake Shore Drive. The Site's location along the waterfront, just a block from the City Pier and adjacent to the Clarion Hotel and future Harborside Site development, make it well positioned for a market-rate, mixed-use development. Professional space along the first floor and three floors of residential units above would add critical density to the corridor. The City has secured a Restore NY grant award from Empire State Development to incentive a mixed-use redevelopment of the property.

12 10 East Second Street

The Dunkirk Observer building, the publication site of multiple regional newspapers, is located at the corner of 2nd Street and Central Avenue. This one-story building is located just one block from the City Pier, across the street from the recently renovated historic Coburn Block, and just 2-3 blocks from additional development opportunities along Central Avenue. Reuse of the existing building as a combination of retail/commercial development and community space would provide connectivity and vibrancy and help connect the waterfront to the Central Avenue business district. If the existing building were to be replaced, the Site is suitable for multi-story mixed-use development with market-rate residential units.

13 Central Avenue Site

The Central Avenue site is a 0.64-acre vacant property in downtown Dunkirk. Situated on Central Avenue between 3rd and 4th Streets, the Central Avenue site is an infill opportunity to bring new development to a walkable urban core. The site is in a high-traffic corridor and surrounded by a mix of retail, restaurant, and government service uses. A mixed-use residential and service/institutional development is the optimal use of the site's urban location that meets the community's redevelopment goals. The City of Dunkirk recognizes the need for added density and variety of real estate uses in its downtown. Upper floor residential units will support the small but growing retail sector in the downtown core and the siting of additional

services in the workforce training, education, and/or health industries will be an anchor tenant for any development and have a positive symbiotic relationship to the adjacent public service uses.

14 401-403 Central Avenue

The 401-403 Central Avenue Site is located at the corner of Central Avenue and 4th Street in downtown Dunkirk, located near Dunkirk City Hall and a variety of retail and service businesses. The building was a historic bank with open main space in the interior, as well as a second floor in the front of the building with a vault and offices at the rear of the building. The City is looking to enhance the entertainment and dining options in the downtown corridor and the preferred use for the Site is a mixed-use and/or urban loft apartments.

15 400-402 Central Avenue

The 400-402 Central Avenue Site is located at the corner of Central Avenue and 4th Street, directly across the street from both Dunkirk City Hall and the 401-403 Central Avenue redevelopment Site. This 3-story, 27,000 square foot historic structure known as the Ehlers Building dates to the late 1800's and retains much of its historical integrity. The property is suitable for a mixed-use development with retail and market-rate housing.

Supportive Plans & Studies

As noted in Section 3, the City of Dunkirk and Chautauqua Region is not short of supportive planning that pushes recent and potential investment forward. Planning projects and studies are important tools that assist with acquiring additional funding and provided a framework for development initiatives. Dunkirk's planning that supported preferred uses for sites within Dunkirk include:

- **City of Dunkirk Comprehensive Plan (2019).** Specific support includes: Reverse the trend of vacancies in Downtown Dunkirk, attract new investment in Downtown Dunkirk through commercial, educational, and entertainment opportunities that will result in increased vitality, more visitors and new residents, and a strong, diversified, and sustainable local economy

- **City of Dunkirk Step 2 Brownfield Opportunity Area Nomination Study (2018).** Specific support includes: Promote mixed-use development to support a vibrant, walkable community, continue to promote Dunkirk as a high-quality place to live, develop relationships with private developers and promote a business-friendly environment, rehabilitate vacant housing units, revitalize brownfields, improve circulation, and increase access

- **City of Dunkirk Downtown Revitalization Initiative Application (2022).** Specific support includes: Downtown Dunkirk will be more attractive, livable, walkable, vibrant, and memorable as it addresses the needs of its diverse and strong manufacturing base, and future digital and new biopharma employers. Dunkirk will amplify its unique sense of place with a genuine and authentic experience that will be catalytic for future organic growth.

Potential Development Models/Scenarios

The City of Dunkirk is somewhat limited in the manner in which it can dictate development in two specific scenarios as outlined below, (i) privately-owned properties and (ii) large-scale institutional properties. A greater emphasis will be put on development models on properties where there is at least some degree of site control.

Privately-owned

- 325-339 Central Avenue
- 59-67 Lake Shore Drive East
- 103-109 Main Street and Lakeshore
- 10 East Second Street
- 760 Lamphere Street

The City of Dunkirk continues to meet with landowners and market funding opportunities for redevelopment of privately-held priority sites. The city will continue to seek out funding for redevelopment proposals for priority sites that are consistent with the Vision and Goals of the Brownfield Opportunity Area and the Downtown Revitalization Initiative. Additionally, the city can streamline permitting for the identified "highest and best" uses, and update its zoning as needed to foster desired development.

The 325-339 site is a collection of two contiguous parcels owned privately by G.H. Graf Realty and 323-325 Central Ave, LLC. Both property owners have expressed desire to sell or develop their properties and the City has worked with the property owners to prepare a Request for Expressions of Interest (REOI) packet and to distribute the REOI (included in the appendix) to the development community.

Additionally, in the case of 103-109 Main Street and Lakeshore site, the Dunkirk Local Development Corporation (DLDC) owns two small parcels adjacent to this privately owned land and the DLDC can use that land as leverage to support desired development either by gifting the land with covenants related to use or by investing in the parcels in a manner that supports the development activity (greenspace, small scale parking, bicycle racks, benches, or similar amenities).

Large Scale Institutional

- NRG Site
- Brooks Hospital

Redevelopment scenarios for large-scale industrial sites are going to require macro forces and tremendous investment that are impossible to model at this point in time. It is important that the city continue to work with hospital personnel and NRG representatives to advocate for "highest and best" uses and to seek out funding to support those uses. The city should also work with county, state, and congressional representatives as well as regional economic development partners to identify and facility reuse strategies and funding. In the meantime, the city should continue to focus on smaller-scale development and connectivity around the fringes of the sites.

Some Degree of Public Site Control

City of Dunkirk Local Development Corporation

- Harborside Site
- 307-315 Brigham Road
- 210-212 Main Street
- 102-120 Main Street
- 401-403 Central Avenue

Chautauqua County Land Bank

- 400-402 Central Avenue (Ehlers)
- 13 Central Avenue Site

As with 103-109 Main Street and Lakeshore, 13 Central Avenue features a mix of public and private ownership; however the County-owned parcel is a significant, and likely essential, piece to any meaningful development. The larger percentage of public site control and the fact that the property is featured as a priority in the DRI create a scenario whereby the city can and should spearhead the development in a model closer to full site control than small-scale site control.

Public Site Control

- 70 Lakeshore Drive East

The signature publicly owned property 70 Lakeshore Drive East, known as Dunkirk Harborside, is a collection of eight contiguous parcels owned by the City of Dunkirk. The high-profile site is, in many ways, the model for how the city will handle publicly owned priority projects.

In addition to featuring Dunkirk Harborside in the BOA Developers' Forum, the city prepared a REOI packet and to distribute the REOI (included in the appendix) to the development community. Any submittals received will be considered based on (i) the capacity of the developer or development team, (ii) consistency with the community vision, (iii) community and economic impact, and (iv) viability based on logistical and market forces.

Infrastructure Requirements, Site Preparation, Regulatory Requirements

The City of Dunkirk has the infrastructure to serve the existing population as well as to accommodate the new investment envisioned for the BOA sites. The BOA sites are all surrounded by utility service sufficient to accommodate proposed development with the possible exception of a destination style recreational development that is dependent on atypical levels of water or sewer usage. Therefore, the city does not need to focus on increasing capacity or bringing new infrastructure "to" the sites, but rather "into" the sites on a development-specific basis. The best city approach is to market the willingness to

sponsor funding applications and directly pursue funding for development-specific infrastructure needs that support the community vision and goals. Additionally, the city can streamline permitting for these identified “highest and best” uses, and update the zoning as needed to foster desired development. The city could also complete the State Environmental Quality Review (SEQR) process in advance of development, including preparing a Generic Environmental Impact Statement, to “pre-permit” one or more sites based on a likely future use.

Timeline

The Marketing and Redevelopment timeline will be subject to many of the same considerations identified in the Potential Development Models/ Scenarios and will therefore be at different stages for different categories of redevelopment. Marketing efforts (detailed in Section 8) have already begun as part of the BOA planning process through the Developers’ Forum and the development and release of Expression of Interest for priority sites. Marketing efforts for the next 12 months will focus largely on the properties where the city or affiliated public entity has some degree of site control. Additionally, infrastructure investment and related pre-development activities will likely be tied to funding sources outside the city budget and therefore subject to grant cycles, therefore it is important to prioritize those sites where there is some degree of site control.





8. MARKETING EFFORTS

EXPRESSIONS OF INTEREST

Two separate Expressions of Interest (EOIs) were made for the Harborside and Central Avenue Sites. These sites were chosen to be included in the EOI process due to their visibility, their redevelopment impacts on the local and regional economy, and existing site assets. The EOIs were created to spur interest in Dunkirk's priority sites for redevelopment. Much like a Request for Proposals, EOIs can be distributed to developers within the region to gain interest and propose redevelopment of a site. Developers have the opportunity to respond to EOIs with their proposal for redevelopment if interested. See Appendix C for full EOI documents.

The EOIs included a general purpose statement for the EOI; a vision for the site and its development potential; a discussion of assets of the site (walkability, connectivity to infrastructure, etc.); market rents for industrial, office, retail, and multi-family residential; general site information (included in Section 6 Priority Sites); resources and funding opportunities; renderings; and general socioeconomic and demographic information including employment, population, and income.

The EOIs also included a Risk Register to note if there are any potential risks associated with the properties.

RISK REGISTER AT A GLANCE

T&E Species and Critical Habitat



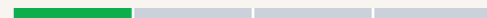
Historic, Cultural, or Archeological



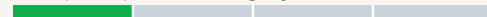
Floodplains



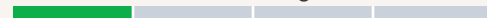
Wetlands



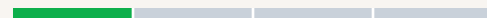
Steep Slopes and Highly Erodible Soils



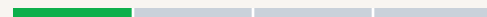
Easements and Other Legal Issues



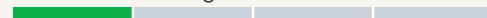
Other Notable Encumbrances



Known Toxic or Hazardous Waste



Additional Zoning and General Plan



KEY



The Development Process for the City of Dunkirk was laid out within each EOI explaining which Departments to contact and what applications are required when redeveloping properties.



The Final EOs for both sites were sent to over two dozen developers within Chautauqua and Erie County on July 20th, 2022 with a due date of August 22nd, 2022. The City's goal was to spark interest in the Central Ave or Harborside Sites and make developers aware that the City was willing and able to work with developers on a project. The City received no responses for the proposals.

DEVELOPER'S FORUM

As mentioned previously, a Developers Forum was held in November 2022 at the Clarion Hotel to initiate conversations between the City, developers, regional and state agencies, and local stakeholders.

The Forum began with a welcome from Mayor Rosas and was followed by informative presentations from Department of Environmental Conservation,

Department of State, and Empire State Development regarding their programs surrounding job creation, remediation, community planning, and capital improvements. The presentations also included a discussion of grant funding and technical assistance available to support redevelopment efforts.

The City of Dunkirk wrapped up the presentation portion of the forum by discussing the City's recent and ongoing revitalization efforts including: the City's Comprehensive Plan completed in 2019, their 2022 Downtown Revitalization Initiative application, the 2022 EPA Brownfields Assessment Grant, recent Restore NY applications, coastal habitat restoration and resilience grants submitted to the NYS Local Waterfront Revitalization Program, and the NYSERDA Just Transition Site Reuse Planning Program feasibility study completed for the former NRG Power Plant.

DEVELOPMENT PROCESS

The following is a summary of the major steps in the site plan review and development process for the City of Dunkirk:

1

Contact City of Dunkirk Planning & Development department to discuss project. Project consultation will include City Building & Zoning department.

2

Submit 'Planning Board Application' and site plan to City Planning & Development department.

3

Project sent to Zoning Board of Appeals if applicable.

4

Project sent to Planning Board for review and approval.

Following presentations, attendees were taken on a 1-hour bus tour within the city that highlighted key areas of investment by the City of Dunkirk and brownfield sites that are currently being redeveloped or that are opportunities for redevelopment. Attendees had a chance to ask city staff and the consultant team specific site questions.

The tour was followed by a sit-down lunch at the Clarion where all attendees were able to network and discuss the City's efforts and potential partnerships.

