

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

DRAFT SCOPING DOCUMENT

**FOR THE PREPARATION OF A
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

SOUTH BUFFALO BROWNFIELD OPPORTUNITY AREA

BUFFALO, ERIE COUNTY, NEW YORK

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TABLE OF CONTENTS

	<u>Page No.</u>
INTRODUCTION	1
CONTENT OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT	5
SECTION 1.0 PROJECT DESCRIPTION OF PROPOSED ACTION	6
SECTION 2.0 COMMUNITY PARTICIPATION	7
SECTION 3.0 ENVIRONMENTAL SETTING	7
3.1 Community and Regional Setting	7
3.2 Existing Land Use, Zoning and Economic Designations	7
3.3 Brownfield, Abandoned and Vacant Sites	8
3.4 Strategic Sites	9
3.5 Land Ownership	9
3.6 Parks and Open Space	10
3.7 Building Inventory	10
3.8 Historic or Archeologically Significant Areas	10
3.9 Transportation Systems	10
3.10 Infrastructure and Utilities	10
3.11 Natural Resources and Environmental Features	10
3.12 Economic Conditions and Market Trends	11
SECTION 4.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS, MITIGATION MEASURES AND ALTERNATIVES	11
4.1 Land Use and Community Character	11
4.2 Hazardous Materials	11
4.3 Community Facilities	12
4.4 Historic or Archeologically Significant Areas	12
4.5 Coastal Zone Consistency	12
4.6 Transportation Systems	12
4.7 Infrastructure and Utilities	12
4.8 Natural Resources	13
4.9 Socioeconomic Impacts	13
4.10 Visual and Aesthetic Impacts	13
4.11 Use and Conservation of Energy	13
4.12 Solid Waste	13
4.13 Temporary and Short-Term Impacts	13

4.14	Unavoidable and Adverse Environmental Impacts.....	14
4.15	Irreversible and Irretrievable Commitment of Resources.....	14
4.16	Growth-Inducing Aspects	14
4.17	Alternatives.....	14
SECTION 5.0	COMPLIANCE WITH SEQRA	14

INTRODUCTION

The City of Buffalo Common Council (the City) acting as lead agency pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR Part 617) has prepared this outline and scope summary of the Draft Generic Environmental Impact Statement (DGEIS) for the adoption and implementation of the South Buffalo Brownfield Opportunity Area (BOA) Plan. Adoption and implementation of the BOA Plan constitutes the “Project” or “Proposed Action” subject to SEQRA.

The BOA Plan will be prepared in accordance with the guidelines established by the New York State Department of State (NYSDOS) and the New York State Department of Environmental Conservation (NYSDEC) for the Nomination Study (Step 2) and Implementation Strategy (Step 3) phases of the BOA Program. It is anticipated that the Project will result in future redevelopment of several brownfield, abandoned and/or vacant sites, enhanced parkland (including improvements at Tiffit Nature Preserve and South Park), new recreational and mixed-use opportunities, and access improvements. Thresholds and standards for redevelopment will be established to help ensure that private development and state or municipal decisions proceed in accordance with the BOA Plan.

The purpose of this draft scoping document is to define the environmental issues that will be addressed in the DGEIS. This document is intended to serve as the foundation for the identification of potentially significant adverse environmental impacts pertinent to adoption and implementation of the BOA Plan and appropriate mitigation measures, where applicable. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant. Following coordination with involved agencies, the City will prepare and adopt a final scoping document on which the DGEIS will be based.

SEQRA / DGEIS Process

Prior to commencing the environmental impact review process for the Project, the City conducted a series of procedural steps in accordance with SEQRA and its implementing regulations.

The City completed Part 1 of the Environmental Assessment Form (EAF) and classified the Project as a Type 1 action under SEQRA. The Project is considered a Type 1 action because it will involve adoption of the BOA Plan with prescribed land use components; may involve the physical alteration of 10 acres of land or more; and may involve certain Unlisted actions within South Park, listed on the National Register of Historic Places, and Tiffit Nature Preserve, a publicly owned recreation area and designated open space. Other Type 1 activities may also apply to the Project.

