

POSITIVE DECLARATION

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

Lead Agency: City of Buffalo Planning Board

Address: Room 901 City Hall
65 Niagara Square
Buffalo, New York, 14202

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

The lead agency has determined that the proposed action described below may have a significant adverse effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

Name of Action: Kaleida Health Women & Children's Hospital Expansion

SEQR Status: Type I

Location: 125 -143 Hodge Avenue and also within the area generally bounded by West Utica Street on the north, Elmwood Avenue on the west, Bryant Street on the south, residential properties on the east, and bisected (west-east) by Hodge Avenue. Buffalo, New York.

Description: Kaleida Health proposes to undertake the implementation of the Women's and Children's Hospital of Buffalo Campus Master Plan. The plan provides for changes proposed for the Campus within an approximately four year period. The Plan involves multiple projects on the Campus designed to upgrade the facility's infrastructure and clinical services. The Plan will be implemented in Phases and includes the following major components: building demolitions on Hodge Avenue and West Utica Street; relocation and upgrading of the main hospital complex electrical substation; construction of a new five story, 190,000sq.ft. Ambulatory Care & Research Wing (ACRW) outpatient facility; construction of a pedestrian bridge over Hodge Avenue connecting an existing City parking garage and the new ACRW; possible improvements to the existing Labor and Delivery facilities; relocation of the existing Oxygen Tank facility; expansion of existing parking facilities on West Utica Street by approximately 38 parking spaces; improvements of Campus building services;

relocation and concentration of service traffic; improvements, and/or new installation, of curbs, sidewalks and driveways; and the installation or improvements of public facilities and infrastructure in order to facilitate the redevelopment; new landscaping, fencing and lighting; and the further studies to determine the feasibility of the future use of the outdated D, MH, and Annex Buildings. The project will be financed with a combination of public and private funds. The total cost of the project is approximately \$. The primary permitting and funding agencies are the: Buffalo - Planning Board, Common Council, Zoning Board, Parking Board and Public Works; the New York State Departments of Health and Environmental Conservation; the New York State Dormitory Authority; the Erie County Department of Environment and Planning; and, the Erie County Industrial Development Agency.

Reasons Supporting This Determination:

Impact on Land: Construction will occur for almost three years affecting abutting residential and commercial neighborhood. This extended construction activity potentially threatens the quality of life for surrounding residents and businesses. Measures can be taken to mitigate the potential impacts.

Impact on Aesthetic Resources: The proposed medical building differs sharply in scale and mass from abutting residential and commercial properties. The proposed medical building is 190,000 square feet and five stories in height. Abutting residential and commercial properties are 2 to 3 stories in height and significantly less than 190,000 square feet. Potential impacts can be mitigated with proper urban design.

Impact on Historical Resources: City Planning Board refers to the comments of the NYS OPRHP in a letter dated June 11, 2008 responding to the City Planning Board's lead agency solicitation letter.

Impact on Transportation: The project will be generating 1436 vehicle trips per hour. Many of these vehicle trips will be through residential areas. The project fronts on already congested thoroughfares (Hodge and Elmwood). Items such as traffic signals could address the potential impacts at intersections on Hodge, Elmwood, Delaware, and W. Utica.

Impact on Growth and Character of Community and Neighborhood: City Planning Board refers to the comments of the NYS OPRHP in a letter dated June 11, 2008 responding to the City Planning Board's lead agency solicitation letter. In addition, the expansion of an existing surface parking lot potentially threatens an already economically distressed section of the City of Buffalo along W. Utica. Potential impacts can be mitigated with proper urban design.

Public Controversy: Given the location of the project in a residential neighborhood residents have advanced concerns about health, safety, and welfare issues.

For further information regarding this action contact:

Contact Person: Mr. Timothy A. Ball, Esq., Assistant Corporation Counsel

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65 Niagara Square
Buffalo, New York 14202

Telephone Number: 716-851-4343

Copies of this Notice have been sent to:
See attached.

Wednesday, July 16, 2008

**Kaleida Health
Women and Children's Hospital
Ambulatory Care and Research Wing**

Involved Parties

Common Council

David A. Franczyk, Council President
Room 1315, City Hall
James S. Pajak, Chief of Staff
Room 1413, City Hall

City of Buffalo Planning Board

James A. Morrell, Chairman
William Grillo, Acting Director of Planning
920 City Hall

Department of Economic Development, Permit and Inspection Services

Richard M. Tobe, Commissioner
324 City Hall

Buffalo Water Authority

Peter Merlo
Oluwole McFoy, Chairperson Buffalo Water Board
502 City Hall

Division of Water
2 Porter Avenue
Buffalo, NY 14201

Buffalo Sewer Authority

David Comerford, General Manager
1038 City Hall

City of Buffalo Zoning Board of Appeals

Chairman - James Lewis III
Executive Secretary - Kevin M. Galvin
Room 901, City Hall

Parking Board

Sue Gonzales
City Hall
Buffalo, NY

Fire Department

Michael Lombardo, Commissioner
c/o Chief Robert Stazio
Buffalo Fire Headquarters
195 Court Street
Buffalo, New York 14202

City of Buffalo Public Works, Parks & Streets

Steven J. Stepniak, Acting Commissioner
Room 502, City Hall

**Kaleida Health
Women and Children's Hospital
Ambulatory Care and Research Wing**

Interested Parties

Environmental Management Commission

920 City Hall
Dennis Sutton, Staff
Dr. Joseph Gardella, Interim Chair
(716) 645-6800 X2111

The Buffalo Preservation Board

John Laping, FAIA, Chair
c/o Michele Brozek, Executive Director
Room 901, City Hall

Office of Strategic Planning

Drew Eszak, Interim Executive Director
920 City Hall

Buffalo Urban Renewal Agency

Mayor Byron W. Brown, Chairman
Address - 920 City Hall

John Hannon, Director
Division of Real Estate
901 City Hall

The Buffalo Economic Renaissance Corporation

Donna Brown, Interim President
Bernadette Taylor, Executive Assistant
c/o Office of Strategic Planning
920 City Hall

ECIDA

Al Culliton, Chair, CFO
275 Oak Street
Buffalo, New York 14203

NYS Department of Health

Office of Health Systems Management
Division of Health Facility Planning
Bureau of Architectural and Engineering Facility Planning
433 River Street Suite 303
Troy, NY 12180-2299

Dormitory Authority State of New York

David D. Brown, IV - Executive Director
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**Kaleida Health
Women and Children's Hospital
Ambulatory Care and Research Wing**

New York State Department of Environmental Conservation
Steven Doleski
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New York State Department of Transportation
Alan E. Taylor, Regional Director
100 Seneca Street
Buffalo, NY 14203

New York State Office of Mental Retardation and Developmental Disabilities
Western New York DDSO
Bruce Korotkin, Director
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West Seneca, NY 14224

State Historic Preservation Office
Ruth Pierpont, Director
Peebles Island State Park
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Daniel McEneny Erie County National Register and Survey Unit (518) 237-8643 ext. 3257

US Department of Transportation
Federal Aviation Administration
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Erie County Department of Environment and Planning
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