



ERIE COUNTY WATER AUTHORITY

INTEROFFICE MEMORANDUM

December 1, 2023

To: Terrence D. McCracken, Secretary to the Authority

From: Michael Wymer, PE, Senior Production Engineer

A handwritten signature in blue ink, appearing to read "M Wymer".

Subject: PN 202300077 LA-007 New ECWA Operations Center
SEQRA Lead Agency Designation and Coordinated Review

On April 20, 2023, the Erie County Water Authority (the Authority) executed an agreement with LaBella Associates, DPC for engineering services for a new ECWA Operations Center (Project) to be located on an Authority-owned vacant parcel on North America Drive in the Town of West Seneca.

Due to the scope of the Project, the Authority's Engineering and Legal Departments believe that the project is subject to review under the New York State Environmental Quality Review Act (SEQRA). Recognizing the need for certain expertise in the area of the SEQRA regulations, the Authority requested input on the SEQRA process from Harris Beach. The Authority Engineering Staff, LaBella, and Harris Beach have thoroughly reviewed the Project specifics, including the attached Full Environmental Assessment Form (FEAF) prepared by LaBella, and determined that the Project should be appropriately designated as Type 1 Action, as defined under SEQRA. As a Type 1 Action, the Project is subject to further review under SEQRA.

Given the fact that the Project has been identified as a Type 1 Action under SEQRA, it is the opinion of the Engineering Department, Harris Beach and LaBella that the Authority declare itself Lead Agency, as defined under SEQRA, and conduct a coordinated review of the Project thereby seeking input from various other Involved and Interested Agencies (as identified below). It is anticipated that the proposed project may require discretionary approvals and/or permits from the following entities and as such they are considered Involved and Interested Agencies, as defined under SEQRA.

- The New York State Department of Environmental Conservation
- New York State Office of Parks, Recreation, and Historic Preservation
- Erie County Division of Sewerage Management
- The Town of West Seneca.
- Federal Aeronautics Agency (FAA)
- United States Fish and Wildlife Service (USFWS)
- New York State Gas & Electric (NYSEG)

Therefore, it is recommended that the Board Authorize the Executive Engineer to initiate activity to ultimately declare the Authority to act as Lead Agency, with respect to the Project, under SEQRA and begin the coordinated review process.

Moving forward, under the coordinated review process, it will be the Authority's responsibility to submit the design documents along with the FEAF to the Involved Agencies. The Involved Agencies will be requested to submit comments within thirty (30) days, and assuming no Involved Agency otherwise indicates a desire to act as Lead Agency in place of the Authority, the Authority will then be cleared to name itself Lead Agency and to continue its review of the Project.

The Authority will review and address any comments submitted by the designated agencies. The Authority will then, at a subsequent meeting, declare the Authority to be Lead Agency and make a determination of significance under SEQRA. This determination will render the Authority's decision relative to the environmental impact of the project.

MWW:jmf

Attachments

cc: C. Eaton

L.Kowalski

CONT-LA-007-2301-X-30-2

ERIE COUNTY WATER AUTHORITY RESOLUTION
PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY
REVIEW ACT

WHEREAS, the Erie County Water Authority (“Authority”) currently has office space and operations space at three locations: (1) certain space and premises leased in the Ellicott Square Building located at 295 Main Street, Suite 350, Buffalo, New York ("Ellicott Square Building"); (2) certain space and premises owned at 3030 Union Road, Cheektowaga, New York ("Service Center") and (3) certain space owned at the Van de Water water treatment plant in Tonawanda, New York; and

WHEREAS, the Authority maintains warehouse and storage space at the Service Center; and

WHEREAS, the Authority's lease for the Ellicott Square Building will expire on April 30, 2027, and may be terminated on either April 30, 2025, or April 30, 2026; and

WHEREAS, the Authority’s Executive Staff has determined that building a consolidated office and warehouse site for all Authority business would be to the benefit of the Authority and its ratepayers; and

WHEREAS, for purposes of potentially establishing a consolidated office and warehouse complex for the Authority’s business purposes to accomplish the foregoing, the Authority has acquired certain real property located at 5200 North American Drive, West Seneca, New York, SBL #135.11-1-1 (the "Project Site"); and