Upon completion of Part 1 of the EAF and classification of the Project as a Type 1 action, the City passed a resolution on February 5, 2008 proposing to seek SEQRA lead agency status for the adoption and implementation of the BOA Plan, and indicated its intent to conduct a coordinated review by requesting the consent from the other potentially involved agencies to act as SEQRA lead agency.

On March 18, 2008, upon receiving consent from potentially involved agencies, the City passed a resolution resolving that it would act as lead agency for the Project and issued a Positive

Declaration indicating that the adoption and implementation of the BOA Plan may have a significant effect on the environment and that a DGEIS would be prepared. A Notice of Public Scoping Meeting was also included in the resolution. The Positive Declaration and Notice of Public Scoping Meeting will be distributed to involved agencies and published in the Environmental Notice Bulletin and local newspaper.

The City has determined that a GEIS rather than a project-specific conventional EIS is particularly well suited for the Project because the BOA Plan:

- represents a number of separate actions within the BOA study area, which if considered singly, may have minor impacts, but when considered together may have significant impacts; and
- is an entire program or plan having wide application that may have new or significant changes to affecting the range of future policies, projects and changes to land use, zoning or development plans.

Involved Agencies

Potentially involved agencies that will be required to approve and/or adopt the BOA Plan include:

- City of Buffalo Common Council;
- City of Buffalo Planning Board;
- City of Buffalo Office of Strategic Planning;
- New York State Department of State; and
- New York State Department of Environmental Conservation.

Potential future involved agencies that may have a permit, approval and/or funding role regarding implementation of the BOA Plan include:

- City of Buffalo Preservation Board;
- City of Buffalo Department of Economic Development, Permit and Inspection Services;
- City of Buffalo Department of Public Works;
- City of Buffalo Zoning Board of Appeals;
- Buffalo Urban Renewal Agency;
- Buffalo Sewer Authority;
- Buffalo Water Authority;
- Buffalo Urban Development Corporation;
- Buffalo Economic Renaissance Corporation;
- City of Lackawanna;
- Erie County Department of Environment and Planning;

- Erie County Department of Public Works;
- Erie County Department of Parks, Recreation and Forestry;
- Erie County Department of Health;
- Erie County Industrial Development Agency;
- Erie Canal Harbor Development Corporation;
- Niagara Frontier Transportation Authority;
- New York State Office of Parks, Recreation and Historic Preservation;
- New York State Department of Transportation;
- New York State Department of Health; and
- Empire State Development Corporation.

Purpose and Benefits of a Generic Environmental Impact Statement

A GEIS is a broader, more general version of a conventional EIS and may be used to assess the environmental impacts of an entire program or plan that has a wide application such as significant changes to existing land use plans or comprehensive resource management plans (or, in this case, the BOA Plan). Generic EISs and their findings should set forth specific conditions for any subsequent SEQRA compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts not adequately addressed or analyzed in the GEIS. Preparation of a GEIS for the Project will provide the opportunity for BOA Plan refinement, and agency and public involvement in the long-term implementation of the BOA Plan. The GEIS will also provide long-term coverage for phasing of future phases of the BOA Plan as well as any updates to information that was contained in the previous SEQRA reviews for individual projects in the BOA.

As outlined in the BOA Program, preparation of a GEIS also has many advantages for streamlining the redevelopment process for specific brownfield sites. These advantages include:

- Provided the GEIS prepared for the BOA project sets forth specific conditions or criteria under which future actions will be undertaken or approved, no further SEQRA compliance is required when specific brownfield redevelopment projects are proposed. This advantage has the potential to significantly streamline and reduce the time that may be required to complete redevelopment projects.
- Funding to prepare a GEIS is an eligible activity under a BOA. The BOA program is one of the only funding sources available for preparation of EIS's and SEQRA compliance.
- By preparing a GEIS, the municipality will be in a strong position to avoid potential challenges for having not analyzed potential environmental impacts associated with BOA planning activities.
- By preparing a thorough GEIS, the municipality may learn important information discovered during the GEIS preparation process that will benefit the brownfield redevelopment process.

