Final Scoping Document for the Preparation of a Generic Environmental Impact Statement

The Broome County Technology Park

Towns of Maine and Union, Broome County

State Environmental Quality Act Lead Agency:

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TABLE OF CONTENTS

Introduction

This Final Scoping Document has been prepared pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law, and the regulations promulgated thereunder at 6 NYCRR Part 617 (collectively referred to as "SEQRA"). This Final Scoping Document outlines the issues to be studied and analyzed in the Draft Generic Environmental Impact Statement (DGEIS) for the proposed Broome Technology Park (the "Project"). The Project is the master planning of a new sustainability-focused green prototype technology park to be populated by various industries including advanced electronics, semiconductors, test packaging and related supply chain companies, life sciences, and agricultural processing.

Summary of the Project's SEQRA Process

On January 10, 2024, the Broome County IDA/LDC (BCIDA) initiated the SEQRA process by declaring its intent to serve as Lead Agency for the SEQRA review of the Project. The declaration of intent to serve as lead agency, along with the completed Environmental Assessment Form (EAF) Part 1, was shared with interested and involved agencies including the Town of Maine Board, Town of Union Board, Town of Maine Planning Board, Town of Union Planning Board, Broome County Sherriff, New York State Police Troop C, Broome County Public Works, Broome County Planning Department, New York State Department of Agriculture and Markets (NYSDAM), New York State Office of Parks Recreation and Historic Preservation (OPRHP), New York State Department of Environmental Conservation (NYSDEC), New York State Empire State Development (ESD), and New York State Department of Health (NYSDOH). BCIDA subsequently completed EAF Parts 2 and 3. Based on the information contained in the EAF, BCIDA issued a Positive Declaration determining that the Project may have a potential significant adverse impact on the environment, which requires the preparation of a DGEIS[1].

On February 8, 2024, the Town of Maine objected to the designation of BCIDA as the Lead Agency and indicated its intent to serve as Lead Agency for the Project. On February 26, 2024, BCIDA submitted a letter to the NYSDEC Commissioner which detailed: (i) a response to the Town of Maine's letter of intent to serve as Lead Agency; (ii) opposition to the Town of Maine's objections to BCIDA acting as Lead Agency for the Project; and (iii) support for BCIDA's continued role as Lead Agency for the purpose of completing a GEIS for the Project. On March 1, 2024, the Town of Maine submitted a letter to the NYSDEC Commissioner detailing the reasoning behind its belief that the Town of Maine should be declared Lead Agency for the Project. On March 11, 2024, BCIDA submitted a response letter to the NYSDEC Commissioner asserting the Town of Maine's letter did not provide adequate support or legal basis for the Town to be declared Lead Agency. On April 30, 2024, the NYSDEC Commissioner resolved the dispute over Lead Agency designation by declaring BCIDA as the Lead Agency for the Project.

Pursuant to the applicable requirements of SEQRA, a DGEIS for the Project will be prepared to facilitate the environmental review process, seek public comment and constructive input, and

[1] SEQRA documents can be viewed on the Project website, https://broometechpark.com/#SEQRResources

provide a basis for informed decision-making. The DGEIS will present an analysis of the potentially significant adverse and beneficial environmental impacts of the Project, as well as potential measures to mitigate potential significant adverse impacts to the maximum extent practical. An alternative analysis will also be provided with emphasis placed on the Project as the preferred alternative.

In accordance with the SEQRA regulations, after the acceptance of the DGEIS by BCIDA, and filing the requisite notice of completion, a minimum 30-day public review and comment period shall commence. A public hearing on the DGEIS will also be conducted during this period. A final GEIS will then be developed, which will include responses to any comments received on the DGEIS. Finally, a SEQRA Findings Statement will be prepared. The final GEIS and Findings Statement will set forth, among other things, "specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance." The issuance of the Findings Statement will conclude the SEQRA review process for the Project.

Purpose of Scoping in SEQRA

The basic purpose of SEQRA is to incorporate the consideration of environmental factors into the planning, review and decision-making processes of State, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQRA requires a determination of whether a proposed action may have a significant adverse impact on the environment, and if it is determined that the action may have a significant adverse impact, prepare or request an Environmental Impact Statement (EIS). It was the intention of the State Legislature that the protection and enhancement of the environment, human and community resources should be given appropriate weight with social and economic considerations, and that those factors be considered together in reaching decisions on proposed actions. It is not the intention of SEQRA that environmental factors be the sole consideration in decision-making.

The primary goals of scoping are to focus an EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are not relevant or non-significant with respect to the proposed action. Scoping also provides an opportunity for involved agencies, interested agencies, and the public to review and comment on the identification of significant environmental conditions and resources that may be affected, and the extent and quality of information necessary to address those issues during the SEQRA review process.