WHEREAS, the Authority has reviewed the below referenced proposed project contemplated to be constructed upon the Project Site to be undertaken in accordance with the New York State Environmental Conservation Law (“ECL”), including ECL Article 8, as well as associated regulations, including 6 N.Y.C.R.R Section 617.1 et seq.(“SEQRA”) which project consists of the construction and equipping of a new approximately 168,000 +/- square foot building containing a variety of offices, an auto shop, parts storage, a loading dock, a fuel island and a parking garage, two additional storage buildings consisting of an approximately 11,200 +/- square foot cold material storage facility and an approximately 8,500 +/- square foot gravel/salt storage facility, an approximately 150 +/- foot tall communications tower with an associated approximately 240 +/- square foot support building, and adjacent landscaped areas, picnic areas, bioretention ponds, a storm water detention pond and walking trails (collectively, the “Project”); and

WHEREAS, the Authority is required to review and evaluate the impact of the Project on the environment in accordance with applicable law, including under SEQRA to determine what impact the Project may have on the environment in accordance with SEQRA’s requirements; and

WHEREAS, the Project is a Type I Action under SEQRA, and the Authority has made plans for the completed part 1 of the Long Environmental Assessment Form (“EAF”) for the Project as well as other information and documentation to be prepared (“collectively the Lead Agency Notice”); and

WHEREAS, the Authority desires to establish and declare itself as the lead agency for the purpose of determining whether the proposed Project will result in one or more significant adverse impacts on the environment in accordance with SEQRA; and

WHEREAS, the Authority has determined to conduct a coordinated review of the Project under SEQRA, and as a result in accordance with applicable law and regulations it hereby directs Authority Staff and consultants to transmit the Lead Agency Notice to involved and interested agencies stating the Agency’s intent to act as SEQRA lead agency and to conduct a coordinated environmental review of the Project.

NOW THEREFORE BE IT RESOLVED:

1. Based on the foregoing, including each whereas clause herein which is treated the same as the other findings in this resolution, the Authority finds that the Project constitutes a Type I Action under SEQRA as referenced above.
2. The Authority has directed its consultants and staff to transmit the Lead Agency Notice along with the Authority’s stated intention to act as Lead Agency for the Project to interested and involved agencies, as appropriate, including part I of the EAF and other documents, and such Lead Agency Notice to invite interested and involved agencies to comment in accordance with SEQR regulations in this regard, to conduct a coordinated review of the Project.
3. The Authority further directs that Authority Staff and its consultants take any additional steps needed to carry out the items referenced in Section 2 above, and the Authority directs that notice of this resolution shall be filed and circulated to the extent required by applicable law.
4. Pursuant to applicable SEQRA procedure, if no other involved agency objects during the requisite 30-day time period, the Authority shall act as Lead Agency.
5. This resolution shall take effect immediately,

Dated: December __, 2023

**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: Erie County Water Authority Operations Center		
Project Location (describe, and attach a general location map): 5200 North American Drive, West Seneca, NY 14224 (SBL : 135.11-1-1)		
Brief Description of Proposed Action (include purpose or need): The Erie County Water Authority's (ECWA) new Operations Center will replace and combine their Administrative Offices in the Ellicott Square Building in Buffalo, NY, their Service Center in Cheektowaga, NY, and their Water Quality Lab at the Van de Water water treatment plant in Tonawanda, NY. The new facility will be a state of the art one stop shop for all of their functions aside of the actual water treatment. It will be located on a approximately 62 acre parcel in West Seneca, NY. The new Operations Center will be located in an approximately 168,000 square feet building containing a variety of offices, an auto shop, parts storage, a loading dock, a fuel island, and a parking garage. In addition, two more separate storage buildings are required to house materials that are not required to be in a heated building (11,200 SF cold material storage and 8,500 SF gravel/salt). The facility will have a 240 SF communications tower, which will be approximately 150 feet tall, and an associated support building. The total building area equals 187,940 SF. The site will contain parking for staff, visitors, and road staff using fleet vehicles. The Operations Center site will also feature landscaped areas, picnic areas, bioretention ponds, and a stormwater detention pond, and may also include a walking trail and trail connections. The proposed access drive to the building would need a Cross Access Agreement from New York State Electric and Gas (NYSEG) to cross the existing NYSEG easement.		
Name of Applicant/Sponsor: Erie County Water Authority - Leonard F. Kowalski (Executive Engineer)		Telephone: E-Mail: lkowalski@ecwa.org
Address: 3030 Union Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14227
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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie Co. Division of Sewerage Management- Sanitary Sewer Permit; Erie Co. Water Authority-Water Main Connection	Pending
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO consultation; DEC SPDES Permit; NYSEG-cross access agreement	Pending
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA Obstruction Evaluation; USFWS Consultation	Pending
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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?
M-1 Manufacturing (facility site) and M-2 Manufacturing Districts (entrance road)