Description of the Proposed Action

The Proposed Action is the intended adoption and implementation of the South Buffalo Brownfield Opportunity Area (BOA) Plan. The BOA Plan will guide revitalization and redevelopment of the 1,800-acre BOA, including possible remediation of several strategic brownfield sites adjacent to parkland, residential areas, the newly developed Lakeside Commerce Park and the Buffalo River.

The purpose of the BOA Plan will be to build upon the South Buffalo redevelopment Plan, a concept plan prepared in 1997 to create redevelopment opportunities on former industrial brownfields within a portion of the BOA area. The South Buffalo redevelopment Plan, created with input from government agencies, local industrial development agencies, not-for-profit corporations, residents, business owners and developers, identified the following redevelopment opportunities: a new 18 hole golf course, waterfront parks, greenway trails, office parks, habitat enhancements along the Buffalo River, restoration of historic South park, removal of truck traffic from residential neighborhoods, and increase of buffers between residential and commercial developments.

The BOA Plan will build upon and refine these identified redevelopment opportunities while identifying new employment and improved and expanded recreational opportunities. The BOA Plan will also seek to re-establish adjacent residential areas as vibrant, healthy and stable neighborhoods, improving the quality of life for these residents and the city as a whole. It is anticipated that the Proposed Action will result in future redevelopment of the several brownfield sites including the Steelfields industrial redevelopment site, enhanced parkland including improvements at Tift Nature Preserve and South Park, new recreational and mixed use opportunities and access improvements. Thresholds and standards for redevelopment will be established to help ensure that private development proceeds in accordance with the BOA Plan.

Project Site and Boundaries

The approximately 1,800-acre BOA is generally bounded by NYS Route 5 on the west, Hopkins Street and South Park Avenue on the east, the Buffalo River on the north and the City of Buffalo-City of Lackawanna municipal boundary on the south.

Ownership in the BOA is roughly equal between the public and private sectors, approximately 783 acres and 770 acres respectively. The total non-contiguous City-owned land within the study area consists of approximately 530 acres, which includes City of Buffalo, Buffalo Urban Renewal Agency and Buffalo Economic Renaissance Corporation. An additional approximately 170 acres known as Steelfields is under contract for sale to the City. The third largest ownership category includes the railroad properties, which account for approximately 258 acres.

Several key properties having considerable redevelopment potential or otherwise represent a significant public interest include:

- Union Ship Canal/Lakeside Commerce Park;
- Steelfields (former LTV/Republic Steel);
- Tift Nature Preserve;
- Existing and former railroad corridors;

- Village Farms;
- Alltiff Landfill;
- Marilla Street Landfill;
- South Park; and
- Surrounding mixed use residential/commercial/industrial neighborhoods.

Public Participation

Public comments on this draft scoping document will be received at a public scoping session scheduled for April 9, 2008. Substantive comments will be considered in finalizing the scope outline and summary.

Reviews and Approvals

The City of Buffalo Common Council, the City of Buffalo Planning Board, the NYSDOS and the NYSDEC will have approval authority over the BOA Plan. In addition, the NYSDOS will conduct a Coastal Zone Consistency Review for compliance with the City of Buffalo Local Waterfront Revitalization Program (LWRP). The NYSDEC will have review and approval jurisdiction over and proposed environmental investigations or remediation action work plans, as well as agreed upon future site use.

It is anticipated that specific projects implementing the BOA Plan would require actions, reviews, and/or approvals by various City of Buffalo, Erie County and New York State agencies. These agencies have been identified as potentially involved agencies in accordance with SEQRA. Any applicable permits and/or approvals associated with adoption and/or implementation of the BOA Plan will be identified in the DGEIS.

CONTENT OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

In accordance with the BOA Program Guidance, the City intends to fully incorporate the GEIS into the body of the BOA Plan so they are one unified document. This section describes the DGEIS-related content of the BOA Plan and as appropriate and available, the anticipated methodology and resources for the environmental analysis.