ADDITIONAL MARKETING OPPORTUNITIES

Commercial Real Estate Professional

The City of Dunkirk would benefit from the services of a real estate professional focused on both marketing BOA sites and ensuring the sites have a high visibility in commercial real estate listing databases. The Chautauqua Region Economic Development Corporation (CREDC) has utilized commercial realtors and brokers in the past to market priority properties throughout Chautauqua County. Dunkirk, through those existing CREDC relationships and contracts, could directly benefit from that professional expertise.

Targeted Developer Meetings

The BOA process led to significant dialogue with the development community between stakeholder interviews, transmittal of Expressions of Interest, and the Developers' Forum. The city will continue the dialogue and will transmit copies of the Brownfields Marketing and Master Redevelopment Plan to each member of the development community that participated in the process and will use the BOA and Downtown Revitalization Initiative documents as a focal point for targeted meetings with any interested developer.

Promotion Through Local, Regional, and State Economic Development Agencies

Additionally, the city can and should continue to work with CREDC and other local and regional economic and community development agencies in order to (i) feature priority sites and community benefits in state and regional marketing materials, (ii) ensure that priority sites are consistently present in responses to inquiries from site selectors and out-of-town businesses, and (iii) secure funding to further development projects consistent with the city vision and goals. CREDC and their affiliates, the Partnership for Economic Growth, Invest Buffalo Niagara, and Empire State Development, are essential partners in BOA implementation and project development. Each agency will receive a copy of the Brownfields Marketing and Master Redevelopment Plan and the city will benefit from their respective missions, specific services, and broad reach, as outlined below.

Empire State Development Corporation

The mission of Empire State Development ("ESD") is to promote a vigorous and growing state economy, encourage business investment and job creation, and support diverse, prosperous local economies across New York State through the efficient use of loans, grants, tax credits, real estate development, marketing and other forms of assistance.

To support their economic development mission, ESD undertakes the following relevant initiatives:

- Invests strategically in infrastructure, innovation, place-making and revitalization, tradable sectors and workforce development
- Transparently responds to the needs of diverse communities across the state through the active participation of the Regional Councils
- Supports the retention and health of existing businesses, the retention of populations, and the development of new businesses and industries that will contribute to the development of the 21st century economy

- Promotes equality of economic opportunities for minority- and women-owned businesses ("MWBEs")
- Provides early-stage support for new ventures, including the research and development of new technologies
- Strengthens New York State's innovation-based economy through partnerships with universities, promoting entrepreneurialism through the development of incubators and next-generation manufacturing and technology hubs across the state.

The City of Dunkirk is partnering with ESD to market priority sites within the BOA and to distribute the REOIs to the development community and site selectors. Proactively partnering with ESD in the marketing of sites and in project development activities also enables the city representatives to provide reasonable and achievable incentive scenarios to project sponsors.

Invest Buffalo Niagara

Invest Buffalo Niagara (IBN) services the eight (8) counties of western New York and their mission is to attract new employers to the Buffalo Niagara region and support business attraction, expansion, and entrepreneurship. To do so, Invest Buffalo Niagara collaborates with local businesses, colleges and universities, nonprofit organizations, and elected officials at the federal, state, and local levels to deliver a unified response to regional economic development opportunities.

Invest Buffalo Niagara is an important part of realizing the goals of the Brownfields Marketing and Master Redevelopment Plan and the City of Dunkirk BOA, as they serve as a single point of entry for economic development inquiries and offer relevant services to companies and consultants evaluating the market area, including:

- Confidential and custom site location assistance
- Detailed, comprehensive site/building information
- Labor market analysis and demographics
- Tailored market research
- Facilitation of state and local incentive programming

- Personal community and site tours
- Introductions to professional service providers and partners
- Meetings with community and business leaders
- Assistance with workforce and recruitment training needs

It is imperative that city officials remain in regular contact with Invest Buffalo Niagara and that all new opportunities and related marketing materials are presented to INB staff. Invest Buffalo Niagara should be encouraged to position the city's priority redevelopment sites to potential investors.

Chautauqua Region Economic Development Corporation (CREDC) and Partnership for Economic Growth (PEG)

The Chautauqua County Partnership for Economic Growth brings together public and private leaders to focus on countywide and regional economic development. It serves as the catalyst and broker of resources for advancing economic prosperity efforts and a coordinating entity for the formation, retention, development, and attraction of quality jobs and advancements to quality of life in Chautauqua County. The Partnership undertakes the following relevant initiatives:

- Synthesizes workforce, entrepreneurial and small business development with business development objectives
- Facilitates entrepreneurial growth and the retention and expansion of primary employers and key industries; Driving development, marketing, and attraction of targeted businesses to our greater community.

Members of CREDC and PEG have been closely involved with the Dunkirk BOA and have helped filter priority sites based on the agencies' assessment of project viability and the potential to bring Countywide incentives into redevelopment projects at the sites. CREDC and PEG personnel will be integral in the review of proposals received through the REOI process and in the subsequent project development activities.

Jogging and Cycling Path

Lake

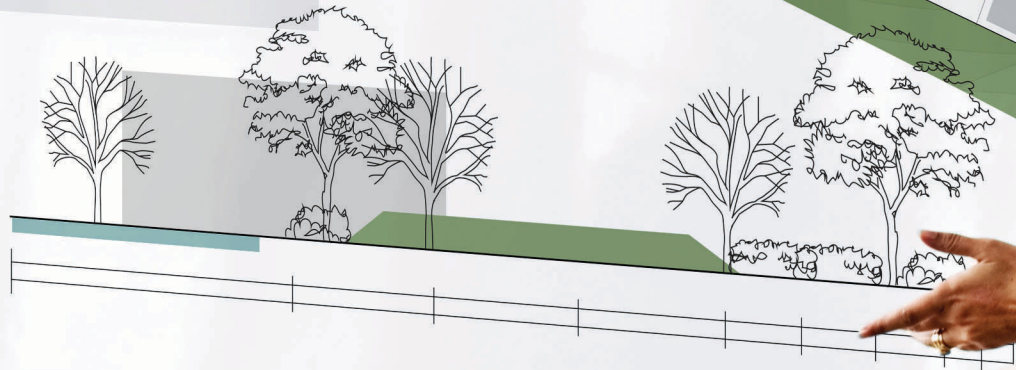
Sports Gym

This is the private and tranquil estate, with the vast area. It's suitable for living or made for the home office, the environmental design with solar panels for run electricity in the house, it's saving for the long term and save the world against global warming.

The buildings are connected, it's good to separate the department from each part, this place is full of green space, that you will get the space for relax from the stress, and also with the pool for hangout and party.

Section

-  Sports Zone
-  Relax Zone
-  Picnic & Camping Zone
-  Office Zone



9. NEXT STEPS

SELECTION PROCESS

The City of Dunkirk will be reviewing concepts and proposals for projects on BOA priority sites, and will utilize a consistent process and consistent criteria when making determinations regarding:

1. Which projects to advance and support when on properties where the city, or another public partner has some degree of site control
2. Which private projects to support for funding applications and any requisite municipal approvals

The City of Dunkirk Director of Planning and Development will be responsible for marshalling projects through the selection process that will include an in-house review by the Director and his staff, along with members of the Dunkirk Local Development Corporation and Dunkirk Industrial Development Agency (comprising the "Selection Team"). With support from the Chautauqua Region Economic Development Corporation and the Partnership for Economic Growth, the Director will follow up with project sponsors to secure all project materials necessary to make a selection based on a standardized listing of scoring criteria.

When the Selection Team determines a development project shall be selected for a BOA property, the Director, along with the project sponsor(s) will present the project to the Dunkirk Common Council and relevant Municipal Departments for all requisite approvals.

Selection Criteria

When evaluating proposals the Selection Team will coordinate with partner agencies including Empire State Development, CREDC, and PEG to gauge potential incentives and market viability and will then use the following criteria when making selection determinations for development projects on BOA priority sites:

Consistency with the BOA Vision and Goals

Projects that are not consistent with the BOA vision and goals should not be considered for public support except in extenuating circumstance where the Selection Team determines the project creates is substantial regional benefit. Projects that do not meet the "regional significance" threshold and that are consistent with the BOA vision and goals, the Selection Team will examine "Feasibility" and "Economic and Community Impact".

Feasibility

The Director will interface with the project sponsor(s) to secure any material the Selection Team deems necessary in order to make a reasonable determination regarding the project feasibility. Such material may include, but not be limited to, project team information, marketing materials, business or financial plan, pro forma projections, documentation of funding commitments or financial wherewithal, staffing plans, rent schedules, or specific industry information. The Selection Team will make a determination of project feasibility based on factors including, but not limited to:

- Project sponsor capacity and track record
- Financial projections and market conditions
- Funding gaps and/or public funding needs
- Permitting and regulatory requirements

Economic and Community Impact

The Selection Team will assess each proposed project's impact on the surrounding parcels, BOA area, city as a whole, and (where applicable) region. Factors the Selection Team will consider may include, but will not be limited to:

- Impact on the tax base
- Potential negative impacts on adjacent sites (noise, traffic, environmental etc.)
- Potential positive impacts on adjacent sites
- Scale and aesthetic of the project and consistency with community expectations
- Jobs created (where applicable)
- Housing units created (where applicable)
- Whether the project is filling a service gap or meeting a community need
- Whether the project is providing duplicative services or creating undo competition within a saturated market

Before officially selecting a proposal for redevelopment, the Selection Team will meet with the project sponsor(s) to ensure that the project will be implemented consistent with the agreed upon redevelopment vision. As part of the BOA process the city has developed a "Sample Purchase and Developer" Agreement that will memorialize the shared project understanding as well as project thresholds and expectations. The final agreements may include enforcement provisions ranging from deed restrictions to withholding public benefit for failure to meet expectations.

Funding Sources to Support Redevelopment

Funding sources are crucial for the advancement of projects that aid in economic revitalization and community enhancements. Funding can come from a variety of sources including private local entities, regional entities, state departments and federal organizations. Availability of funds dedicated to different programs varies year to year and typically require levels of criteria that may not be met by all strategic sites or suggested projects. Where appropriate the City of Dunkirk will leverage additional funding through the use of the annual allocation of Community Development Block Grant (CDBG) funds and funding identified through the municipal budgeting process.

The funding sources provided below should serve as a guide to the City of Dunkirk for both publicly and privately initiated projects. The city should both (i) apply directly for funding where applicable to advance public projects or to make public improvements to support private projects and (ii) sponsor and/or support private funding applications for projects that support the community vision and goals. Most of the funding sources identified below are provided due to their pertinence to one or multiple suggested projects. There are also sources of funding mentioned that may not directly pertain to Dunkirk's BOA projects but can be utilized when considering other development within or close proximity to the BOA.

Planning and Infrastructure Funds

There are a variety of funding options available for community and economic development projects within the Dunkirk BOA. The city Project selection Committee will be working closely with the Chautauqua Region Economic Development Corporation, Partnership for Economic Growth, Empire State Development, and project sponsors to incorporate funding to meet financing needs and to incentivize the highest quality projects.

Additionally, the BOA marketing efforts are closely aligned with goals and strategies identified by the Western New York Regional Economic Development Council (REDC). The REDC is comprised of community and industry leaders throughout western New York and the group both produces a “Regional Strategy” that is updated annually, but also reviews many of the region’s grant applications for consistency with the strategy and community impact. Support from the REDC can directly impact a project’s ability to get funding through a number of the programs highlighted below. Additional funding resources are available through the New York State Consolidated Funding Application process that funnels through the REDC. A complete list with program descriptions is available in the downloadable “Available Resources Guide” at <https://regionalcouncils.ny.gov/>

Funding agencies and programs available to support a variety of projects located within the Dunkirk BOA include:

Empire State Development (Closely Linked to the REDC) Capital Grant Program

The ESD Capital Grant Program can support both public and private economic development investments. Considerations include:

- Up to \$150 million in 2023 (varies annually)
- No funding limits per project
- Used for business investment, infrastructure investment, or economic growth investment
- Must be a municipality, for-profit business, non-for-profit corporation, county, regional commission, or local development corporation.
- Seeks to provide no more than 20% of project cost with applicant contributing at least 10%
- May be used for project-related planning and feasibility studies

Market New York

For projects that involve tourism and hospitality through capital investment, special events, or marketing and branding initiatives

- \$15 million available as of 2023 (varies annually)
- No project fund limit

New York State Council on the Arts-Capital Projects Fund

- Nonprofit and cultural institutions are eligible to apply
- Grants of up to \$10 million available for large capital improvement projects

New York Main Street Program

- \$4.2 million available in 2023
- Local governments or not-for-profits
- Must be in eligible target area
- 75% of total project costs can be reimbursed for all projects
- Traditional NYMS Target Area Building Renovation Projects – between \$50,000 and \$500,000; NYMS Downtown Anchor Project – between \$100,000 and \$500,000; NYMS Downtown Stabilization Program – between \$50,000 and \$500,000.