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? West Seneca School District

b. What police or other public protection forces serve the project site?
West Seneca Police Department, New York State Troopers

c. Which fire protection and emergency medical services serve the project site?
West Seneca Fire Department, AMR West Seneca

d. What parks serve the project site?
Charles E. Burchfield Nature and Art Center

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)? Water Authority Operations Center (office and light industrial uses)

b. a. Total acreage of the site of the proposed action? +/- 62 acres
b. Total acreage to be physically disturbed? +/-57 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 62 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: +/-24 months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase 1 (including demolition) June month 2024 year
• Anticipated completion date of final phase July month 2025 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

1st Phase - 4 months starting around June or July 2024 (site preparation project including site grading and drainage) 2nd Phase -18 to 20 months starting around Nov. or Dec. 2024 (building construction, final site paving, and landscaping)

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 4

ii. Dimensions (in feet) of largest proposed structure: +/- 30 ft height; +/-270 ft width; and +/-671 ft length

iii. Approximate extent of building space to be heated or cooled: +/- 168,240 square feet

Proposed communication tower is 150 LF

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

i. Purpose of the impoundment: one stormwater detention pond and two bioretention ponds

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: see note below million gallons; surface area: see note below acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): A wetland delineation was performed in October 2019. The project site was found to contain roughly 1.5 acres of federal jurisdictional wetlands. Applicant does not intend to disturb these wetlands.

D.1.h., continued. **stormwater detention pond** - approx. 12,000 gallons, 0.3 acres, 40 ft x 250 ft; **bioretention pond 1** - approx. 10,000 gallons, 0.2 acres, 70 ft x 171 ft; **bioretention pond 2** - approx. 50,000 gallons, 1.1 acres, 800 ft. x 60 ft.

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: It is anticipated that there will be no net increase in annual water usage as this project will relocate existing facilities.

i. Total anticipated water usage/demand per day: _____ +/-2,700 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: Erie County Water Authority - West Seneca
- 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: _____

N/A _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes: _____

i. Total anticipated liquid waste generation per day: _____ +/-2,700 gallons/day

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

sanitary wastewater, wastewater discharge from small carwash for fleet vehicles

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

If Yes: _____

- Name of wastewater treatment plant to be used: Buffalo Sewer Authority Wastewater Treatment Plant
- Name of district: Erie County Sewer District No. 1
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or +/-13 acres (impervious surface)
 _____ Square feet or +/-62 acres (parcel size)
 ii. Describe types of new point sources, site buildings, paved areas, parking lots

 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)?
 Stormwater will be directed to on-site stormwater management facilities. A stormwater detention pond will be created.

 • If to surface waters, identify receiving water bodies or wetlands: _____
 Stormwater detention pond created for the project.

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 fleet vehicles
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 none
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 Emergency generator

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ 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)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
Traffic counts are in keeping with facility of this nature/size. Majority of trips result from ECWA vehicle/arrival departure trips not truck trips.
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend see trip generation note below
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Approx. 2% truck traffic for deliveries on weekdays
 iii. Parking spaces: Existing 0 Proposed 260 Net increase/decrease + 260
Parking Spaces: 122 road staff spaces, 128 office/visitor spaces, and 10 office spaces
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 N/A
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
it is anticipated that there will be no net increase in annual electricity demand as this project will relocate existing facilities.
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 +/- 1,700 kW
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 NYSEG
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? TBD Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 7AM to 5PM
 • Saturday: 7AM to 5PM (not anticipated)
 • Sunday: 7AM to 5PM (not anticipated)
 • Holidays: N/A
 ii. During Operations:
 • Monday - Friday: 24/7
 • Saturday: 24/7
 • Sunday: 24/7
 • Holidays: 24/7

D.2.j, continued:

Anticipated Trip Generation for typical weekday:

- * 340 trips for ECWA vehicle arrival/departure trips (includes personal use vehicles and 3 Water Quality vehicles)
- * 200 employee "personal use" vehicles (x 2) = 400 trips
- * 20 public vehicles and delivery vehicles (x 2) = 40 trips
- = 780 trips per day

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

If yes:

i. Provide details including sources, time of day and duration:
 Construction activities may exceed existing ambient noise levels for limited periods of time. It is also anticipated that additional noise from vehicle traffic at the site may occasionally exceed existing ambient noise levels for short periods of time once operational, especially during emergency events.