The DGEIS aspects of the BOA Plan will be prepared in general accordance with 6 NYCRR 617.10, and as such will present a more general set of analyses than a conventional, project-specific EIS. The DGEIS will describe the Proposed Action, and will include assessments of specific anticipated impacts commensurate to the level of detail available. The analyses will be based on conceptual information due to the comprehensive and prospective nature of the BOA Plan. Where no detail is available, the DGEIS will present qualitative estimations of impacts and identify that level of analysis that will be required at the time individual projects are proposed.

The general framework of the DGEIS will: 1) characterize the existing conditions in the BOA and immediate study area, and identify anticipated future conditions that may exist under the “No Action” or “No Build” scenario, 2) identify and assess (comparing to existing conditions) the potential environmental impacts that are likely to occur under implementation of the BOA Plan,

and 3) identify possible mitigation measures to avoid or reduce the identified significant adverse environmental impacts.

Each BOA Plan element will meet corresponding SEQRA procedural requirements and required minimum content for a GEIS. The following summary table shows how GEIS content requirements will be blended into the BOA Plan:

BOA Plan	GEIS Content Requirements
Section 1 – Description of Project and Boundary	Description of Proposed Action
Section 2 – Community Participation	SEQRA public hearing is conducted simultaneously with a public hearing on the BOA Plan
Section 3 – Analysis of the BOA	Description of Environmental Setting
Section 4 – Implementation Strategy	Potential Significant Adverse Impacts Description of Mitigation Measures Description of Range of Reasonable Alternatives to the Proposed Action
Section 5 – Compliance with SEQRA	Consistency with New York State Coastal Management Program coastal Policies Consistency with Heritage Area GEIS References Conditions for Future Actions

SEQRA Title Page

The title page will state that the document is a combined BOA Plan and DGEIS, and will include the descriptive title of the project, the location of the project, the name, address and telephone number of the lead agency and its contact person, contact information for preparer(s) of the DGEIS, the date of acceptance of the DGEIS by the lead agency, and the date by which comments must be submitted.

Table of Contents

The BOA Plan and DGEIS will include a Table of Contents including listings of tables, figures, maps, charts and appendices, where applicable.

Executive Summary

The executive summary will provide a concise overview of the BOA Plan and DGEIS. It will include a brief description of the BOA Plan, a listing of significant beneficial and adverse impacts, a listing of mitigation measures proposed, a listing of alternatives considered, and a listing of permits, approvals and funding.

SECTION 1.0 PROJECT DESCRIPTION OF PROPOSED ACTION

This section will include a project description which will satisfy both the SEQRA and BOA Program requirements. Section 1 will include a concise description of the Project and its purpose, public need and benefits, including social and economic considerations. The project description

will include the relationship of the study area to the community and region; acreage in the study area; and the number and size of brownfield sites and other abandoned, vacant, or partially developed sites located in the BOA. This section will also include a description of the BOA's potential in terms of opportunities for: new uses and businesses; creating new employment and generating additional revenues; new public amenities or recreational opportunities; and restoring environmental quality. A Community Context Map that shows the location of the BOA in relation to the municipality, county and region and a Study Area Context Map that shows the location of the BOA in relation to the entire City of Buffalo, will be included in this section.

SECTION 2.0 COMMUNITY PARTICIPATION

This section will include a description of public participation program which will satisfy both the SEQRA and BOA Program requirements. Section 2 will describe the community participation process as it applies to the BOA program requirements and SEQRA. This will include the partners that have been consulted about the BOA Plan and DGEIS, the consultation methods and techniques used to inform project partners about the Project's status and progress and to enlist their assistance in the process. This section will also include a description of public information/public scoping meetings, SEQRA hearings and/or workshops that have occurred at appropriate and key stages during the BOA Plan process.