The Broome County IDA, as SEQRA Lead Agency, adopted and released a Draft Scoping Document for the Project on August 21, 2024. An in-person public comment hearing was held on September 10, 2024, at Maine-Endwell High School, and written comments were accepted through September 25, 2024. The BCIDA received fourteen (14) written comment letters/emails during the comment period, available as PDFs on the BCIDA's website at https://broometechpark.com/. At the public hearing, thirteen (13) people provided verbal comments, with the hearing transcript also available on the website. While many comments addressed issues already identified in the Draft Scoping Document, relevant and substantive comments not previously included have been incorporated

into this Final Scoping Document, ensuring all pertinent public concerns are considered in the environmental review process.

Description of the Project

BCIDA proposes to undertake master-planning for the development of a new sustainability focused, green prototype technology park to be populated by various industry types, which may include advanced electronics, semiconductors, test packaging and related supply chain companies, life sciences, and agricultural processing. BCIDA evaluated multiple sites as part of a preliminary analysis of areas large enough to accommodate a modern technology park. This analysis found that the proposed site in the Towns of Maine and Union presented the fewest barriers to development. It also presented the most optimal access to necessary transportation and utilities, which is expected to present the best possibility for long-term economic growth and benefit.

The potential Project site consists of several parcels totaling approximately 545 acres Located within the Towns of Maine and Union, approximately 2.5 miles south of the Greater Binghamton Airport and 3 miles northwest of the City of Binghamton (the "Project Site"). The Project Site is roughly bounded to the north and east by Airport Road (County Route 69), and to the south and west by East Maine Road (County Route 45). The entirety of the Project Site is located within Broome County, New York.

In addition to industry types noted, the Project will also contemplate community amenities such as walking paths/trails, open space, public art, and associated uses such as childcare, a community hub, and electric vehicle (EV) charging stations.

Anticipated Content of the Draft Generic Environmental Impact Statement

The DGEIS will include all elements required by 6 NYCRR 617.10, including:

i. DGEIS Cover Sheet.

All draft and final EISs must be preceded by a cover sheet stating whether it is a draft or final EIS; the name or descriptive title of the action; the location (county and town, village or city) and street address, if applicable, of the action; the name and address of the Lead Agency and the name and telephone number of a person at the agency who can provide further information; the names of individuals or organizations that prepared the EIS; the date of its acceptance by the Lead Agency; and in the case of a draft EIS, the date by which comments must be submitted.

ii. DGEIS Table of Contents.

The table of contents will include listings of DGEIS sections, tables, figures, maps, appendices, attachments and any items that may be submitted under separate cover (and identified as such).

In addition, the DGEIS shall include the following sections:

1.0 EXECUTIVE SUMMARY

The executive summary will include a brief description of the Project and a listing of potential adverse environmental impacts and proposed mitigation measures. A summary will also be provided of the approvals and permits required, and the alternatives to the Project that are evaluated within the DGEIS.

2.0 DESCRIPTION OF THE PROPOSED ACTION

As described in more detail in the following sections, this chapter of the DGEIS will include a comprehensive description of the Project utilizing currently available information.

2.1 Site Description

This section of the DGEIS will characterize the size, geographic boundaries, and physiographic characteristics of the Project Site. The relationship of the Project to County Route 45 and County Route 69, nearby residential areas in the Towns of Maine and Union, recognized features such as the Greater Binghamton Airport and the Greater Binghamton Sport Complex, and other recognized or protected natural or man-made features will be described. The dominant land use within and adjacent to the Project Site will also be discussed. Detailed descriptions of various resources and any potential impacts will be analyzed in dedicated subsections of Section 3, as discussed in more detail below.

2.2 Detailed Description of the Project

The size, layout, and objective of the Project will be described in this section of the DGEIS. Available maps, graphics, renderings, and/or plans will be provided showing the currently proposed location of the Broome Technology Park, including the conceptual building locations and associated structures, site access, parking areas, utilities, etc. The DGEIS will also discuss how future physical climate risk has been considered and, as necessary, resiliency measures have been incorporated into Project design pursuant to the Community Risk and Resiliency Act (CRRA).

2.3 Project Purpose, Need and Benefits

A statement describing the purpose and need for the Project will be provided, along with background and history of the Project. This section will also include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project. This will include an estimate of employment opportunities (both temporary construction jobs and permanent staff jobs) that are anticipated to result from the Project.