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

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 A combination of high-efficiency LED building mounted and site lighting will be used to illuminate sidewalks and parking areas surrounding the site to enhance safety. Site lighting will be configured to not result in night sky pollution and not shine into residential windows.

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

If Yes:

i. Product(s) to be stored 10,000 gallons - unleaded gas, 6,000 gallons - diesel fuel, 500 gallons - diesel exhaust fluid to make diesel fuel cleaner

ii. Volume(s) see above per unit time as needed (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____
 A fuel island will be created for the project. An emergency generator will also store fuel in a day tank.

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

If Yes:

i. Describe proposed treatment(s):
 Herbicides may be used in landscaped areas on an as-needed basis.

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

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

If Yes:

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

- Construction: _____ TBD tons per _____ TBD (unit of time)
- Operation : _____ TBD tons per _____ TBD (unit of time)

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

- Construction: Recycle construction waste materials to the greatest extent possible.
- Operation: Recyclable solid waste will be picked up by a waste hauler

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

- Construction: Non-Hazardous Materials will be disposed of by a solid waste management company at an approved landfill.
- Operation: Solid waste will be picked by a waste hauler and sent to an approved landfill.

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: _____
 The Operations Center will have an auto shop. Some gasoline and diesel fuel will be used at this facility. This materials will be handled in accordance with state and federal guidelines.

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 Regular fleet vehicle operation and maintenance.

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

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

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

If Yes: provide name and location of facility: _____
 TBD

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

The project site is located in an existing industrial park. Residential areas are located to the north, south and east of the project site and the industrial park.

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	+/-0.7 <u>==</u>	+/-13.3 <u>==</u>	+ 12.6
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-59.8	+/-3.6	-56.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	+/- 0.0	0.0
• Wetlands (freshwater or tidal)	+/- 1.5	+/-3.1	+1.6
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: <u>landscaped area</u>	0.0	+/-42.0	+42.0

* approx. 3,5 acres of trees will be removed - included in meadows, grasslands, or brushlands category

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes: A Phase I ESA performed by LaBella in September 2023 identified areas of apparent residential dumping. No evidence of large scale solid waste disposal was identified. Yes No
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 35 to 38.5 feet

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

c. Predominant soil type(s) present on project site: canandaigua silt loam +/- 40 %
niagara silt loam till substratum +/- 60 %
_____ %

d. What is the average depth to the water table on the project site? Average: see note feet groundwater not encountered until depth of 35 to 38.2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No
Wetland Delineation Report by Earth Dimensions, Inc. in October 2019 identified one (1), USACE jurisdictional wetland (Wetland 12) located on the northern portion of the site (see attached map).

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name 837-198 Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size +/- 1.5 acres (Wetland 12)
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: Typical urban/suburban species such as _____ woodchucks, songbirds, crows, _____</p>	<p>chipmunks, rodents, deer, foxes, hawks, _____ squirrels, rabbits, raccoons, _____ raptors, frogs, and snakes. _____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ Northern Long-eared Bat - Endangered (USFWS). Tree clearing will occur during the NLEB's non-active season (November 1 through March 31). _____</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 checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: A Buffalo Creek trib. is north of the site and is used for fishing and recreational activities. Stormwater will flow to on-site stormwater management facilities. _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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 checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Cazenovia Wildlife Creek Management Area, Reinstein Woods Nature Preserve</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Fish and Wildlife Management Area, State Nature Preserve</u>	
<i>iii.</i> Distance between project and resource: _____ +/- 1 to +/- 3 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 checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> 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.