SECTION 3.0 ENVIRONMENTAL SETTING

This section will include a concise description of the environmental setting of the BOA which will satisfy both the SEQRA and BOA Program requirements. This section will include a description of the community and regional setting, existing land use and zoning, brownfield, abandoned and vacant sites, strategic or priority brownfield sites, land ownership patterns, parks and open space, a building inventory, historic and archeologically significant areas, transportation systems, infrastructure and utilities, natural resources and environmental features and economic and market trends. The following is a more detailed summary of the environmental setting which will be included in Section 3 of the BOA Plan and DGEIS:

3.1 Community and Regional Setting

This section will describe the contextual relationship of the BOA by providing a descriptive summary and overview of the City of Buffalo and region that includes, but is not limited to: community size, population, and location in relation to the county and region; key demographic information and trends; housing trends and needs; the area's economic history and current condition including income, dominant employment sectors, and unemployment figures; land use history and current status; transportation systems; infrastructure; and natural features.

3.2 Existing Land Use, Zoning and Economic Designations

This section will include the following elements:

- location of study area as it relates to the community;
- total land area in acres and area of each sector or sub-area in acres of the proposed BOA;

- existing and adjacent land and water uses including, but not limited to, residential, retail, commercial, water dependent, industrial, publicly or privately owned land, vacant or underused sites, dedicated parks and dedicated open space, institutional uses, and cultural uses;
- land area committed to each land use category;
- brownfield sites and other underused, abandoned, or vacant properties that are publicly and privately owned;
- known data about the environmental conditions of the properties in the area;
- existing zoning and other relevant local laws or development controls guiding land use including historic districts; and
- local, county, state or federal economic development designations or zones (such as Empire Zones, Environmental Zones, Urban Renewal Areas, Federal Enterprise Business Zones, Business Improvement Districts, Industrial Parks, Special Assessment Districts, etc.)

Maps of existing land uses and zoning district designations will be included in this section.

3.3 Brownfield, Abandoned and Vacant Sites

This section will describe the size and condition of each brownfield, abandoned, or vacant site, including current ground water conditions, and potential contamination issues based on: review of existing or historical records and reports, aerial or regular site photographs, and existing remedial investigations, studies and reports; field observations from locations adjacent to or near the site, or, if permission is granted, from being present on the site; interviews with people that are familiar with the land use history of the site; and/or any other known data about the environmental conditions of the properties in the proposed BOA.

For each brownfield, abandoned or vacant site, a matrix will be completed that will describe:

1. Site name and location, including owner, site address, and size in acres;
2. Key location on the Underutilized Sites Location Map;
3. Current use or status and zoning;
4. Existing infrastructure, utilities, and site access points;
5. Proximity to existing transportation networks;
6. Natural and cultural resources or features;
7. Adjacent uses;
8. Environmental and land use history, with previous owners/operators;
9. Known or suspected contaminants, and the media which are known or suspected to have been affected (soil, groundwater, surface water, sediment, soil gas) based on existing environmental reports and other available information; and
10. Use potential (residential, commercial, industrial, recreational) including potential redevelopment opportunities.

An Underutilized Sites Map showing the location, borders and size of relevant brownfield sites and other underutilized, abandoned or vacant sites that are privately or publicly owned will be included in this section. Strategic sites that have been identified through the planning process will also be shown on this map.

3.4 Strategic Sites

Based on information gathered and analyzed, a descriptive profile of priority sites within the proposed BOA with the greatest redevelopment potential and least environmental constraints will be prepared. The process and factors used to determine strategic sites for redevelopment will be outlined. Factors that may be used to identify strategic brownfield sites may include (but are not limited to): overall importance to the community and the revitalization effort; location; ownership and owner willingness; on-site structures; level of contamination; property size and capacity for redevelopment; potential to spur additional economic development or positive change in the community; potential to improve quality of life or to site new public amenities; community support for proposed projects for the site; adequacy of supporting or nearby infrastructure, utilities and transportation systems; and other factors as may be determined by the community. This analysis will be accomplished by assessing the physical and man-made characteristics of key properties and potential development areas.

The site characteristics will be systematically evaluated regarding how conducive they are to redevelopment. A preliminary list of site characteristics include: parcel configuration (i.e., size and shape); infrastructure availability (i.e., roads, natural gas, oil, electricity, water, sanitary sewers, storm sewers, etc.); nature and extent of contamination; supplemental investigations required; remedial activities/costs necessary for redevelopment; state and federal wetlands; utility of existing structures; zoning; and other environmental issues (i.e., protected streams, endangered species, cultural resources, etc.).

