

**City of Buffalo Planning Board
State Environmental Quality Review**

**POSITIVE DECLARATION
Notice of Intent to Prepare a Draft GEIS
Determination of Significance**

Date: June 18, 2018

Lead Agency: City of Buffalo Planning Board

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Buffalo Planning Board, as lead agency, has determined that the proposed action described below has the potential for a significant impact on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: Women and Children's Hospital Reuse – Mixed Use Project

SEQRA Status: Type I Action

Review Type: Coordinated Review

Description of Action: The proposed Action consists of the mixed use redevelopment of the former Women and Children's Hospital site and other nearby parcels as project consisting of a maximum of 168,790 square feet of commercial uses (including office, retail, etc.), 102,000 square feet of hospitality space consisting of a hotel up to 94 rooms, 322 residential units consisting of apartments, townhomes and condominium units and all related site improvements. The parcels comprising the Project Site consist of 187 and 219 Bryant Street, 125 Hodge Avenue, 489 Elmwood Avenue and 180, 184 and 188 West Utica Street. The environmental review of the proposed mixed-use redevelopment project was prompted by the Project Sponsor's filing of a Major Subdivision Application for combination of a portion of 187 and 219 Bryant Street, the combination of 180, 184 and 188 Bryant Street and the combination of a portion of 219 Bryant Street and 451 Elmwood Avenue for a five-story mixed use building and related improvements that received site plan approval from the Planning Board on April 23, 2018. The Action does not include the five-story mixed use building on a portion of 219 Bryant Street and 451 Elmwood Avenue since the Planning Board previously completed a coordinated environmental of this previously approved project that resulted in the issuance of a negative declaration on April 23, 2018.

Location: 187 & 219 Bryant Street, 125 Hodge Avenue, 451 & 489 Elmwood Avenue, 180, 184 & 188 West Utica Street
Buffalo, New York, Erie County

Reasons Supporting This Determination:

Overview. On April 30, 2018, Elmwood Crossing, LLC (“Project Sponsor”) submitted a complete Major Subdivision Application for the above described Action that included a completed Part 1 of the Full Environmental Assessment Form (“FEAF”). In accordance with the provisions of SEQRA, the Planning Board issued a lead agency solicitation notification to potentially involved and interested agencies on or about May 8, 2018. The notification indicated that the Planning Board had made a determination that the Action was a Type I action and proposed to serve as SEQRA lead agency and to conduct a coordinated review of the Action among the involved agencies. There being no objections to the Planning Board’s request to be the designated lead within the 30 day lead agency solicitation period concluding on June 7, 2018, the Planning Board has declared itself as the lead agency.

After review of the submitted application and supporting documents including Part 1 of the FEAF and consideration of the criteria for determining significance contained in the 6 NYCRR § 617.7(c)(1) of the SEQRA Regulations, the Planning Board has determined that the Action has the potential to result in potentially significant adverse environmental impacts to:

Surface Water: Implementation of the Action has the potential to result in a significant impact on the existing sewer capacity in the project area.

Historic Resources: Implementation of the Action has the potential to result in a significant impact on historic resources on site and in the project area.

Transportation: Implementation of the Action has the potential to result in a significant impact on the existing transportation network in the project area.

The Planning Board has determined that the aforementioned subjects are where potentially significant environmental impacts may occur and scoping will not be conducted. The Planning Board has determined that a Draft Generic Environmental Impact Statement (“DGEIS”) will be required instead of a site specific Draft Environmental Impact Statement (“DEIS”) since: the precise layout of the proposed mixed-use redevelopment has not yet been determined; the proposed Action will require numerous future discretionary approvals and permits including but not limited to Planned Unit Development and site plan approvals for the various components of the overall proposed mixed-use project; and, it is anticipated that build-out of the overall proposed mixed-use redevelopment project will occur over a multi-year time period. The preparation of a DGEIS allows the Planning Board, in its capacity as the designated lead agency, the ability to establish thresholds for the consideration of future requests for required discretionary approvals that will be required for the overall proposed mixed-use redevelopment project.

As part of its City-Wide Site Plan Review, the Planning Board will continue its SEQRA coordinated review process by duly publishing a Notice of Completion and Notice of Hearing concerning the DGEIS, preparing and publishing a Final Generic Environmental Impact Statement (“FGEIS”) addressing all relevant comments received during the SEQRA public hearing and comment period, and issuing SEQRA Findings before any required approvals may be issued for the proposed Action.

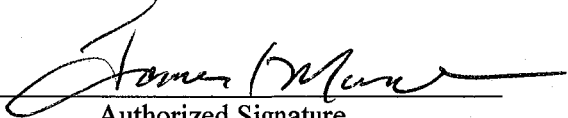
For Further Information, contact:

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Email: jpaananen@city-buffalo.com

Date: 6-18-18


Authorized Signature

A copy of this notice must be sent to:

Chief Executive Officer (Mayor Byron Brown)
Involved Agencies
Elmwood Crossing, LLC
Environmental Notice Bulletin