Office of Parks, Recreation & Historic Preservation (OPRHP) Environmental Protection Fund (EPF) Municipal Grants Programs for Parks, Preservation and Heritage

- Up to \$26 million available in 2023 (varies annually)
- Local governments, not-for-profits, public authorities, state agencies
- For acquisition, planning, development, and improvement of parks, historic properties and heritage areas
- Grants can fund 50% of total project costs & up to 75% of total project costs in impoverished areas.
- Award cap of \$500,000

NYS DOS**Local Waterfront Revitalization Program (LWRP)**

- \$16.3 million available in 2023 (varies annually)
- Local Government located along New York's coast or designated inland waterways for planning, feasibility, design, or marketing of specific projects, and construction projects, to advance the preparation of implementation of strategies for community and waterfront revitalization
- Approximately \$10,000,000 will be spent for projects which are in, or primarily serve, areas where demographic and other relevant data demonstrate that the areas are: densely-populated and have sustained physical deterioration, decay, neglect, or disinvestment, or where a substantial proportion of the residential population is of low income, or is otherwise disadvantaged and is underserved
- Match required is 25% of the total project cost

New York State Downtown Revitalization Initiative

- \$10 million per community available
- Community chosen based on potential for downtown redevelopment and projects that could catalyze economic development
- Funding can be used for public improvement projects, private or non-profit development / rehabilitation, as well as marketing and branding

Office of Parks, Recreation & Historic Preservation (OPRHP)**National Recreational Trails Program**

- \$1.9 million available in 2023
- Government, Not-for-profits, public authorities, state agencies for the acquisition of land; project planning for ADA compliance; design & development, archaeological reporting; new construction or renovation; purchase and installation of trail amenities
- Grants can fund 80% of total project costs
- Grant awards are capped at \$200,000.

NYSERDA Energy Efficiency Programs**Carbon Neutral Community Economic Development Program**

- Up to \$10 million available in 2023
- Designed to support commercial, industrial, institutional, municipal and mixed-use applicants with incentives for the construction of, or renovation to existing, buildings designed to achieve carbon neutral or net zero energy performance.

Environmental Funding**Cleaner, Greener Communities Program**

- Up to \$1 million available
- Category 1 will be capped at \$5,000 per applicant for applicants representing a population of up to 30,000 residents and \$10,000 per applicant for applicants representing a population larger than 30,000 residents.
- Cities, Towns, Villages, or other entities having jurisdiction for permitting, land use planning, and zoning are eligible applicants.

EPA Brownfields Cleanup Grant

- An applicant may request up to \$500,000 to address one brownfield site, or multiple brownfield sites
- Applicants may submit one Cleanup Grant proposal each competition cycle
- Cleanup Grants require a 20 percent cost share
- Local Government, Land Clearance Authority or another quasigovernmental entity, Government Entity Created by State Legislature, Regional Council, Redevelopment Agency, State.

EPA Environmental Workforce Development and Job Training Grant

- \$12 million available for Fiscal Year 2024
- Up to \$500,000 per applicant
- Consortia or Intertribal Consortia, Educational Institutions, Local Governments, Nonprofit Groups, State/Territorial Agencies, Indian Tribal Governments, Tribal Agencies, Universities

- Develop and implement training programs, including, but not limited to: brownfields hazardous waste training, solid waste management and recycling, emergency management and oil spill cleanup, Superfund cleanup-related training, including innovative and alternative treatment technologies, wastewater treatment and storm water management, integrated pest management, alternative energy technologies, and chemical safety and enhanced environmental health and safety training.

National Grid

- Maximum allowable grant for a project is \$300,000
 - + of that \$300,000, a maximum of \$25,000 can be used for Phase I and Phase II Environmental Site Assessments.
- Eligible costs include Demolition, Electric and gas infrastructure improvements, Phase I and Phase II Environmental Site Assessments, and Costs associated with the local match for the Brownfield Opportunity Area Program
- Applicants must be a municipality, a non-profit working in tandem with the municipality, or the owner or developer of an eligible site with endorsement from the municipality

Environmental Justice Community Impact Grant

- \$4.3 million available
- \$100,000 cap on applicants
- Eligible organizations are those located in the affected community, serving the residents of an area equal to or smaller than a town or city outside of New York City, or an area equal to or smaller than one of the five boroughs within New York City
- Projects must address a community's exposure to multiple environmental harms and include a new research component that will be used to expand the knowledge of the affected community
- Revitalize urban communities.

APPENDICES

- A.** Public Participation Plan
- B.** Brownfield Site Profiles
- C.** EOI Publications
- D.** SEQR



Appendix A

Public Participation Plan

CITY OF DUNKIRK

PUBLIC PARTICIPATION PLAN

CITY OF DUNKIRK
BROWNFIELDS MARKETING PROJECT (BOA)



Location:
CITY OF DUNKIRK
CHAUTAUQUA COUNTY NY

Submitted By:
CITY OF DUNKIRK
342 CENTRAL AVENUE
DUNKIRK, NY 14048

Prepared By: C&S COMPANIES

SEPTEMBER 2021

BACKGROUND AND PURPOSE

The City of Dunkirk had been awarded funding through New York State Department of State Brownfield Opportunity Area (BOA) Program for a Brownfields Marketing Project within the City. The City of Dunkirk has seen lack of investment within the city due to the presence of contaminated or potentially contaminated properties and vacant lots. The purpose of the Brownfield Marketing Project is to identify priority sites for redevelopment and market those sites to developers. The Project also focuses on a market analyses, interviews with stakeholders, a developer forum, and a final report. The overall goal of the project is to increase interest of properties ripe for reuse within the City's BOA and assist with the facilitation of redevelopment.

COMMUNITY PARTICIPATION

The project team understands that the context of place is a key component to any revitalization effort. The place's history, existing assets of the community, as well as the community's vision for the future should inform the plan from project commencement.

Identifying and leveraging the assets of the place, as well as the people most committed to the community, will allow the project team to provide recommendations rooted in its strengths while maximizing the community's potential for appropriate redevelopment options.

CONSULTATION METHODS & TECHNIQUES

Public and Steering Committee Meetings: The Project Team will coordinate and lead four Advisory Committee meetings.

Project Advisory Committee meetings will vary in content but generally follow:

- Meeting #1: Project Kick Off: the project kick off meeting will familiarize the Committee with the project. At this meeting various members will share information including past and potential future reports, studies and plans relevant to the project.
- Meeting #2: Existing Conditions Analysis: The meeting will consist of a walking tour identifying existing conditions of priority sites throughout the City's BOA.
- Meeting #3: Participation in the Developer Forum: the EOIs and other materials will be presented to the Committee and other stakeholders / developers within the WNY region followed by a bus tour. Committee members will have the opportunity to engage and contribute to site discussion.
- Meeting #4: the Committee and Project Team will review the final plan and make any final adjustments as necessary based on committee discussion.

Developer Forum

The project team, along with the City of Dunkirk, coordinated a Developer Forum that was held on November 1, 2022. The Forum took place at the Clarion Hotel, directly adjacent to a priority site for the project.

The Forum had attendees from Department of State, Empire State Development, Department of Environmental Conservation, Chautauqua County IDA, Lakeshore Savings Bank, local action organizations, and local development firms.

State agencies kicked off the meeting with presentations about various incentives for developing on brownfield sites and within BOAs. The City of Dunkirk presented about local initiatives, plans for redevelopment, and ongoing local/regional planning. The presentation was followed by a 45 minute bus tour which showed various ongoing development and development ready sites within the BOA.

Stakeholder Interviews

The project team conducted stakeholder interviews both in person and virtually during November of 2021. The stakeholders that were interviewed were identified by Department of State, the local IDA, and the City of Dunkirk.

The in person interviews were conducted at the Fredonia Technology Incubator, within the City's BOA. The project team interviewed nine stakeholders from various sectors and backgrounds including Development companies, Jamestown Community College, the County Visitors Bureau, the County IDA & Planning Department, and Realty groups.

Interview questions focused on the local market demand, Dunkirk's current economic climate, the relationship between Dunkirk and the Village of Fredonia to the south, and Dunkirk's role in the regional economy.

The interviews provided assistance with identifying local market gaps and land uses the redevelopment of sites.

PROJECT TEAM MEMBERS & STAFF

City of Dunkirk

Vince DeJoy
EJ Hayes

Department of State

Ben Bidell

Consultant Team

C&S Companies
Prospect Hill Consulting
Harrison Studio

PROJECT SCHEDULE

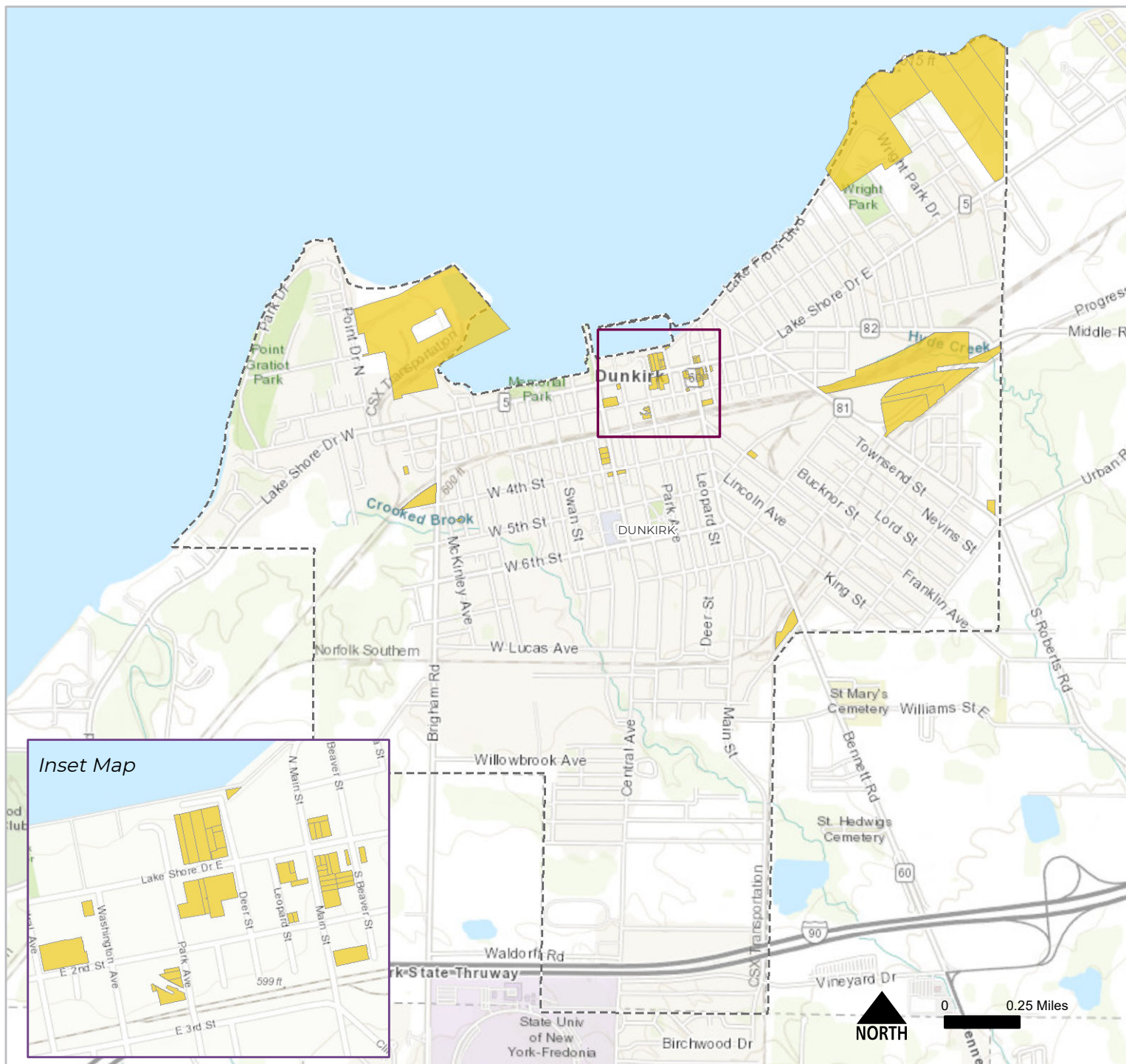
The following proposed project schedule is based on the project scope

Project Activity	Proposed Schedule
Component 1 – Project Kickoff	July 2021
Component 2 – Committee Meetings	August 2021 – November 2022
Component 3 – Inventory and Analysis	October 2021 – July 2022
Component 4 – Draft EOIs	May 2022 – July 2022
Component 5 – Developers Forum	November 2022
Component 5 – Final Deliverables	Spring 2023