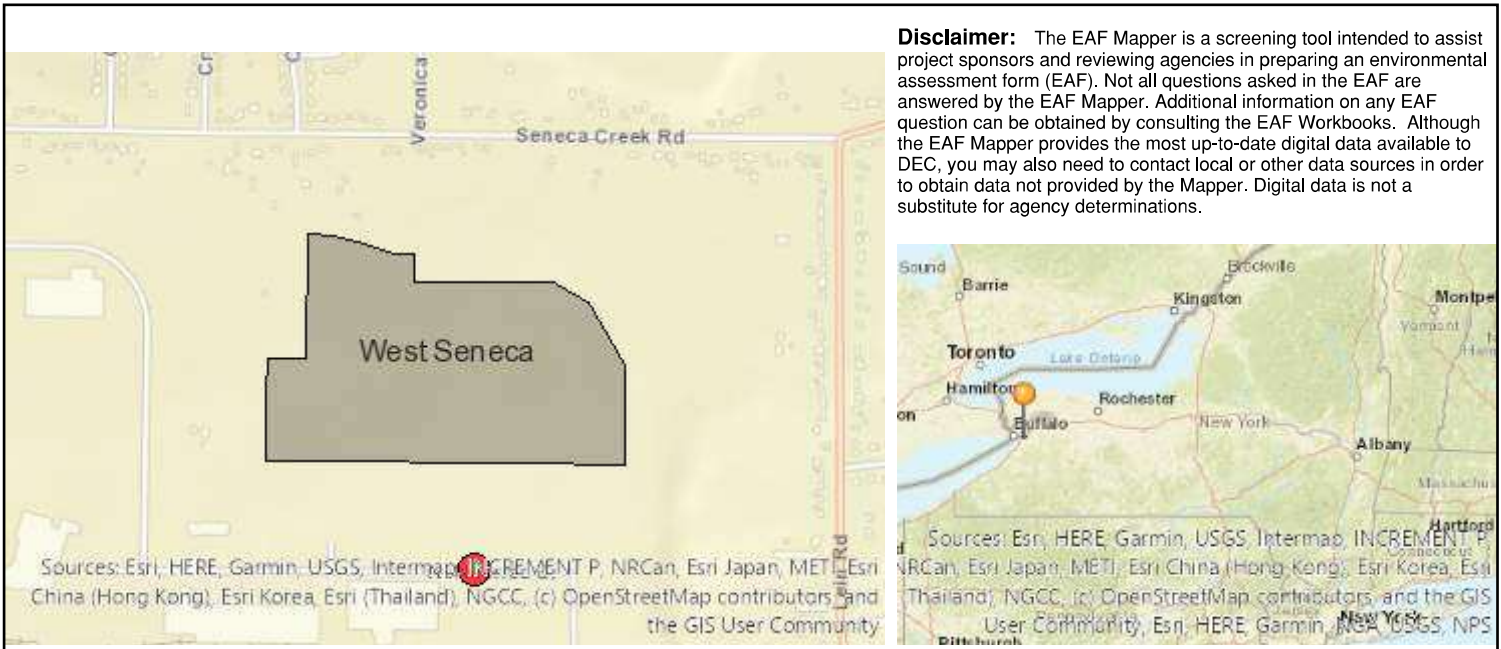
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Leonard F. Kowalski Date 11/27/2023

Signature  Title Executive Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-198
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

