

**APPENDIX A:**  
**SEQR DOCUMENTATION FOR THE FGEIS**



Department of  
Environmental  
Conservation

## ENB - Region 9 Notices 6/26/2019

### Negative Declaration

**Chautauqua County** - The Town of Ripley, as lead agency, has determined that the proposed Town of Ripley Wastewater Treatment Facility (WWTF) Phase 1 Upgrades and Shaver Street Sewer Repair will not have a significant adverse environmental impact. The action involves the Town of Ripley is consideration of the financing and construction of improvements for the Town of Ripley existing WWTF, and the repair of a section of collapsed sewer main underneath the southern railroad track on Shaver Street in the Town of Ripley. Phase 1 of the WWTF upgrades will include: chlorine de-chlorination tank construction, oxidation ditch equipment, electrical upgrades, clarifier gearbox and motors replacement, roof improvements, new composite sampling pumps, and miscellaneous site work. The project is located in various location of the Town of Ripley, New York.

**Contact:** Douglas Bowen, Town of Ripley, 14 North State Street, P.O. Box 352, Ripley, NY 14775, Phone: (716) 736-2201, E-mail: [ripleyts@fairpoint.net](mailto:ripleyts@fairpoint.net).

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**Erie County** - The City of Buffalo Planning Board, as lead agency, has determined that the proposed 1091 Main Street Phase 2 will not have a significant adverse environmental impact. The action involves the construction of a new nine (9) story mixed-use building (343,989 ± total square feet) comprised of 104 hotel rooms on the upper 4 floors, 12,000 square feet of ground floor retail space and a 430 space parking garage located in the basement and floors 1 through 5. The project will be located on 1.10 acres of land currently used as a temporary parking lot that is adjacent to an existing development under construction (six story retail/ medical office building with parking) at 1091 Main Street. The project would have vehicular access to the parking garage off of Ellicott Street and Old Best Street. The site will incorporate new pervious surfaces/green infrastructure and will treat stormwater on-site in accordance with Buffalo Sewer Authority (BSA) requirements for stormwater management. The project is located at 1091 Main Street in the City of Buffalo, New York.

**Contact:** Jason Paananen, City of Buffalo, 901 City Hall, 65 Niagara Square, Buffalo, NY 14202, Phone: (716) 851-5406, E-mail: [jpaananen@city-buffalo.com](mailto:jpaananen@city-buffalo.com).

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**Erie County** - The City of Buffalo Planning Board, as lead agency, has determined that the proposed MOD-PAC Athletic Field will not have a significant adverse environmental impact. The action involves the construction of two multi-purpose athletic fields, with supporting ancillary uses and other site improvements, on 8.1 acres at 1801 Elmwood Avenue in the City of Buffalo, New York. Vehicular access will utilize existing and improved internal driveways with existing curb cuts to Elmwood Avenue and other existing off-site internal roads with connections to Delaware and Hertel Avenues. The site will have 22 new parking spaces and 95 spaces on existing impervious surfaces used for parking. The project will also incorporate new landscaping and stormwater treatment on site in accordance with Buffalo Sewer Authority requirements.

**Contact:** Jason Paananen, City of Buffalo, 901 City Hall, 65 Niagara Square, Buffalo, NY 14202, Phone: (716) 851-5406, E-mail: [jpaananen@city-buffalo.com](mailto:jpaananen@city-buffalo.com).

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### Notice of Acceptance of Draft EIS and Public Hearing

**Erie County** - The City of Buffalo Planning Board, as lead agency, has accepted a Draft Environmental Impact Statement on the proposed Elmwood Crossing Mixed-Use Project (AKA Women and Children's Hospital Reuse). **A public hearing on the Draft EIS will be held on July 15, 2019 at 4:00 p.m. at 901 City Hall, 65 Niagara**

**Square, Buffalo, NY 14202.** Written comments on the Draft EIS will be accepted until July 29, 2019. The Draft EIS is available from the contact listed below and on line at: <http://www.buffalony.gov/310/Environmental-Reviews>.