2.4 Project Construction and Operation

This section of the DGEIS will describe the construction of the proposed Broome Technology Park, including any planned or anticipated phased construction, number of phases, and anticipated timeline for each phase. It will also provide details on the overall construction process, such as staging areas and parking for construction, and routing of construction traffic along local roads. Finally, this section of the DGEIS will also describe how the Project will operate following construction of a given phase.

2.5 Reviews, Approvals and Other Compliance Determinations

Governmental agencies having approval over the Project will be listed in this section, with an explanation of the nature of their jurisdiction and the specific approvals required from each listed entity. In addition, the details associated with the SEQRA process for the proposed action will be included, along with a discussion of agency and public review and participation.

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

With respect to each issue (or set of issues) described below in the various resource sections, the corresponding section of the DGEIS will identify in sequence: the existing environmental conditions; the potential impacts associated with the Project; and anticipated measures to avoid, minimize, and/or mitigate those impacts, as appropriate. The impacts and mitigation measures presented in these sections will include those related to the Project's potential construction and/or operations.

Where one of these sections identifies multiple related issues (e.g., Section 3.3; Geology, Soils, and Topography), the section will first describe the existing conditions regarding all of these multiple related issues before then describing the related potential impacts. The discussion of impacts related to the multiple issues included within the section will then be followed by a review and discussion of related mitigation measures.

The text of these sections will be supplemented with maps, graphics, agency correspondence and agency data/analyses, reference to and/or summary of any previously prepared (and relevant) studies, and newly prepared support studies for the Project, as necessary, to convey the required information.

3.1 Land Use, Zoning and Community Character

The DGEIS will assess the Project location in relation to existing land uses and community character for both the Project Site and the adjacent properties. Additionally, this section will evaluate the Project's compatibility with the zoning regulations and the comprehensive plans for the Towns of Maine and Union.

The DGEIS will analyze potential impacts to existing land use and community character during both the construction and operational phases of the Project. It will discuss the Project's compatibility with relevant planning documents and local laws. Specifically, the DGEIS will analyze and discuss the Project's compliance with the intent and provisions of the relevant zoning laws in each town. If the Project does not comply with local zoning or project plans do not meet certain design standards, the DGEIS will discuss various options for compliance.

The identification and discussion of measures to avoid or minimize adverse impacts to land use, zoning, and community character impacts in the Project area will also be included in the DGEIS. Additionally, any mitigation measures necessary due to impacts to land use, zoning, and community character will be described.

3.2 Community Services and Utilities

The DGEIS will describe existing community services and utilities, including local public schools, solid waste facilities, local police, fire and emergency service. Information will include present and future capabilities based on publicly available data and correspondence/interviews with officials from existing service providers. The DGEIS will identify how the Project may impact these services and assess the capabilities of service providers to accommodate increased demand due to the Project. Mitigation measures will be identified and described, as needed.

3.3 Open Space and Recreation

The DGEIS will describe existing open space and recreational resources within or adjacent to the Project area, including public parks, trails, sports facilities, and nature preserves. Information will be based on publicly available data and correspondence with local parks and recreation departments. The DGEIS will identify how the Project may impact these resources and assess their ability to accommodate any changes in demand or access due to the Project. Potential impacts during both construction and operational phases will be evaluated. Measures to avoid or minimize adverse effects on open space and recreational resources will be identified and described. If necessary, the DGEIS will outline mitigation strategies, such as enhancements to existing facilities or the identification of opportunities to create new recreational spaces.

3.4 Geology, Soils, and Topography

The DGEIS will evaluate the existing soil types, topography, and bedrock conditions at the Project Site based upon published data including the Soil Survey of Broome County, electronic data from the Natural Resources Conservation Service, topographic mapping from the U.S. Geological Service. This assessment will be supplemented by the results of test pits to be dug at various locations on the site.

The DGEIS will assess potential impacts to soils and geology, which could result from vegetation clearing, excavation and grading for construction, building foundations, site restoration, and landscaping. Topographical concerns include changes in slope during or after Project implementation that could alter drainage patterns and potentially increase runoff. Additionally, the DGEIS will evaluate soil characteristics that may cause or contribute to erosion.

The DGEIS will also describe measures that will be used to mitigate impacts to geology, soils, and topography, including typical erosion and sediment control measures.

3.5 Ecological Communities/Threatened and Endangered Species

The DGEIS will describe the dominant ecological communities, plant species, wildlife species, and available habitat within the Project Site. The description of existing conditions will be based on site investigations and publicly available sources where site access is not feasible. The DGEIS will document and map the vegetation communities within the Project Site, as identified through review/interpretation of aerial imagery and field verification. In addition, any known occurrences of threatened or endangered species will be identified and associated information resulting from

consultations with the New York Natural Heritage Program (NHP) and the U.S. Fish & Wildlife Service (USFWS) will be provided.