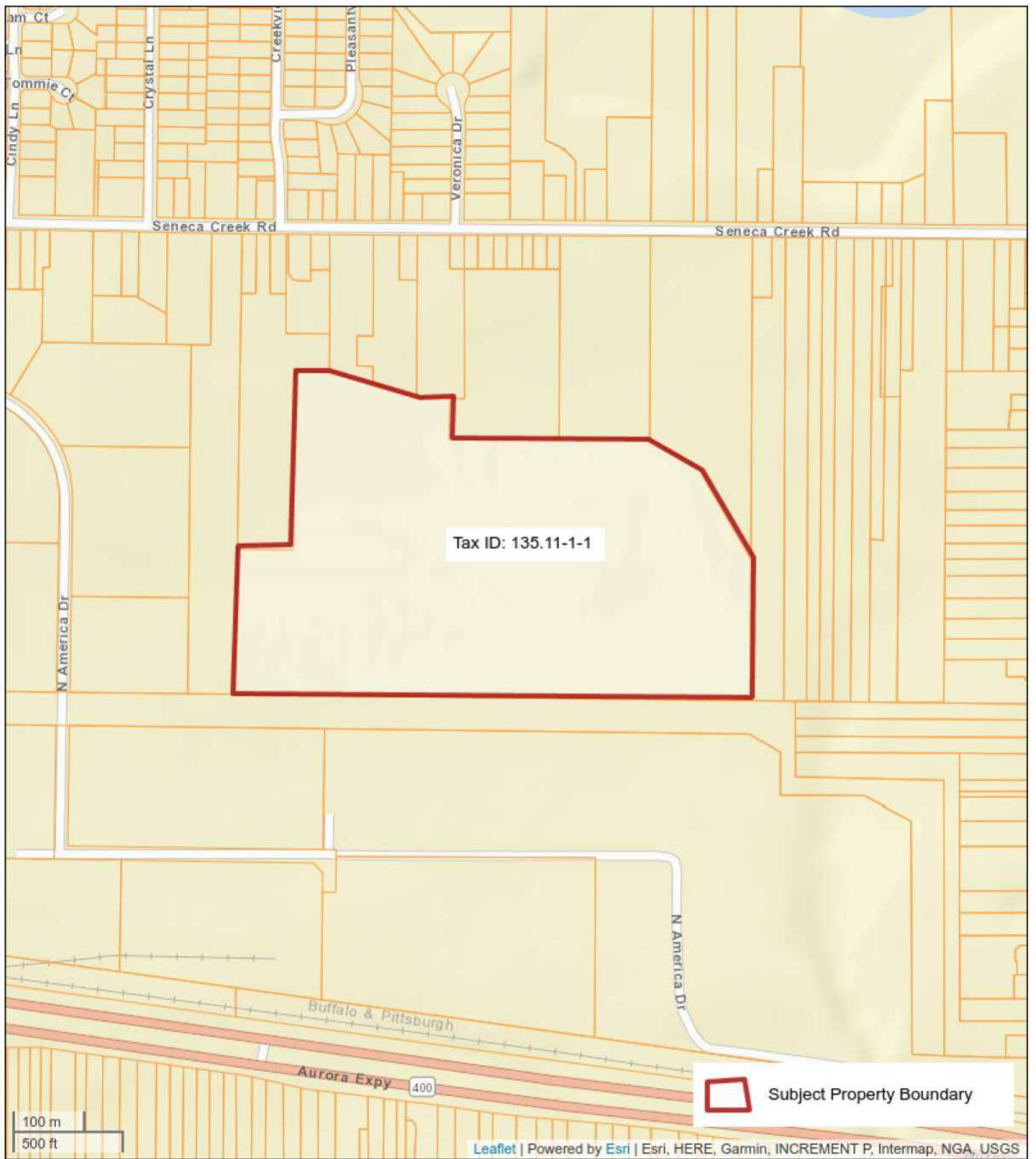