Appendix B

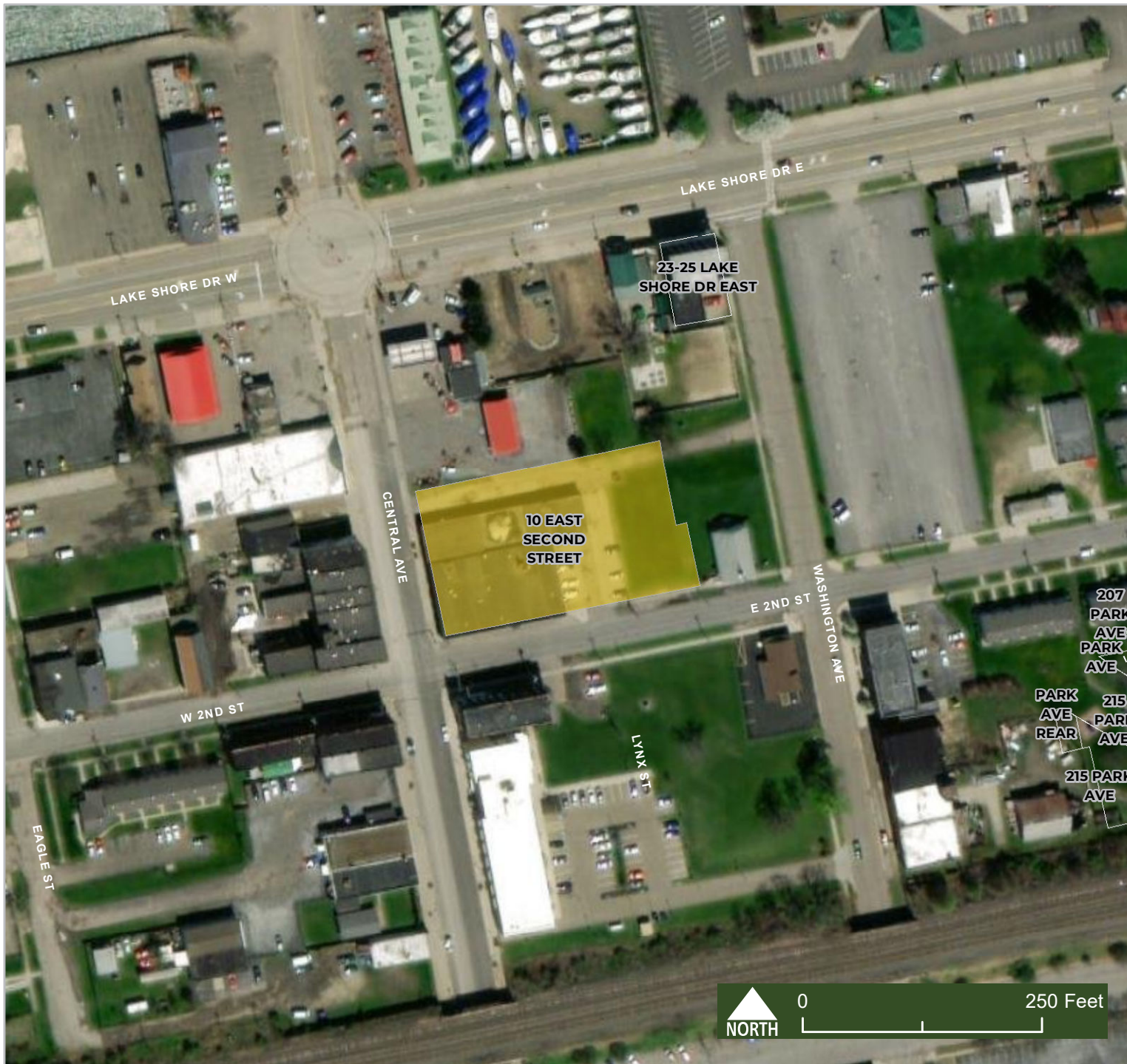
Brownfield Site Profiles

Dunkirk Brownfield Sites



- Dunkirk Brownfield Site
- City of Dunkirk Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



10 East Second Street

Acreage	0.55
Parcel IDs	79.14-3-36
Property Class	464
Current Condition	Fair / Underutilized
Structures	Single story office building
Zoning	Central Business District
Owner	Ogden Newspaper of NY
Env Concerns	Former manufacturing/machine shop: possible concerns include metals and SVOCs
Transportation Systems	E 2nd Street, Central Ave

 Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



23-25 Lake Shore Drive

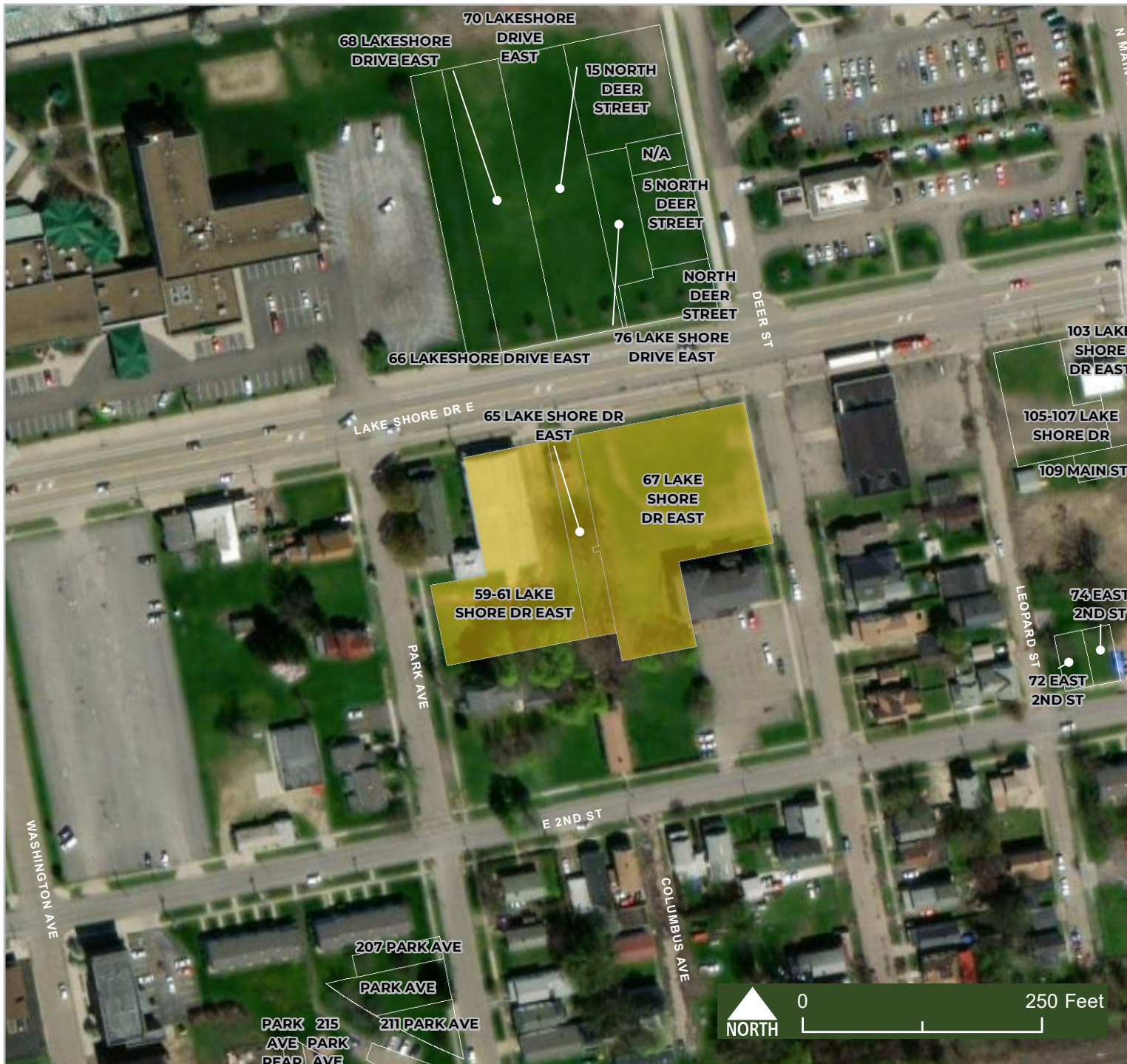
Acreage	0.15
Parcel IDs	79.14-3-20
Property Class	449
Current Condition	Fair / Underutilized
Structures	One multi-story building
Zoning	Central Business District
Owner	Lakeside Werks LLC
Env Concerns	No known environmental concerns
Transportation Systems	Lake Shore Drive East, Washington Ave
Special Considerations	Restore NY project

 Dunkirk Brownfield Site

Sites labeled with Street Address



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59-67 Lake Shore Drive East

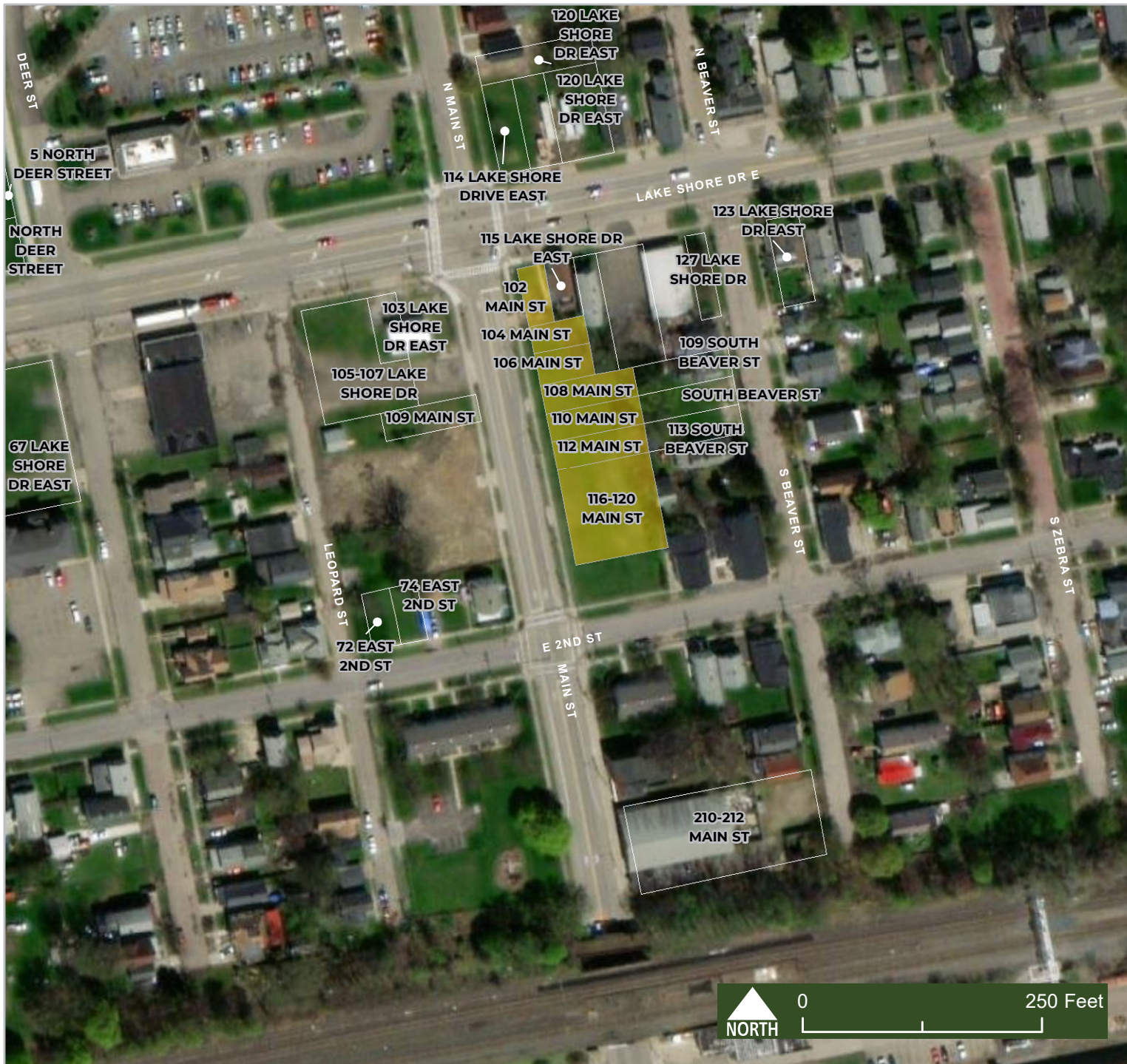
Acreage	1.19
Parcel IDs	79.11-1-81, 79.11-1-80, 79.11-1-70
Property Class	330,210, 484
Current Condition	Fair / Partially Vacant
Structures	Residential home, vacant commercial building
Zoning	Tourism Commercial
Owner	A Sam Family Farm LLC, Lawrence Spacciapoli
Env Concerns	Former auto sales and service: possible petroleum concerns
Transportation Systems	Lake Shore Drive East, Deer Street, Park Ave