The DGEIS will identify and evaluate potential ecological impacts associated with the Project, including anticipated utility connections. This analysis will include anticipated changes to existing vegetation communities and wildlife habitats and potential effects on any identified rare, threatened, or endangered species. The evaluation will consider both short-term impacts during construction and long-term impacts from the completed Project. The assessment will also consider potential increases in invasive species due to site disturbance.

The DGEIS will describe proposed measures to avoid, minimize, or mitigate impacts to ecological resources and rare, threatened, or endangered species. This section will outline strategies to preserve or enhance existing habitats where possible, and measures to protect any identified sensitive species or habitats. It will also detail plans for invasive species management.

3.6 Surface Water Resources and Wetlands

The DGEIS will provide an assessment of surface water resources within and adjacent to the Project site, including wetlands, streams, rivers, lakes, and ponds, along with their state and federal classifications. Named streams and rivers within or adjacent to the Project area will be identified and assessed (e.g., Little Choconut Creek). A Stream and Wetland Delineation Report will be included as an Appendix to the DGEIS.

The DGEIS will assess potential impacts on surface water resources and evaluate how Project activities (including anticipated utility connections) might affect water quality, flow patterns, and wetland functionality. If relevant and applicable, the DGEIS will identify the need for any Article 24 Freshwater Wetlands Permits, Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act.

To address potential adverse impacts, the DGEIS will identify appropriate methods to avoid, minimize, and/or mitigate effects on surface water resources. This will include the development of conceptual stormwater management practices to meet NYSEDC SPDES requirements. These mitigation measures and strategies will be developed based on existing maps, reports, and studies, as well as wetland/stream delineations and conceptual stormwater management practice design prepared specifically for the DGEIS.

3.7 Stormwater Management

The DGEIS will describe existing drainage patterns on the Project Site and associated receiving bodies (e.g., streams within and adjacent to the Project Site). Anticipated construction and post construction related impacts to drainage, stormwater runoff, and potential effects on Water Quality and Water Quantity in the vicinity of the Project Site (and receiving waters) during construction phases will be investigated. This section will be informed by conceptual stormwater volume calculations and conceptual stormwater management practice location and sizing anticipated to meet NYSDEC SPDES requirements for stormwater from a construction site. These practices will include Green Infrastructure practices as outlined in the NYSDEC stormwater design

manual. The DGEIS will also discuss the Project's approach to stormwater in relation to Chapter 3 of the New York State Stormwater Management Design Manual. Potential impacts from stormwater runoff, including modifying any current drainage patterns, mitigation of the increase in stormwater runoff volume, and change in vegetative cover will be discussed, and measures necessary to mitigate any impacts will be identified. The conceptual calculations and practice design will be included as an Appendix to the DGEIS.

This section of the DGEIS will also identify existing floodplains within and adjacent to the Project Site and will address potential flooding impacts and anticipated mitigation measures, as needed.

3.8 Water Supply

This section of the DGEIS will address the water supply infrastructure and anticipated requirements for the Project. An engineering report will be prepared that will be included as an appendix to the DGEIS with summary information outlined in the text of the DGEIS that will include but not be limited to:

- Description of the existing public water supply system in the vicinity of the project including capacity and regulatory jurisdiction, including NYSDEC and SRBC, and compliance history
- Calculation of demand (average, peak and fire flow) for water on the site included anticipated potable and non-potable requirements
- Discussion of the method to extend potable water supply to the site including infrastructure, governance and regulatory requirements as well as means to provide anticipated non-potable water requirements
- Identification of the potential environmental impacts from the extension of public water and non-potable water
- Evaluation of alternative water sources and justification for preferred water source
- Water conservation, reuse and demand mitigation
- Listing of mitigation measures to reduce or eliminate identified potential environmental impacts from the provision of potable and non-potable water supply to the Project

3.9 Groundwater

This section of the DGEIS will address groundwater resources in the vicinity of the Project area. The description will include information regarding local aquifers, public water supply wells, and private wells in the surrounding area. The evaluation will include a desktop review of sources to identify and characterize groundwater resources. Additionally, a private well survey will be conducted to gather information on private water supplies in the vicinity of the Project area. The private well survey will include a brief questionnaire requesting information about well location, depth, yield, and water quality. This survey will be sent to all landowners of parcels located within 1,000 feet of the project boundary.

Potential impacts to groundwater resources based on the Project's activities will be evaluated. The assessment will consider both short-term impacts during construction and long-term effects during Project operation. Regulatory compliance will be discussed in this section, detailing

potential permits that may be required for activities affecting groundwater resources. This may include permits related to water withdrawal, dewatering activities during construction, or stormwater management practices that could influence groundwater recharge.