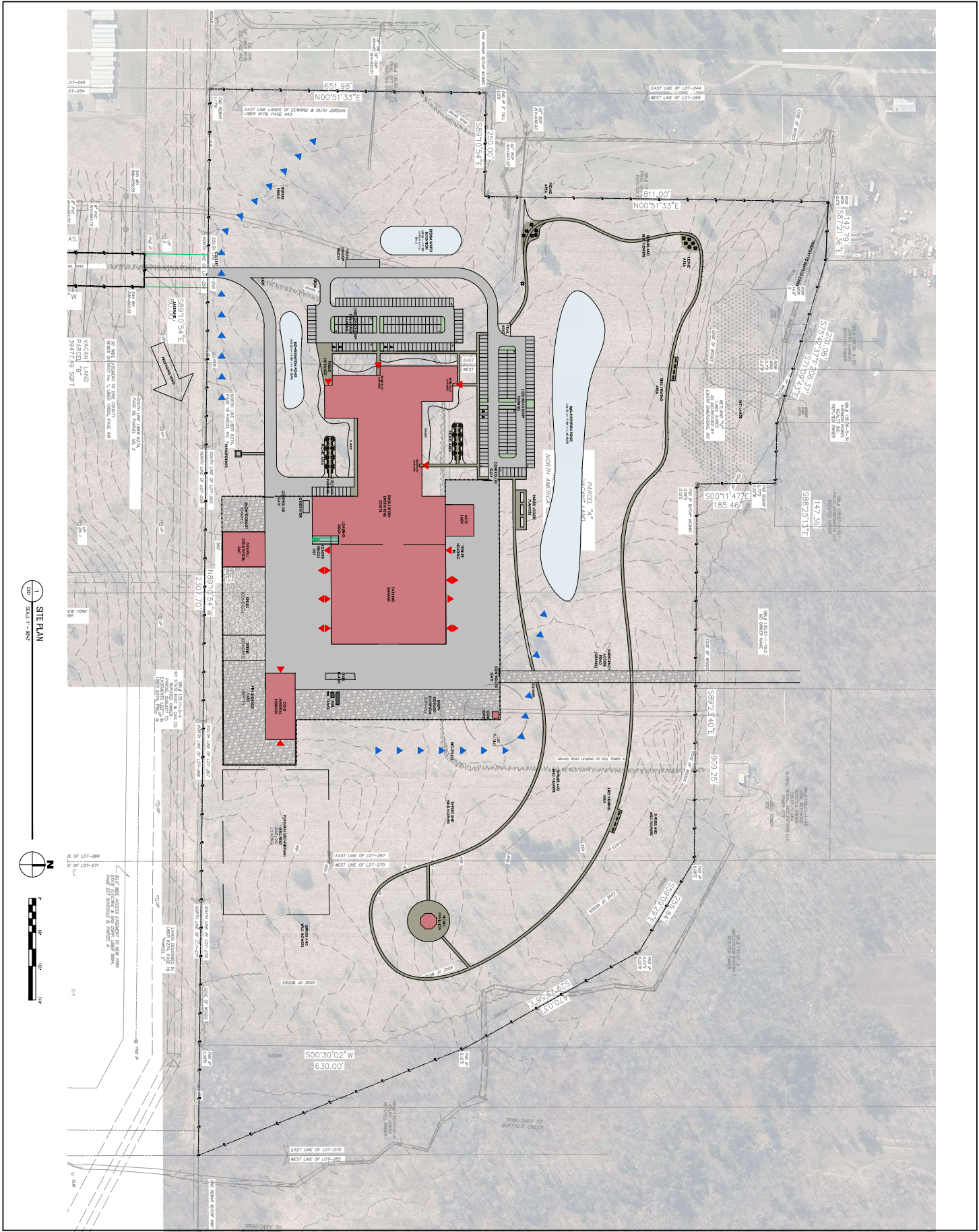