Dunkirk Brownfield Site

Sites labeled with Street Address



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



102 – 120 Main Street

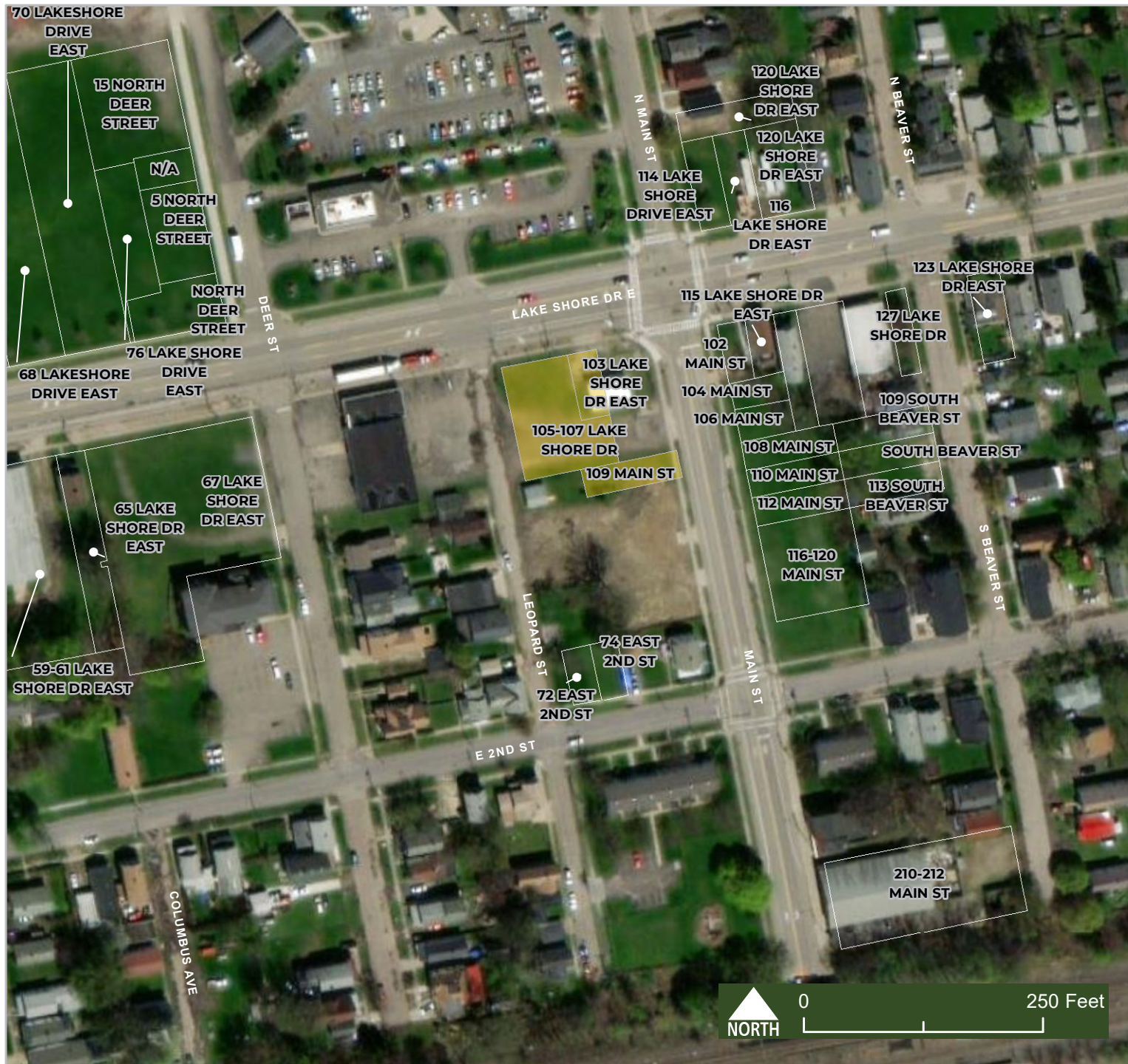
Acreage	0.65
Parcel IDs	79.11-7-1, 79.11-7-56, 79.11-7-55, 79.11-7-54, 79.11-7-53, 79.11-7-52, 79.11-7-51
Property Class	311,330
Current Condition	Good / Vacant
Structures	None
Zoning	General Residential
Owner	City of Dunkirk
Env Concerns	Formerly series of shops: possible concerns include fill of unknown origin
Transportation Systems	Main Street, Lake Shore Drive East

Dunkirk Brownfield Site

Sites labeled with Street Address



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



103-109 Main Street and Lakeshore

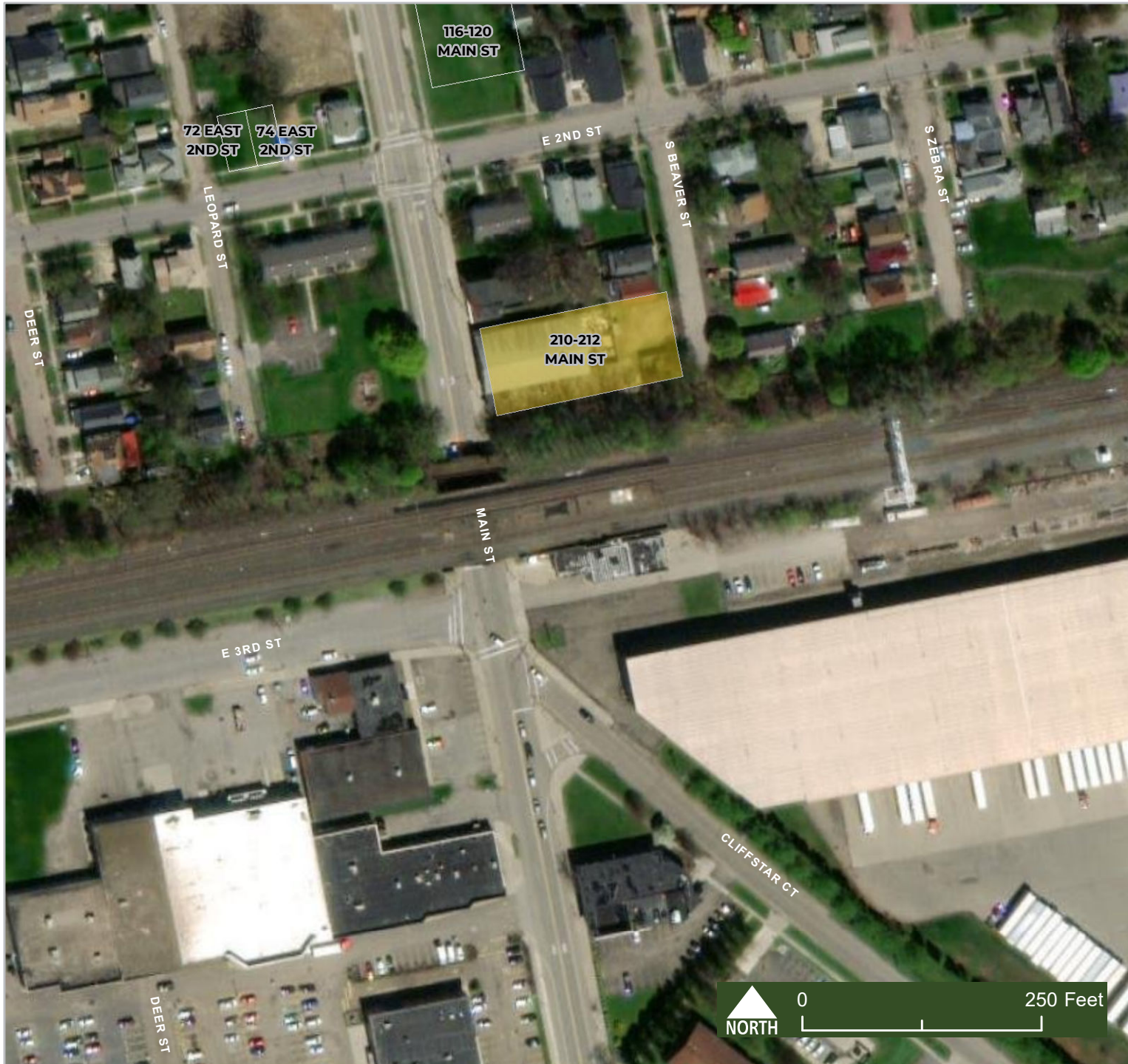
Acreage	0.25
Parcel IDs	79.11-1-54, 79.11-1-39
Property Class	311, 330
Current Condition	Good / Vacant
Structures	None
Zoning	Community Business
Owner	Dunkirk Local Development Corporation
Env Concerns	Former auto sales and service: possible petroleum concerns
Transportation Systems	Main Street, Lake Shore Drive East, Leopard Street

Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



210 – 212 Main Street

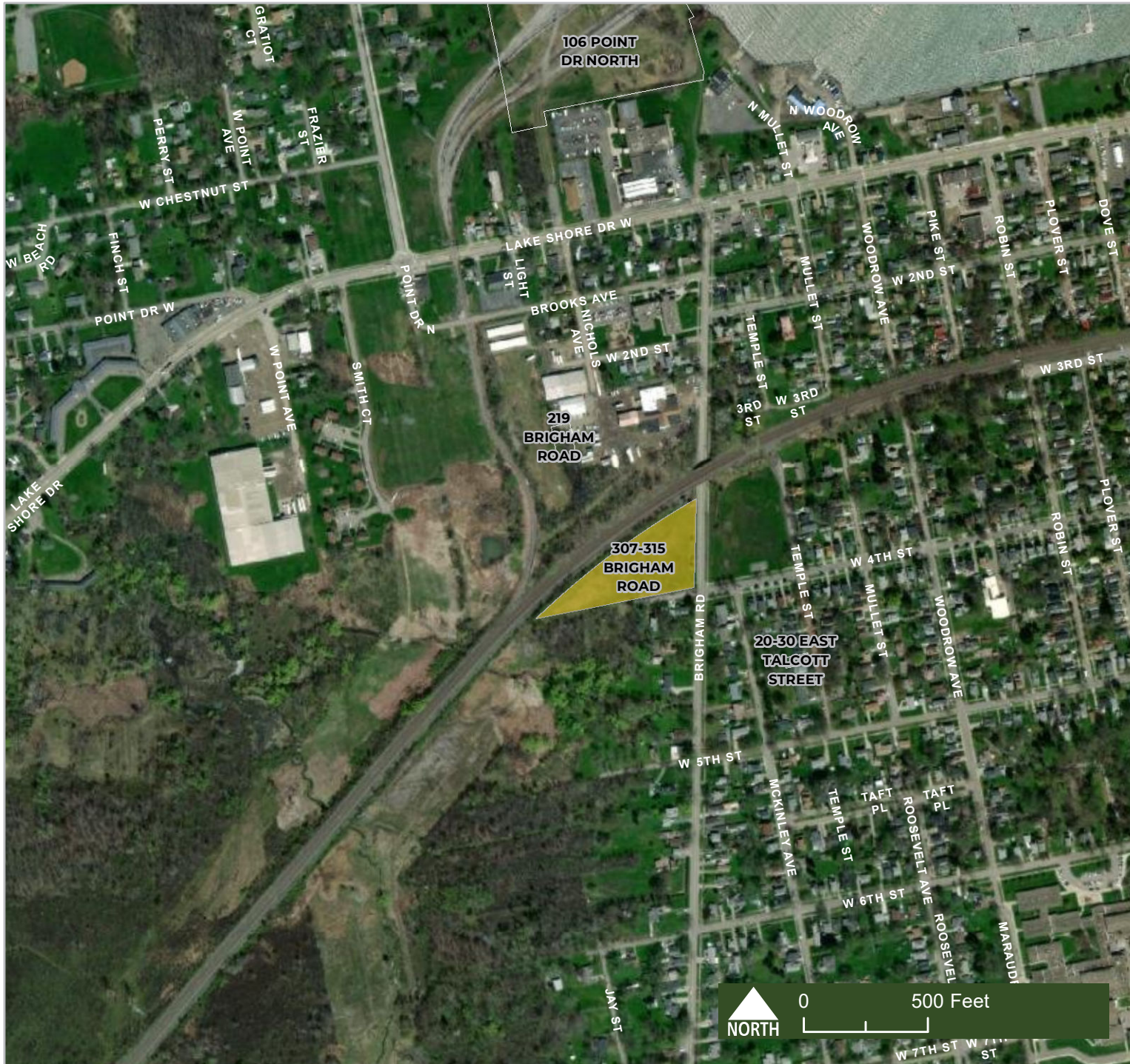
Acreage	0.41
Parcel IDs	79.15-1-10
Property Class	330
Current Condition	Poor / Underutilized
Structures	None
Zoning	General Residential
Owner	Kevin Killion
Env Concerns	Former dry cleaner: possible VOC and fill material concerns.
Transportation Systems	Main Street, S Beaver Street, adjacent to rail line
Special Considerations	Directly north of rail line.

 Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



307-315 Brigham Road

Acreage	2.5
Parcel IDs	79.17-1-1
Property Class	340
Current Condition	Good / Vacant
Structures	None
Zoning	General Residential
Owner	DLDC Real Property
Env Concerns	Former heavy metal impacts to on-site soils have been remediated and site is shovel-ready.
Transportation Systems	Brigham Road, W 4th Street, CSX rail line
Special Considerations	Adjacent to rail line. Under contract - workforce housing. 45 units.

 Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



400-402 Central Avenue

Acreage	0.21
Parcel IDs	79.14-7-10
Property Class	481
Current Condition	Good / Underutilized
Structures	Three story mixed-use building
Zoning	Central Business District
Owner	Chautauqua County Land Bank
Env Concerns	No known environmental concerns
Transportation Systems	Central Ave, E 4th Street
Special Considerations	RFP available - Vince DeJoy and Gina Paradis available for personal tours following lunch.

 Dunkirk Brownfield Site

Sites labeled with Street Address



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



401-403 Central Avenue

Acreage	0.15
Parcel IDs	79.14-7-9
Property Class	400
Current Condition	Good / Underutilized
Structures	Single Story office building
Zoning	Central Business District
Owner	Dunkirk Local Development Corporation
Env Concerns	Former gas station: possible petroleum concerns
Transportation Systems	Central Ave, E 4th Street
Special Considerations	Potential RFP released soon

 Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



760 Lamphere Street

Acreage	0.23
Parcel IDs	96.07-2-17
Property Class	330
Current Condition	Good / Vacant
Structures	None
Zoning	Light Industrial
Owner	Fieldbrook Foods Corp
Env Concerns	SVOC and metals impacts to on-site soils. Remedial planning underway.
Transportation Systems	Lamphere Street, CSX rail line, Ice Cream Drive
Special Considerations	Adjacent to rail line. Located off Route 60. Former Niagara Motors.

 Dunkirk Brownfield Site

Sites labeled with Street Address



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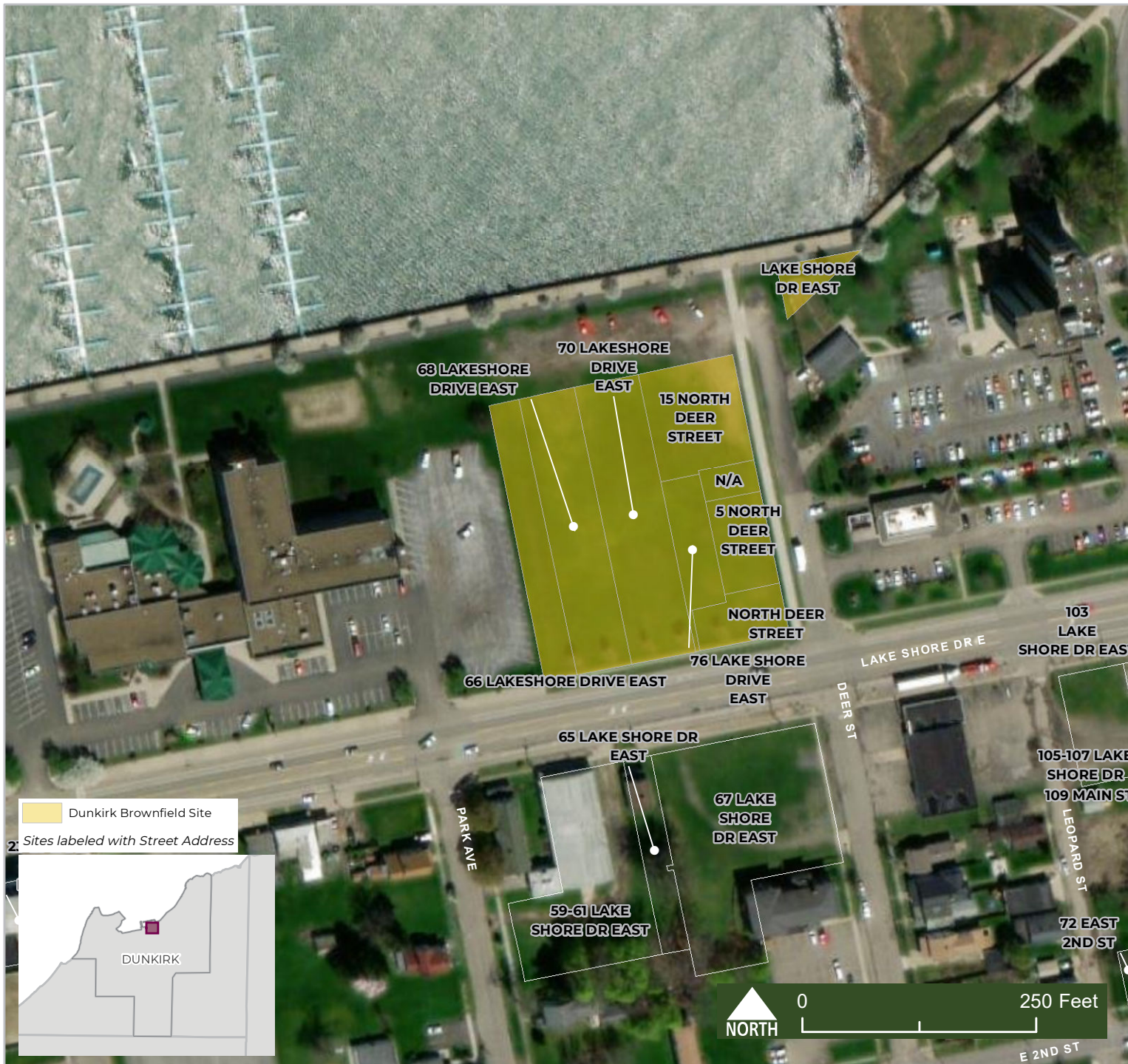
Central Avenue Site (323 – 225 and 335-339 Central Avenue)

Acreage	0.64
Parcel IDs	79.14-6-39, 79.14-6-40
Property Class	330
Current Condition	Good / Vacant
Structures	None
Zoning	Central Business District
Owner	323-325 Central Ave LLC and G H Graf Realty Group
Env Concerns	see below
Transportation Systems	Lark Street, Central Av
Special Considerations	EOI document released in July of 2022.

Env History – Sanborn Fire Insurance Maps show that the former uses of the Site include a variety of commercial operations (stores, restaurants, billiard hall, Masonic Temple, movie theater, livery/stables), none of which appears to pose a significant environmental concern. Two environmental concerns include a gasoline underground storage tank (UST) in the street in front of 311 Central Avenue, and fill material of unknown sources brought in to fill basements following the removal of the structures from portions of the Site.



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,



Harborside Site (Lake Shore Drive East / Deer Street)

Acreage	2.4
Parcel IDs	79.11-1-11, 79.11-1-12, 79.11-1-13, 79.11-1-14, 79.11-1-15, 79.11-1-16, 79.11-1-17, 79.11-1-18
Property Class	330
Current Condition	Good / Vacant
Structures	None
Zoning	Tourism Commercial District
Owner	City of Dunkirk
Env Concerns	see below
Transpo Systems	Lake Shore Drive East, Deer Street, directly adjacent to Lake Erie waterfront and local marina
Special Considerations	Directly south of Lake Erie. EOJ document released in July of 2022. Included in the 6th round DRI application.

Env. History: A 2019 Phase II ESA included a geophysical survey and soil and groundwater sampling to characterize environmental concerns at the Site. No evidence of USTs was observed, and no significant contamination was encountered. Although a few semivolatile organic compounds and metals were detected in samples at concentrations above the applicable NYS guidance values, these contaminants were largely found in subsurface soil samples. The Phase II ESA concluded that the Site can be safely redeveloped in its current condition without remediation.

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



106 Point Drive North (NRG site)

Acreage	76
Parcel IDs	79.01-1-14.1
Property Class	N/A
Current Condition	Fair / Underutilized
Structures	Numerous multi-story industrial buildings
Zoning	General Industrial
Owner	Dunkirk Power LLC
Env Concerns	Operated until 2015 with decommissioning process starting in 2020. Potential asbestos, lead containing materials, and potential PBCs. Active and inactive UST and ASTs. Presence of coal ash lagoons.
Transportation Systems	Point Drive North, existing rail access, directly adjacent to Lake Erie
Special Considerations	Former NRG Power Plant. Phase I of Feasibility Study and Reuse Alternatives completed in June of 2021. A4:B13

Dunkirk Brownfield Site

Sites labeled with Street Address




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



South Roberts Road

Acreage	45
Parcel IDs	79.12-4-31, 79.12-4-30, 79.12-4-29, 79.16-2-5
Property Class	330, 710
Current Condition	Fair / Vacant
Structures	None
Zoning	Light Industrial
Owner	New York Central Lines LLC, Chautauqua County
Env Concerns	SVOC and metals impacts to soils have been remediated through placement of a cover system on Alumax and Roblin Sites. Remaining area may be similarly impacted.
Transportation Systems	S Roberts Road, Progress Drive, Middle Road, existing rail access
Special Considerations	Adjacent to rail line.

 Dunkirk Brownfield Site

Sites labeled with Street Address



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Appendix C

EOI Packages

DUNKIRK HARBORSIDE SITE

VINCE DEJOY, DIRECTOR
CITY OF DUNKIRK OFFICE OF
PLANNING AND DEVELOPMENT

342 CENTRAL AVENUE
DUNKIRK, NY 14048

PURPOSE

This Request for Expressions of Interest (REOI) is intended to initiate discussions with interested parties in the potential sale, redevelopment, and reuse of the Dunkirk Harborside property in the City of Dunkirk. The Dunkirk Harborside Site was once the Dunkirk Basket Machine Company which was constructed in 1861. The baskets were utilized for packaging local fruit including grapes that are local to the area. The Machine Company neighbored Feed Mills along the Lake Erie Waterfront.

VISION

The Dunkirk Harborside site is a 2.4-acre, city-owned waterfront property in the heart of downtown Dunkirk. Sited on Lakeshore Drive near Main Street, the Harborside site overlooks the Dunkirk Harbor and has walkable connections to the Dunkirk City Pier, Memorial Park, and Central Avenue.

A mixed-use residential and retail development is the optimal use of the site's unique location that meets the community's redevelopment goals. Dunkirk lacks new, available, market-rate rental housing units and the Dunkirk Harborside site could meet this demand with high quality waterfront residential units. The site's location on the high traffic Lakeshore Drive corridor makes it commercially viable for a variety of retail opportunities. Infill development will assist with filling a major street scape gap and continuing Dunkirk's focus on downtown redevelopment. This in turn will assist with improving the City's walkability and contribute to Dunkirk's strong sense of place.

LOCATION: 66-80 LAKE SHORE DRIVE EAST, DUNKIRK, CHAUTAUQUA COUNTY, NY



PROJECT DISCUSSION

Residents at a future Dunkirk Harborside development will be able to enjoy views of the sunset over Lake Erie or walks along the waterfront to the City Pier or Dunkirk Beach. Located less than 10 minutes from major employers including ImmunityBio, Nestle Purina, Wells Foods, Brooks Memorial Hospital, and SUNY Fredonia, as well as just 6 minutes from the NYS Thruway I-90, the Harborside site has the potential to meet the needs of a growing area labor force looking for new, high quality housing options.