This section will also include a Strategic Sites Ranking Map that will clearly illustrate through color coding the rank (Very High, High, and Medium) of strategic sites for renewal. This map will consider factors such as: overall importance to the community and the revitalization effort; location; ownership and owner willingness; on-site structures; level of contamination; property size and capacity for redevelopment; potential to spur additional economic development or positive change in the community; potential to improve quality of life or to site new public amenities; community support for proposed projects for the site; adequacy of supporting or nearby infrastructure, utilities and transportation systems; and other factors as may be determined by the community.

3.5 Land Ownership

This section will describe the private and public land ownership pattern including: land and acres held in public ownership (municipality, county, state, and federal); land held in private ownership; and land committed to road/rights-of-way. A Land Ownership Map that shows the primary public and private land ownership patterns will be included in this section.

3.6 Parks and Open Space

This section will describe all public (municipal, county, state, and federal) and privately owned lands that have been dedicated for, or committed to, parks or open space use. A Parks and Open Space Map that shows lands that have been dedicated or committed for park or open space use will be included in this section.

3.7 Building Inventory

This section will describe key buildings in the BOA including building name, levels, gross square footage, original use, current use, condition, and ownership, where available. A Building Inventory Map that shows the location of key buildings will be included in this section.

3.8 Historic or Archeologically Significant Areas

This section will describe historic or archeologically significant areas, sites, districts, or structures. A Historic or Archeologically Significant Areas Map that shows resources of historic and archeological significance will be included in this section.

3.9 Transportation Systems

This section will describe the types of transportation systems (vehicular, rail, subways, air, navigable waterways) and types of users (truck, car, bus, ferry, train, subway, recreational and commercial vessels, pedestrian, bicyclists, etc.). This task will include consideration of several studies concerning fairly large transportation improvement projects such as the South Towns Connector Project, Inner/Outer Harbor Bridge, Connection between Tiff Street and I-190, and GBNRTC 2025 Long Range Plan. A Transportation Systems Map that shows primary transportation networks and systems will be included in this section.

3.10 Infrastructure and Utilities

This section will describe infrastructure (water, sewer, stormwater, etc.) and utilities including location, extent, condition and capacity. This section will also identify any parking lots and garages. An Infrastructure and Utilities Map showing primary infrastructure will be included in this section.

3.11 Natural Resources and Environmental Features

This section will describe the BOA's existing natural resources and environmental features and current conditions including: upland natural resources and open space; geologic, soil and topographic resources; surface waters and tributaries, groundwater resources and use; wetlands; flood plains; erosion hazard areas; fish and wildlife habitats; air quality maintenance areas; visual quality; agricultural lands; and locally, state, or federally designated resources. Key tasks in the Natural Resources and Environmental Features Analysis will include: description of water bodies including Lake Erie, Buffalo River, and Union Ship Canal; description of public/green spaces such as South Park and the planned public park surrounding the Union Ship Canal; description of

the overall environmental setting including topography, soils, bedrock, and groundwater; and, identification of wetlands and ecologically sensitive areas.

3.12 Economic Conditions and Market Trends

This section will include a description and analysis of economic conditions and market trends that, when combined with the BOA inventory and analysis, sufficiently justify a range of realistic future land uses to occupy the area and strategic brownfield sites that are targeted for redevelopment; as well as future land uses that are economically viable, compatible, and appropriate for the area targeted for redevelopment. The economic analysis will include existing and projected socio-economic conditions within the City of Buffalo and the region and consider the following: population; labor force and earnings; employment (public and private); transportation factors; land available for development; types of potential future land uses most appropriate for the BOA; development impacts; and a description of benefits such as employment, impact on the area targeted for redevelopment, municipal tax revenues, economic benefits from construction and subsequent business operations, and economic multipliers to the City and region from desired end land uses.