Figure 1 Property Tax Map

5200 North America Drive
West Seneca, New York 14224





Labela
 300 State Street, Suite 201
 Rochester, NY 14614
 585-434-3110
 labela.com

NOT FOR CONSTRUCTION

**ERIE COUNTY
 WATER AUTHORITY**
 3800 KENNEDY, CHESTERMOUNT, NY

NEW OPERATIONS CENTER
 NORTH AMERICA, NORTH WEST BRICKA, NY



NO. 1	DATE	DESCRIPTION
01	08/21/2023	CONCEPT ES SITE PLAN DIAGRAM

PROJECT NUMBER: 22252193
 DRAWN BY: SHAMARA ESTIMATING SET
 DATE: 08/21/2023
 DRAWING NAME:

CC-E3

Figure 5 - General Vegetation Map

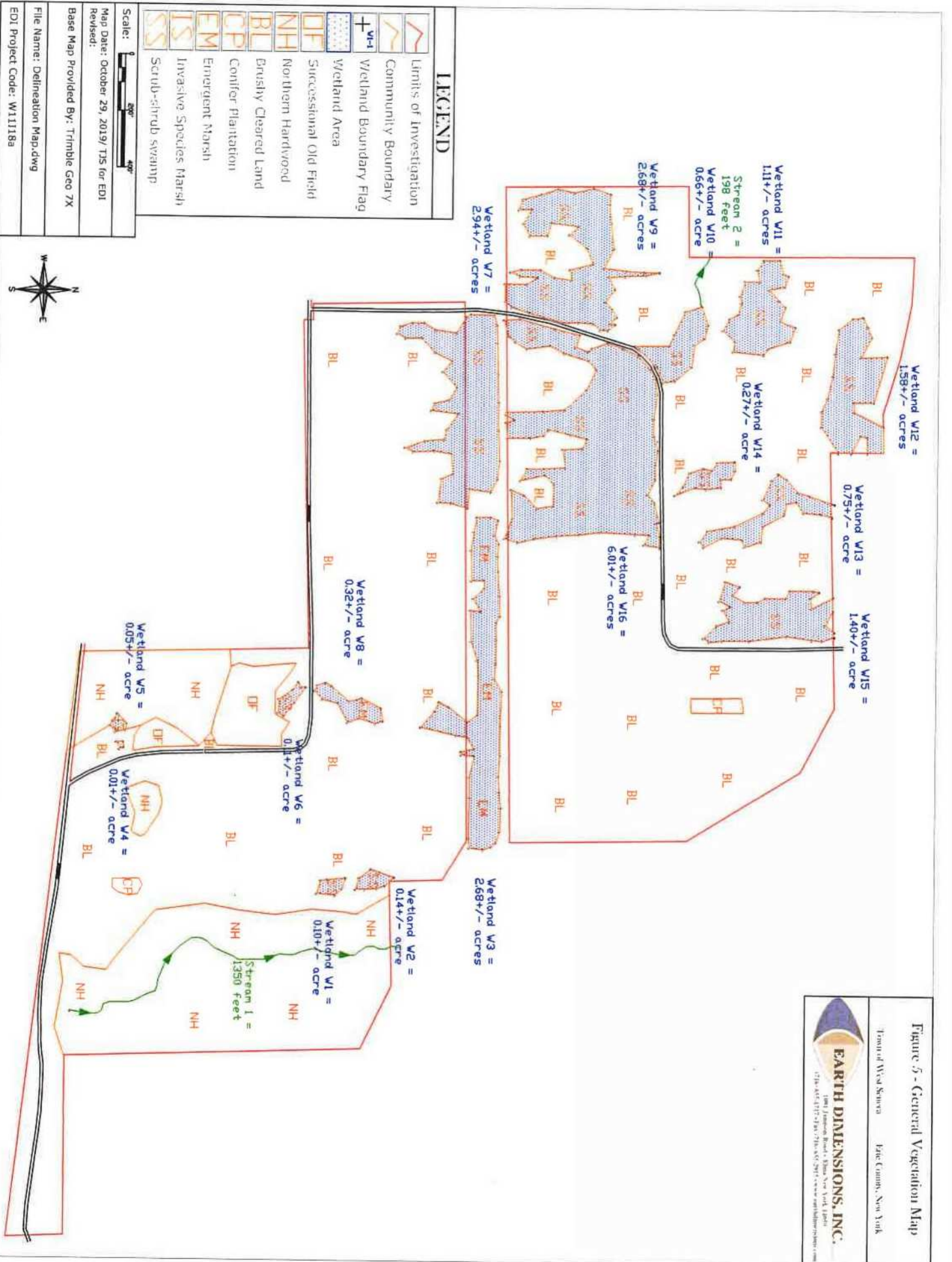
Town of West Seneca

Eric County, New York



EARTH DIMENSIONS, INC.

1001 Johnson Road • Elmsford, New York 10523
 (914) 437-7200 • Fax: (914) 437-2911 • www.earthdimensions.com



ERIE COUNTY WATER AUTHORITY
AUTHORIZATION FORM
For Approval/Execution of Documents
(check which apply)

Contract: LA-007 **Project No.:** 2023300077
Project Description: New ECWA Operations Center

Item Description:



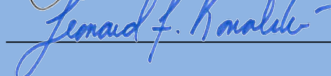

Agreement Professional Service Contract Amendment Change Order
 BCD NYSDOT Agreement Contract Documents Addendum
 Recommendation for Award of Contract Recommendation to Reject Bids
 Request for Proposals
 Other SEQRA Lead Agency Designation and Coordinated Review

Action Requested:


Board Authorization to Execute Legal Approval
 Board Authorization to Award Execution by the Chairman
 Board Authorization to Advertise for Bids Execution by the Secretary to the Authority
 Board Authorization to Solicit Request for Proposals
 Other Resolution for Adopting a SEQRA Lead Agency Designation & Coordinated Review

Approvals Needed:

APPROVED AS TO CONTENT:

<input checked="" type="checkbox"/> Sr. Production Engineer	<u></u>	Date: <u>12/1/2023</u>
<input checked="" type="checkbox"/> Chief Operating Officer	<u></u>	Date: <u>12/04/2023</u>
<input checked="" type="checkbox"/> Executive Engineer	<u></u>	Date: <u>12/04/2023</u>
<input type="checkbox"/> Director of Administration	_____	Date: _____
<input type="checkbox"/> Risk Manager	_____	Date: _____
<input type="checkbox"/> Chief Financial Officer	_____	Date: _____
<input checked="" type="checkbox"/> Legal	<u></u>	Date: <u>12/04/23</u>

APPROVED FOR BOARD RESOLUTION:

<input checked="" type="checkbox"/> Secretary to the Authority	<u></u>	Date: <u>12/04/23</u>
--	---	-----------------------

Remarks: _____

Resolution Date: _____ **Item No:** _____