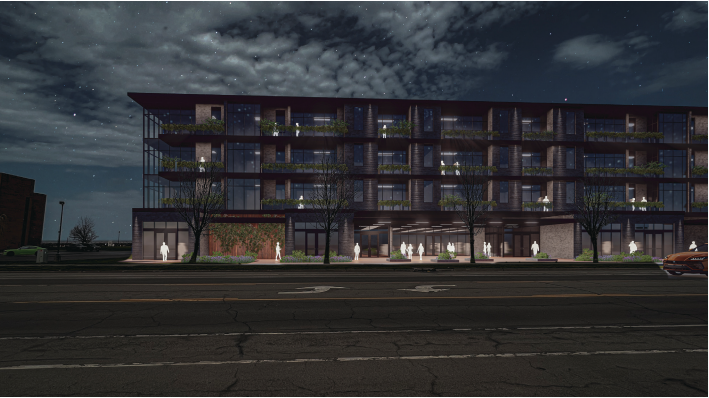
With an average traffic count of over 10,000 vehicles daily, the Harborside site has the visibility to support consumer retail, dining, or entertainment uses. Lakeshore Drive, NYS Route 5, is both a local arterial and a regional route moving residents throughout the region. The corridor makes shipping easy for businesses, and commuting convenient for city residents and those who don't live in the area.

Northern Chautauqua County and the Dunkirk Harbor are growing summertime tourist destinations. Commercial uses at the Harborside site which promote and expand the area tourism economy are strongly preferred.

MULTIPLE PARCELS ARE INCLUDED IN THIS SITE. BELOW IS A LIST OF INDIVIDUAL PARCELS, SIZE (ACRES), AND ASSESSED VALUE (\$)

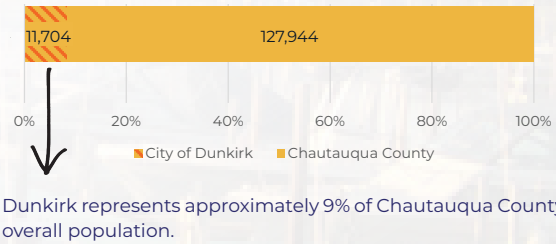
- 66 Lake Shore Drive East – 0.24-acres, \$18,000
- 68 Lake Shore Drive East – 0.41-acres, \$30,000
- 70 Lake Shore Drive East – 0.48-acres, \$35,000
- 15 N. Deer Street- 0.27-acres, \$52,000
- 76 Lake Shore Drive East – 0.14-acres, \$4,000
- N. Deer Street- 0.05-acres, \$4,900
- 5 N. Deer – 0.14-acres, \$14,400
- Lake Shore Drive East – 0.11-acres, \$9,000
- Deer Street – 1.12-acres, N/A

CONCEPT RENDERING

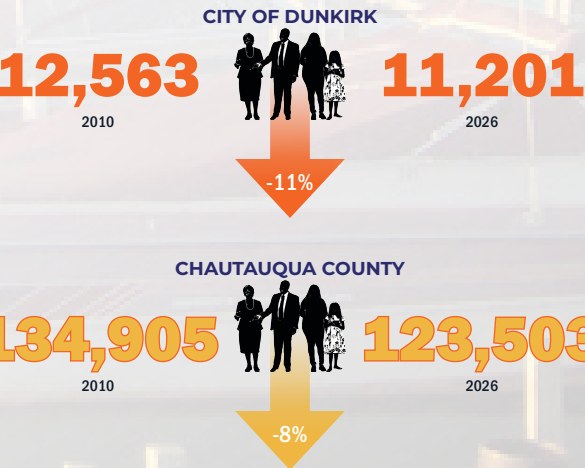


MARKET REVIEW

TOTAL POPULATION (2021)



ANTICIPATED CHANGE IN TOTAL POPULATION OVER TIME



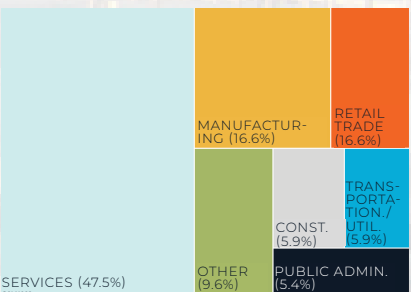
The city and region have experienced a gradual decline in total population, which is expected to continue in the near term but could be reversed as investments and improvements are made in the community.

With a focus on improving the availability and diversity of the housing supply in the City (being assessed through an ongoing housing study), a real opportunity exists to attract new individuals (young professionals, seniors and families) as well as retain existing populations who greatly desire improved and affordable housing in the City.

EMPLOYMENT

The service and manufacturing industries account for nearly two-thirds of Chautauqua County employment.

EMPLOYMENT BY INDUSTRY

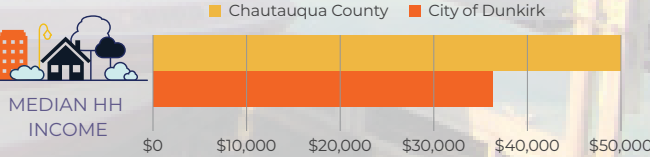


Unemployment stands at 9.0% in the City of Dunkirk and 8.5% in Chautauqua County. While these levels are likely elevated due to the pandemic, the combination of workforce availability and wage rates provides a potential opportunity for business growth in the region.

The primary objective of the City's brownfield program is to attract development that brings more employers to the City, bringing jobs (and the demand for more employees) as well as additional investment into the community.

The economic development community supports the needs of existing and prospective businesses, and actively works to ensure continued success and growth in the City of Dunkirk.

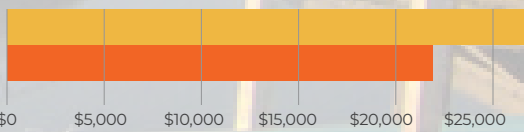
INCOME



The local workforce offers an abundance of employment-ready residents and wage structure that is beneficial to employers seeking to locate or expand in the market.



PER CAPITA INCOME



The median household income is \$36,500 in the city of Dunkirk and \$50,000 in Chautauqua County overall. Per capita income for the city and county is \$22,000 and \$26,900, respectively.

DUNKIRK HARBORSIDE SITE

VINCE DEJOY, DIRECTOR
CITY OF DUNKIRK OFFICE OF
PLANNING AND DEVELOPMENT

342 CENTRAL AVENUE
DUNKIRK, NY 14048

MARKET RENTS

The city and region have experienced a gradual decline in market rents, which is expected to continue in the near term but could be reversed as investments and improvements are made in the community.

INDUSTRIAL	\$4-7/SF
OFFICE	\$12-15/SF
RETAIL	\$9-12/SF
MULTI-FAMILY RESIDENTIAL	\$550-800/UNIT

SITE INFORMATION

*The ‘Dunkirk Harborside’ site is a collection of eight contiguous parcels owned by the City of Dunkirk.

- Location:** 70 Lakeshore Drive East
- SBL(s):** 79.11-1-11, 79.11-1-12, 79.11-1-13, 79.11-1-14, 79.11-1-15, 79.11-1-16, 79.11-1-17, 79.11-1-18
- Ownership:** City of Dunkirk
- Size:** 2.4 acres
- Existing structure(s):** none
- Past use:** gasoline filling station
- Adjacent land uses:** hotel, fast food, senior apartments, vacant commercial, auto dealer
- Status of existing infrastructure:** Good / all utilities available
- Historic or archeological resources:** none

View corridors: Lake Erie. Point Gratiot lighthouse, Lake Erie beaches, Dunkirk Pier, Dunkirk’s historic downtown.

Soil: Urban Land. The site contains a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is present at relatively shallow (less than 20 feet) depths.

Topography, and hydrology: The site is relatively flat and underlain by glacial till soils with a mix of gravel, sand, silt, and clay. As such, permeability is expected to be medium to low. Bedrock is anticipated to be 8 to 12 feet below grade and consists of Devonian shales. Groundwater is expected to be found at depths just above the bedrock, with a regional flow direction to the west, towards Lake Erie.

- Wetlands:** none
- Floodplains:** none

Transportation: Vehicle access provided via Lake Shore Drive (Minor Arterial) and Deer Street, sidewalk available along Lake Shore Drive, Deer Street, as well as along the Dunkirk Harbor, accessible by boat with docking east of the City Pier, bike lanes located along Lake Shore Drive, less than 3 miles from the I-90 Dunkirk/Fredonia exit via Central Avenue. A nearby bike path is available at Point Gratiot State Park nearby (just over a mile to the east).

Zoning: Tourism Commercial District (C1). The District is generally comprised of the blocks surrounding Lake Shore Drive. Uses permitted include residential, commercial, office, hotel and marina uses. Also, allowed under a special permit are amusement enterprises. Maximum building height within the C-1 District are up to 5 stories or 55 feet for residential uses and 35 feet for all other uses.

Utilities: Ample utilities are available at the site and providers include: National Fuel (natural gas); National Grid (electric); DFT Communications, Verizon, and Spectrum (internet/fiber); and water (City of Dunkirk).

Environmental information: The site is currently vacant but once contained a variety of residential, commercial, and industrial structures. These included a fish house, cigar factory, automobile storage, machine shop and soap factory, and a hot house (a form of greenhouse). In addition to an on-site gasoline station with three underground storage tanks (USTs), automobile related facilities were located across the street (upgradient) and included four gasoline USTs located in the street right-of-way. In the late 1800s, a creek flowing through the center of the site was filled in and in the early 1900s, the property was expanded through the placement of fill in Lake Erie to create the current shoreline.

Based on the results of a 2018 Environmental Site Assessment (ESA), environmental concerns include metals and petroleum associated with the machine shop and gasoline station (with USTs) on-site and the upgradient USTs. Fill materials of unknown origin used to modify the shoreline, fill in the creek that flowed through the property, and fill in the basements of demolished structures are also a concern.

A 2019 Phase II ESA completed under the USEPA Targeted Brownfield Assessment Program included a geophysical survey and soil and groundwater sampling to characterize environmental concerns at the Site. No evidence of USTs was observed, and no significant contamination was encountered. Although a few semivolatile organic compounds and metals were detected in samples at concentrations above the applicable NYS guidance values, these contaminants were largely found in subsurface soil samples. The Phase II ESA concluded that the Site can be safely redeveloped in its current condition without remediation.

RESOURCES/FUNDING OPPORTUNITIES

The City of Dunkirk and its economic development partners are prepared to work with the selected developer to obtain any local, State, or Federal incentives necessary to make the proposed project viable and successful. Potential incentives include but are not limited to:

- 1

Payment in lieu of taxes (PILOT) on real property taxes provided by Chautauqua County Industrial Development Agency
- 2

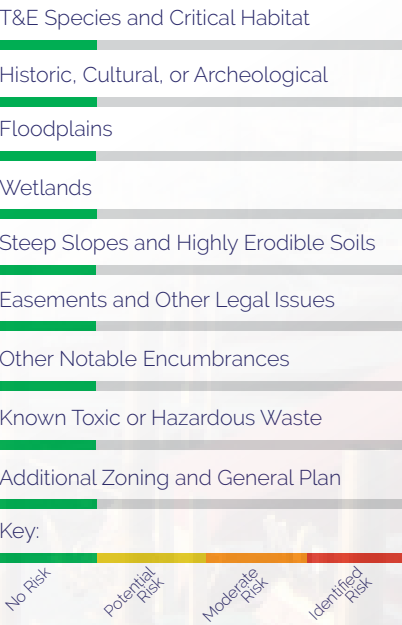
Capital grant funds provided by Empire State Development
- 3

NYS Brownfield Clean Program tangible development tax credits
- 4

Restore NY
- 5

Potential Downtown Revitalization Initiative Funds

RISK REGISTER AT A GLANCE



The Risk Register evaluates publicly available datasets across a number of environmental and regulatory resource areas potentially impacting site development. Any data indicating a risk to development is identified and categorized as Potential Risk, Moderate Risk or Identified Risk.

DEVELOPMENT PROCESS

The following is a summary of the major steps in the site plan review and development process for the City of Dunkirk:

1.

Contact City of Dunkirk Planning & Development department to discuss project. Project consultation will include City Building & Zoning department.
2.

Submit ‘Planning Board Application’ and site plan to City Planning & Development department.
3.

Project sent to Zoning Board of Appeals if applicable.
4.

Project sent to Planning Board for review and approval.

Summary of Submission Requirements

- Developer Team Profile that includes a detailed company overview and team description
- Developer Team Experience that includes experience with similar projects
- Professional References

(See Attachment A for complete specifications for requested EOI).

EOIs must be received by Monday, August 22, 2022 4:00pm and be addressed to:

Vince DeJoy, Director
City of Dunkirk Office of Planning and Development
342 Central Avenue
Dunkirk, NY 14048

REVIEW PROCESS

The City of Dunkirk’s Brownfield Opportunity Area committee will review all submitted EOIs for completeness, consistency with the community’s vision, and potential viability.