The Elmwood Crossing mixed-use redevelopment project will be located on various parcels on the east side of Elmwood Avenue, in the City of Buffalo, New York (Project). The Elmwood Crossing site encompasses parcels between Utica Street and Bryant Street with the southern portion of the development located at the former site of the Women and Children's Hospital of Buffalo (Site). The Project consists of the redevelopment of parcels comprising the Project Area as a mixed-use project consisting of commercial, including retail, office, health/wellness, grocery store, and a daycare; hospitality, consisting of a hotel and related spaces; and residential uses, including apartments, townhomes and condominium units. The Project includes the rehabilitation and adaptive reuse of the former Woman and Children's Hospital of Buffalo, and construction of new buildings. It is anticipated that the mixed-use redevelopment project will reuse more than 90% of the existing building spaces on the former Women and Children's Hospital of Buffalo campus. Site and infrastructure improvements are also included in the Project

**Contact:** Jason Paananen, City of Buffalo, 901 City Hall, 65 Niagara Square, Buffalo, NY 14202, Phone: (716) 851-5406, E-mail: [jpaananen@city-buffalo.com](mailto:jpaananen@city-buffalo.com).

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

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

Notice of Completion of Draft GEIS  
and  
Notice of SEQR Public Hearing

**Date:** June 20, 2019

**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.

A Draft Environmental Impact Statement (DGEIS) has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until July 29, 2019. A public hearing on the DGEIS will be held on July, 15, 2019 at 4:00 PM at Room 901 City Hall.

**Name of Action:** Elmwood Crossing Mixed-Use Project (AKA Women & Children's Hospital Reuse)

**SEQRA Status:** Type I Action

**Review Type:** Coordinated Review

**Description of Action:** The Elmwood Crossing mixed-use redevelopment project will be located on various parcels on the east side of Elmwood Avenue, in the City of Buffalo, New York (the "Project"). The Elmwood Crossing site encompasses parcels between Utica Street and Bryant Street with the southern portion of the development located at the former site of the Women and Children's Hospital of Buffalo (the "Site"). The Project consists of the redevelopment of parcels comprising the Project Area as a mixed-use project consisting of commercial, including retail, office, health/wellness, grocery store, and a daycare; hospitality, consisting of a hotel and related spaces; and residential uses, including apartments, townhomes and condominium units. The Project includes the rehabilitation and adaptive reuse of the former Woman and Children's Hospital of Buffalo, and construction of new buildings. It is anticipated that the mixed-use redevelopment project will reuse more than 90% of the existing building spaces on the former Women and Children's Hospital of Buffalo campus. Site and infrastructure improvements are also included in the Project.

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

**Potential Environmental Impacts:**

The Action has the potential to result in a significant impact to the environment including, but not necessarily limited to, potential 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.

**For Further Information, contact:**

Contact Person: Jason Paananen, AICP  
Director of Environmental Affairs

Address: City of Buffalo Office of Strategic Planning  
901 City Hall  
65 Niagara Square Buffalo,  
NY 14202

Telephone Number: 716-851-5406  
Fax: 716-851-4385  
Email: [jpaananen@city-buffalo.com](mailto:jpaananen@city-buffalo.com)

**A copy of this notice must be sent to:**

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

### **Involved/Interested Agencies**

City of Buffalo Common Council  
David A. Rivera, Niagara District  
1504 City Hall  
65 Niagara Square  
Buffalo, NY 14202

City of Buffalo Zoning Board of Appeals  
901 City Hall  
65 Niagara Square  
Buffalo, NY 14202

Erie County Industrial Development Agency  
95 Perry Street  
Buffalo, NY 14203  
Via Email

New York State Department of Environmental Conservation  
270 Michigan Avenue  
Buffalo, NY 14203

Erie County Department of Environment and Planning  
95 Franklin Street  
Room 1053  
Buffalo, NY 14202

NYS Office of Parks, Recreation and Historic Preservation (via online)  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

City of Buffalo Department of Permits and Inspections  
324 City Hall  
65 Niagara Square  
Buffalo, NY 14202

Public Works, Parks & Streets  
502 City Hall  
Buffalo, NY 14202

Buffalo Environmental Management Commission (via email)  
901 City Hall  
65 Niagara Square  
Buffalo, NY 14202

City of Buffalo Water Board  
502 City Hall  
Buffalo, NY 14202

City of Buffalo Sewer Authority (via email)  
65 Niagara Square  
Room 1038 City Hall  
Buffalo, NY 14202

Erie County Department of Health  
Environmental Health Division  
503 Kensington Avenue  
Buffalo, NY 14214