The economic and market trends analysis will also consist of a macro and micro analysis, including a micro-economic and real estate trends analysis that addresses issues and opportunities at the municipal, neighborhood and block levels relevant to the BOA.

SECTION 4.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS, MITIGATION MEASURES AND ALTERNATIVES

This section discusses the Project's potential significant impacts, general method of assessment and mitigation measures to be addressed in the BOA Plan and DGEIS. The information sources used to assess each potential impact will be reviewed and summarized in the BOA Plan and DGEIS. It is anticipated that the BOA Plan and DGEIS will address each of the following potential impact areas.

4.1 Land Use and Community Character

The BOA Plan and DGEIS will analyze the potential effects of the proposed BOA Plan on the character of the immediate surrounding area, focusing on land-use patterns and trends, zoning, other public policies, and land ownership patterns. It will examine the consistency of the redevelopment plan with the City's Comprehensive Plan, LWRP, and other applicable planning documents.

4.2 Hazardous Materials

The DGEIS will evaluate potential impacts resulting from the Project's proximity to or disturbance of, existing solid and hazardous waste sites located within or proximate to the BOA. Available environmental investigations and determinations will be reviewed and considered as they relate to these sites and the relevant information will be included in the BOA Plan and DGEIS. Ongoing or scheduled remediation activities will be presented as mitigation measures.

4.3 Parks and Open Space

The DGEIS will assess the effects of the BOA Plan on all public (municipal, county, state, and federal) and privately owned lands that have been dedicated for, or committed to, parks or open space use, including the Tift Nature Preserve and South Park.

4.4 Historic or Archeologically Significant Areas

The DGEIS will assess the effects of the BOA Plan on known historic and cultural resources in the study area and in the immediate vicinity. The assessment would relate primarily to a change in the visual or contextual environment of the resources. Direct effects to historic structures (e.g., State or National Register eligible or listed structures or City landmarks, sites or districts) will be evaluated. The BOA's potential for the presence of archaeological resources will also be analyzed. The BOA Plan and DGEIS will also discuss its consistency with any designated Heritage Areas.

4.5 Coastal Zone Consistency

The BOA Plan and subsequent development project actions require a determination of coastal zone consistency from the NYSDOS. The BOA Plan and DGEIS will discuss its consistency with the City's LWRP and New York State coastal zone policies.

4.6 Transportation Systems

This section of the BOA Plan and DGEIS will provide a qualitative assessment of potential impacts to the existing transportation network that may result from the implementation of the BOA Plan. Anticipated changes in demand from future development will be qualitatively identified as potential impacts. Significant changes transportation system proposed by the BOA Plan will be described, and improvements to pedestrian, highway, rail and public transportation elements will be identified as possible mitigation. The potential for improved linkages between the BOA (and its surrounding neighborhoods) to the waterfront will be described in this section. It is anticipated that future site or project specific traffic impact studies may be necessary as development projects are proposed.

4.7 Infrastructure and Utilities

The BOA Plan and DGEIS will provide a qualitative assessment of potential changes to the demand for water and generation of sewage, solid waste, and energy consumption as a result of development associated with the BOA Plan, and projected potential impacts resulting from these changes and possible mitigation would be described. In addition, existing stormwater flows from the BOA will be qualitatively discussed, and projected future stormwater flows and methods to address stormwater quality and quantity will be described. Given the conceptual nature of the BOA Plan, the impact assessment pertaining to infrastructure and utilities will be limited to location, capacity and order-of-magnitude demand.

4.8 Natural Resources

The BOA Plan and DGEIS will assess the potential effect of the BOA Plan on soils; surface waters and tributaries, groundwater resources; wetlands; flood plains; erosion hazard areas; fish and wildlife habitats; air quality maintenance areas; visual quality; and other locally, state, or federally designated resources. Site-specific evaluations may be required as individual projects are proposed.

4.9 Socioeconomic Impacts

The BOA Plan and DGEIS will assess the potential impacts on the socio-economic conditions within the City of Buffalo and region and the BOA area at the neighborhood and block level including population; labor force and earnings; employment (public and private); development impacts; and a description of benefits such as employment, impact on the area targeted for redevelopment, municipal tax revenues, economic benefits from construction and subsequent business operations, and economic multipliers to the City and region from desired end land uses.