ATTACHMENTS

Attachment A: EOI Submittal Requirements

CITY OF DUNKIRK OFFICE OF PLANNING & DEVELOPMENT
REQUEST FOR EXPRESSIONS OF INTEREST FOR THE SALE AND REDEVELOPMENT OF THE

CENTRAL AVENUE SITE

PURPOSE

This Request for Expressions of Interest (REOI) is intended to initiate discussions with interested parties in the potential sale, redevelopment, and reuse of the Central Avenue property in the City of Dunkirk. The Central Avenue site was once home to a former Masonic Temple before a fire in the winter of 2010. Since then, the building was demolished and the site has sat undeveloped. The Temple was once home to The Safe Store and neighbored an ice cream parlor, Like Nu Shoe Repair and the Gratiot Hotel. The Masonic Temple was a pivotal part of Dunkirk’s streetscape and historic downtown.

VISION

The Dunkirk Harborside site is a 0.64 acre vacant property in downtown Dunkirk. Situated on Central Avenue between 3rd and 4th Streets, the Central Avenue site is an infill opportunity to bring new development to a walkable urban core. The site is in a high-traffic corridor and surrounded by a mix of retail, restaurant, and government service uses. The site is only .3 miles south of Lake Erie—making it a 6 minute walk or 1 minute drive to enjoy the city’s waterfront.

A mixed-use residential and service/institutional development is the optimal use of the site’s urban location that meets the community’s redevelopment goals. The City of Dunkirk recognizes the need for added density and variety of real estate uses in its downtown. Upper floor residential units will support the small but growing retail sector in the downtown core and the siting of additional services in the workforce training, education, and/or health industries will be an anchor tenant for any development and have a positive symbiotic relationship to the adjacent public service uses. Infill development will assist with filling a major street scape gap and continuing Dunkirk’s focus on downtown redevelopment. This in turn will assist with improving the City’s walkability and contribute to Dunkirk’s strong sense of place.



CENTRAL AVENUE SITE

VINCE DEJOY, DIRECTOR
CITY OF DUNKIRK OFFICE OF
PLANNING AND DEVELOPMENT

342 CENTRAL AVENUE
DUNKIRK, NY 14048

MARKET RENTS

The city and region have experienced a gradual decline in total population, which is expected to continue in the near term but could be reversed as investments and improvements are made in the community.

INDUSTRIAL	\$4-7/SF
OFFICE	\$12-15/SF
RETAIL	\$9-12/SF
MULTI-FAMILY RESIDENTIAL	\$550-800/UNIT

SITE INFORMATION

The 'Central Avenue' site is a collection of two contiguous parcels owned privately by G.H. Graf Realty and 323-325 Central Ave, LLC. Both property owners have expressed desire to sell or develop their properties.

Location: 325-339 Central Avenue

SBL(s): 79.14-6-39, 79.14-6-40

Ownership: City of Dunkirk

Size: 0.64 acres

Existing structure(s): none

Past use: Mixed-use commercial/retail

Adjacent land uses: office building, government offices, community bank, retail

Status of existing infrastructure: Good / all utilities available

Historic or archeological resources: none

View corridors: Lake Erie. Point Gratiot lighthouse, Lake Erie beaches, Dunkirk Pier, Dunkirk's historic downtown, Dunkirk City Hall.

Soil: Urban Land. The site is expected to contain a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is anticipated to be present at relatively shallow (less than 20 feet) depths.

Topography, and hydrology: The site is relatively flat and underlain by glacial till soils with a mix of gravel, sand, silt, and clay. As such, permeability is expected to be medium to low. Bedrock is anticipated to be 8 to 12 feet below grade and consists of Devonian shales. Groundwater is expected to be found at depths just above the bedrock, with a regional flow direction to the west, towards Lake Erie.

Wetlands: none

Floodplains: none

Transportation: Vehicle access provided via Central Avenue and Lark Street, sidewalk available along Central Avenue (Minor Arterial) and Lark Street, less than 3 miles to I-90 Dunkirk/Fredonia exit. The site and the Central Avenue corridor is only minutes away from the Lake Shore Drive (Route 5) corridor which fronts Lake Erie and provides bike lanes. Central Avenue's Average Annual Daily Traffic (AADT) count was 4,608 in 2019. The corridor is in fair condition with visible striping and pedestrian crossings. A nearby bike path is available at Point Gratiot State Park nearby (1.5 miles northeast).

Zoning: Central Business District

CBD: The CBD corresponds to the City's historic overlay district. As the core and historic district of the City this area is most reminiscent of Dunkirk's turn of the century industrial heritage. The CBD also acts as the northern terminus of the corridor connecting the City of Dunkirk to the Village of Fredonia, and serves as gateway to the Waterfront. Uses permitted include residential, commercial, office, hotel and marina uses. As well as additional neighborhood focused commercial uses such as coin-laundry and dry cleaning facilities, department stores and medical offices. The code also provides for the development of other commercial uses like sporting goods, furniture stores and various types of shops and professional offices. Maximum building height within the CBD are up to 5 stories or 55 feet for residential uses and 35 feet for all other uses.

Utilities: Ample utilities are available at the site and providers include: National Fuel (natural gas); National Grid (electric); DFT Communications, Verizon, and Spectrum (internet/fiber); and water (City of Dunkirk).

Environmental information: Although no environmental site assessments have been performed, a review of Sanborn Fire Insurance Maps show that the former uses of the Site include a variety of commercial operations (stores, restaurants, billiard hall, Masonic Temple, movie theater, livery/stables), none of which appears to pose a significant environmental concern. Two environmental concerns include a gasoline underground storage tank (UST) in the street in front of 311 Central Avenue, and fill material of unknown sources brought in to fill basements following the removal of the structures from portions of the Site.

RESOURCES/FUNDING OPPORTUNITIES

The City of Dunkirk and its economic development partners are prepared to work with the selected developer to obtain any local, State, or Federal incentives necessary to make the proposed project viable and successful. Potential incentives include but are not limited to:

1. Payment in lieu of taxes (PILOT) on real property taxes provided by Chautauqua County Industrial Development Agency
2. Capital grant funds provided by Empire State Development
3. NYS Brownfield Clean Program tangible development tax credits
4. Restore NY
5. Potential Downtown Revitalization Initiative Funds

RISK REGISTER AT A GLANCE



The Risk Register evaluates publicly available datasets across a number of environmental and regulatory resource areas potentially impacting site development. Any data indicating a risk to development is identified and categorized as Potential Risk, Moderate Risk or Identified Risk.

DEVELOPMENT PROCESS

The following is a summary of the major steps in the plan review and approval process for the City of Dunkirk:

1. Contact City of Dunkirk Planning & Development department to discuss project. Project consultation will include City Building & Zoning department.
2. Submit 'Planning Board Application' and site plan to City Planning & Development department.
3. Project sent to Zoning Board of Appeals if applicable.
4. Project sent to Planning Board for review and approval.

Summary of Submission Requirements

- Developer Team Profile that includes a detailed company overview and team description
- Developer Team Experience that includes experience with similar projects
- Professional References

(See Attachment A for complete specifications for requested EOI).

EOIs must be received by Monday, August 22, 2022 4:00pm and be addressed to:

Vince DeJoy, Director
City of Dunkirk Office of Planning and Development
342 Central Avenue
Dunkirk, NY 14048

REVIEW PROCESS

The City of Dunkirk's Brownfield Opportunity Area committee will review all submitted EOIs for completeness, consistency with the community's vision, and potential viability.

ATTACHMENTS

Attachment A: EOI Submittal Requirements

Appendix D

SEQR Forms

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 Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input 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?

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? _____

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ 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)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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: _____ 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: _____
- 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: _____
- Source(s) of supply for the district: _____

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: _____ 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): _____

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>	

<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

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. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>i. If Yes: explain:</i> _____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p><i>i. Identify Facilities:</i></p> <p>_____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____</p> <p><i>iii. Provide date and summarize results of last inspection:</i></p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i. Has the facility been formally closed?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i></p> <p>_____</p> <p>_____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i></p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____</p> <p>_____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i></p> <p>_____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ _____ 												
E.2. Natural Resources On or Near Project Site												
a. What is the average depth to bedrock on the project site? _____ feet												
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %												
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		%		%		%						
	%											
	%											
	%											
d. What is the average depth to the water table on the project site? Average: _____ feet												
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	<input type="checkbox"/> Well Drained:	_____ % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input type="checkbox"/> Well Drained:	_____ % of site											
<input type="checkbox"/> Moderately Well Drained:	_____ % of site											
<input type="checkbox"/> Poorly Drained	_____ % of site											
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> 0-10%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	<input type="checkbox"/> 0-10%:	_____ % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input type="checkbox"/> 0-10%:	_____ % of site											
<input type="checkbox"/> 10-15%:	_____ % of site											
<input type="checkbox"/> 15% or greater:	_____ % of site											
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____												
h. Surface water features. <ul style="list-style-type: none"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> 	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____												
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No												
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No												
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No												
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 												

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</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 type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input 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>_____</p> <p>_____</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 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 type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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 Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input 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?

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? _____

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ 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)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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: _____ 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: _____
- 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: _____
- Source(s) of supply for the district: _____

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: _____ 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): _____

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

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. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 50%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <div style="margin-top: 10px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. </div> <div style="margin-top: 5px;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ </div>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="margin-top: 5px;"> i. Name of aquifer: _____ </div>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</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 type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input 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>_____</p> <p>_____</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 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 type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Attachment A
SEQR Full Environmental Assessment Form
Central Avenue and Harborside Sites,
Dunkirk, NY

E. Site and Setting of Proposed Action

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

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?

Central Avenue Sites

- Chautauqua County Social Services building is located to the north and immediately adjacent to project site.
- School: approx. 1200': Dunkirk Middle School, 525 Eagle St.
- School: approx 750' Northern Chautauqua Catholic School, 336 Washington Ave.
- Children Summer Feeding Site: approx 1400': Better Tomorrows, 59 West Lakeshore Dr.
- Human Service Agency: approx 350': Chautauqua Co Rural Ministries: 319 Washington Ave
- Hospital: approx 1300': Brooks Memorial Hospital, 529 Central Ave.
- Library: approx 1400': Dunkirk Public Library, 536 Central Ave.

Dunkirk Harborside Sites

- School: approx 1500' Northern Chautauqua Catholic School, 336 Washington Ave.

E. Site and Setting of Proposed Action

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

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?

h. iii -Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?

Central Avenue Sites

- Approx 1400': 18 Lake Shore Drive Site
<https://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?ProgNo=C907039>
- Approx 900': 208-214 Washington Avenue Site
<https://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?ProgNo=C907042>
- Approx 800': NFG - Dunkirk Former MGP
<https://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?ProgNo=907035>

Dunkirk Harborside Sites

- Approx 1400': 18 Lake Shore Drive Site
<https://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?ProgNo=C907039>

- Approx 980': 208-214 Washington Avenue Site
<https://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?ProgNo=C907042>
- Approx 1800': NFG - Dunkirk Former MGP
<https://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?ProgNo=907035>

E.3. Designated Public Resources on or Near Project Site

- 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?*
- **Central Avenue Sites:** approx. 850ft southeast is the Dunkirk Post Office, 401 Central Ave, a National Historic Place and NYSHPO site: <https://catalog.archives.gov/id/75312267>
 - **The Dunkirk Post Office is architecturally significant as an intact representative example of the federal architecture erected in New York State in the early twentieth century. Designed and constructed in 1928-9, the building is a distinctive example of the Colonial Revival style as applied to a small-scale public building. It exhibits features typical of the period and style, including brick construction, a symmetrical composition, multi-paned window sash and classically inspired ornament. The Dunkirk Post Office was designed during the tenure of James A. Wetmore, Acting Supervising Architect of the U. S. Treasury Department from 1915 to 1953- Construction of federal buildings under Wetmore, particularly post offices in small communities, presents a federal image of economic restraint, utility, cost effectiveness and standardization of design. Post offices constructed during this period are in contrast with the individually designed facilities of the earlier twentieth century, built without regard for costs of design or construction. Standardization of plan, material and ornament for post offices became official policy after 1915, when a classification system for buildings was adopted. Several other small communities in New York State also received their first federally constructed post offices in the late 1920's and early 1930's, and some of these are quite similar to the Dunkirk Post Office in scale and design. For example, the Fort Plain Post Office (1931-2, included in the thematic nomination) is almost identical in design to the Dunkirk Post Office.**
- h. *Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?*
- **Central Ave Sites/Harborside Sites:** fall within the "Lake Erie Concord Grape Belt" NYS Natural Heritage Area <https://parks.ny.gov/historic-preservation/heritage-areas.aspx>
 - **Central Ave Sites/Harborside Sites:** are approx 1.25 miles from [Point Gratiot Park](#)

