

**City of Buffalo Common Council
State Environmental Quality Review**

POSITIVE DECLARATION

Notice of Intent to Prepare a Draft Generic EIS
Determination of Significance

NOTICE OF PUBLIC SCOPING MEETING

Date: March 18, 2008

Lead Agency: City of Buffalo Common Council

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 Common Council, as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: South Buffalo Brownfield Opportunity Area
Plan Adoption and Implementation

SEQR Status: Type I Action

Review Type: Coordinated Review

Scoping: Yes. A Draft Scoping Document will be circulated to involved agencies for consideration and input. A public scoping meeting will also be held to obtain additional input from the public. A final written scope will be prepared based on input from involved agencies and the public.

Description of 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 create redevelopment opportunities on former industrial brownfields including the Steelfields industrial redevelopment site, enhanced parkland including improvements at Tiff 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.

Location: 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.

Buffalo, New York, Erie County (location map attached)

Reasons Supporting This Determination:

Overview. On February 4, 2008, the City of Buffalo Common Council completed an *Environmental Assessment Form – Part 1 (EAF-Part 1)* which formally commenced the SEQRA process. In accordance with the provisions of SEQRA, the Common Council issued a lead agency request letter to potentially involved agencies on February 6, 2008. The letter indicated that the Common Council had made a determination that the Proposed Action was a Type I action and proposed to serve as lead agency and conduct a coordinated review among the potentially involved agencies. There being no objections, the Common Council assumed the lead agency role on March 18, 2008. The Common Council, as SEQRA lead agency, has determined that the Proposed Action may generate significant adverse environmental impacts and, as a result, a *Draft Generic Environmental Impact Statement (DGEIS)* must be prepared. In accordance with SEQRA, the Common Council is initiating a process to define the scope of the *DGEIS*. As a first step in that process, a Draft Scoping Document for the *DGEIS* has been prepared and is being made available to involved and interested agencies and to members of the public for review and comment. A copy of the Draft Scoping Document is included with this notice. The lead agency invites comments on the Draft Scoping Document for the *DGEIS*. A public scoping meeting will be held, and written comments from the public are requested (see below).

The Project has the potential to result in one or more significant adverse impacts. These include potential impacts to:

Land Use and Community Character: Implementation of the BOA Plan will likely result in a substantial change in the use, or intensity of use and a change in neighborhood and community character.

Hazardous Materials: Implementation of the BOA Plan will likely involve the identification, investigation and/or remediation of contaminated land which has the potential to impact the environment, human health and public safety.

Parks and Open Space: Implementation of the BOA Plan has the potential to affect 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 Tiff Nature Preserve and South Park.

Historic and Archeological Resources: Implementation of the BOA Plan has the potential to affect cultural resources including the National Register of Historic Places-listed South Park, National Register-eligible structures within and substantially contiguous to the BOA, and archeological resources.

Coastal Zone Consistency: The BOA Plan will involve proposed projects or activities within the boundaries of the defined Local Waterfront Revitalization Program (LWRP). The City of Buffalo and New York State Department of State will need to make coastal zone consistency determinations regarding the BOA Plan and proposed BOA projects.

Transportation Systems: Implementation of the BOA Plan has the potential to affect transportation systems within and contiguous to the BOA. Anticipated changes in demand from future development may result in impacts to the pedestrian, highway, rail and public transportation elements within and contiguous to the BOA.

Infrastructure and Utilities: Implementation of the BOA Plan has the potential to affect the capacity of the existing infrastructure and utilities to support future development within the BOA.

Natural Resources: Implementation of the BOA Plan has the potential to affect natural resources including soils; surface waters and tributaries, groundwater resources; wetlands; flood plains; fish and wildlife habitats; and other locally, state, or federally designated resources.

Socioeconomic Impacts: Implementation of the BOA Plan has the potential to affect socioeconomic conditions including population, labor force and earnings and employment (public and private).

Visual and Aesthetic Resources: Implementation of the BOA Plan 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 has the potential to change the character or quality of aesthetic resources in and surrounding the BOA.

Public Scoping Meeting: A public scoping meeting will be held at 5:00 p.m. on Wednesday, April 9, 2008 in Common Council Chambers, City Hall, 65 Niagara Street, Buffalo, NY. The purpose of the public scoping meeting is to allow all members of the public an opportunity to comment on the scope of the *DGEIS*. A copy of the Draft Scoping Document is included with this notice. Additional copies of the Draft Scoping Document can be obtained via a written request to the contact person or at the public scoping meeting. Written comments on the Draft Scoping Document may be sent to the contact person and will be accepted for a period of ten (10) calendar days following the close of the Public Scoping Meeting but no later than April 21, 2008.

For Further Information, contact:

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Community Planner

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A copy of this notice must be sent to:

Department of Environmental Conservation
Chief Executive Officer (Mayor Byron Brown)
Any person requesting a copy
All involved agencies
Environmental Notice Bulletin