4.10 Visual and Aesthetic Impacts

The Project will result in a change in the visible landscape that is different from the current conditions and surrounding land uses and land use patterns. The BOA Plan and DGEIS will assess the Project's potential to change the character or quality of aesthetic resources in and surrounding the BOA.

4.11 Use and Conservation of Energy

The BOA Plan and DGEIS will discuss the Project's effects on the use and conservation of energy where applicable and significant. This will include evaluation of proposed energy sources, how the transmission system will deliver electricity to the BOA, anticipated short-term and long-term levels of energy consumption, the indirect effect on energy consumption and energy conservation measures.

4.12 Solid Waste

The BOA Plan and DGEIS will discuss the potential effects on solid waste management will be undertaken where applicable and significant. Evaluations will rely on available results from environmental investigations and remediation plans complete to date. The potential impacts of the Project of solid waste management and its consistency with the State and locally adopted waste management plans will be analyzed, assessed and included in the BOA Plan and DGEIS.

4.13 Temporary and Short-Term Impacts

The BOA Plan and DGEIS will examine the temporary and short-term impacts stemming from the potential construction activities related to projects identified in the BOA Plan including air quality and noise impacts. These impacts would be generally identified and appropriate mitigation measures identified in order to lessen the temporary impacts from construction.

4.14 Unavoidable and Adverse Environmental Impacts

The BOA Plan and DGEIS will assess the potential adverse impacts that may result from implementation of the BOA Plan. The impacts that cannot be avoided or adequately mitigated will be identified and described.

4.15 Irreversible and Irretrievable Commitment of Resources

This section of the BOA Plan and DGEIS will briefly identify which resources would be irretrievably lost as a result of implementation of the BOA Plan and, therefore, would become unavailable for future use. These resources may include natural resources, such as agricultural land, wetlands and wildlife habitat. Where applicable, these resources will have already been assessed and where applicable, quantified, in previous sections of Section 3 of the BOA Plan and DGEIS.

4.16 Growth-Inducing Aspects

The DGEIS will evaluate the likelihood that the Project will cause significant increases in local population or business growth in the immediate area.

4.17 Alternatives

The BOA Plan and DGEIS will present a qualitative evaluation of alternatives to the proposed BOA Plan. Alternatives to be considered will include the following:

- Preferred Alternative - The preferred alternative will be summarized and evaluated in the body of the BOA Plan and DGEIS.
- Alternative Size and Scale - Alternatives to the Project, including alternate sizing and scale of the Project will be included.
- Alternative Design - Alternative conceptual design scenarios will be described in the BOA Plan and DGEIS.
- Alternative Phasing – Alternative phasing of BOA Plan implementation (build out) will be described in the BOA Plan and DGEIS.
- Alternative Use of the Project Site as Allowed Under Current Zoning - Use of the BOA as currently allowed by established zoning and the Comprehensive Plan will be reviewed.
- “No Action” – No Build Alternative

SECTION 5.0 COMPLIANCE WITH SEQRA

This section of the BOA Plan and DGEIS will include a description of how, during the course of preparing the BOA Plan, the requirements of SEQRA have been fulfilled and complied with, including the BOA Plan's consistency with New York State Coastal Management Program's Coastal Policies, its consistency with any applicable Heritage Area Management Plans, and

specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance. This may include thresholds and criteria for supplemental EIS's to reflect site-specific impacts that are not adequately addressed in the GEIS. This section will also include a reference table that describes how DGEIS content requirements were satisfied and specifically where in the body of the BOA Plan those content requirements are located and can be found.

Section 5 of the BOA Plan will also include: a description of the significant steps and procedures that have been taken to comply with SEQRA while developing the BOA Plan; a description of the designated lead agency and the process to declare lead agency; the completed environmental assessment forms; and the determination of significance. A list of any underlying studies, reports, EIS's and other information obtained and considered in preparing the GEIS, including the final written scope will be included in this section.