Mitigation measures will be proposed to address any identified impacts on groundwater resources. These measures may include implementation of best management practices during construction and design considerations to protect groundwater.

3.10 Sanitary Sewer Service

This section of the DGEIS will address the sanitary sewer infrastructure and anticipated requirements for the Project. An engineering report will be prepared that will be included as an appendix to the DGEIS with summary information outlined in the text of the DGEIS that will include but not be limited to:

- Description of the existing sanitary sewer system in the vicinity of the project including capacity and regulatory jurisdiction and compliance history
- Calculation of demand (average and max) for sanitary sewer collection and treatment on the site included anticipated domestic and industrial requirements including loading
- Discussion of the method to extend the sanitary sewer conveyance system to the site including infrastructure, governance and regulatory requirements as well as means to achieve pre-treatment standards that may be required for industrial discharges
- Identification of the potential environmental impacts from the extension of the sanitary sewer conveyance system and the introduction of additional wastewater into the existing collection and treatment systems, including compliance with the regulatory requirements of the Binghamton Johnson City Joint Sewage Treatment Plant (Bing-JC STP).
- Listing of mitigation measures to reduce or eliminate identified potential environmental impacts from the provision of sanitary sewer services to the Project

The DGEIS will specifically discuss regulatory approvals including the documentation and process required for:

- Categorical Industries
- Significant Industrial Users
- EPA Industrial Pretreatment Requirements
- Design Plan, Specification and Engineering Report Approvals for Constrution of New or Upgraded Infrastructure

3.11 Energy and Telecommunications

This section of the DGEIS will address existing energy and telecommunications infrastructure, which will describe current electrical grid capacity and distribution, telecommunications networks (including broadband internet and fiber optic lines), and any existing renewable energy or smart grid technologies in the Project area. Potential impacts to be evaluated include projected energy demands at full buildout, increased load on electrical infrastructure and telecommunications, and

effects on local power generation and transmission systems. The DGEIS will propose mitigation measures such as energy efficiency standards, on-site renewable energy generation, smart grid technologies, load balancing strategies, infrastructure upgrades, and enhanced telecommunications network. The analysis will involve consultation with local utility providers and include an energy modeling study to project consumption patterns and identify conservation opportunities. The energy modeling study will be included as an Appendix to the DGEIS.

3.12 Traffic and Transportation

The relevant existing conditions for vehicular and pedestrian traffic will be evaluated. The evaluation will include the current capacity and condition of the roadways anticipated for use by post development traffic. The focus area for this study is on County Route 45 and County Route 69 and includes key intersections or access points.

Potential traffic impacts during both the construction and operational phases of the Project will be analyzed in this section of the DGEIS. Additionally, a summary of anticipated usage impacts from the construction vehicles for the Project will be developed. Information on the anticipated types of construction vehicles required to construct the Project, such as dump trucks, concrete trucks, delivery trucks, and oversize (heavy and/or length) permit vehicles, will be provided. A discussion of ways to minimize impacts to the public and potential mitigation efforts during construction will be included. Mitigation during construction could include delivery staging or strengthening of roadway sections to withstand heavier or more frequent truck traffic.

Additionally, an analysis of the same roadways for post-development traffic will be conducted and a report provided. The report will include any recommended mitigation efforts that are needed to maintain acceptable levels of service along the roadways and at impacted intersections. Post construction mitigation efforts could include construction of new turning lanes, signals and/or timing adjustments at intersections, and improvements to intersection geometry (horizontal and vertical).

A speed study will also be conducted and summarized as part of this section of the DGEIS, along with an accident analysis within the study corridors.

The traffic and transportation evaluation process will include consultation with local highway departments, which will inform the analysis and proposed mitigation strategies.

3.13 Air Quality

The DGEIS will describe the regional climate and existing air quality status in the vicinity of the Project Site based on publicly available data. Further, it will discuss the potential impacts that could occur during Project construction or operation. This will include a general assessment of greenhouse gas emissions that could be generated from implementation of the Project and identification of possible state of federal air permitting that may be required (e.g., NY State Air Registration, Air Facility Permit, Federal Clean Air Act Title IV or Title V Permit). Potential impacts during construction will also be evaluated, including emissions from construction vehicles and dust generated during earth-moving activities. Mitigation measures designed to minimize these

impacts will be described in this section of the DGEIS. The DGEIS will utilize the NYSDEC Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements, as well as the 2019, New York States Climate Leadership and Climate Protection Act (CLCPA) as applicable.

3.14 Noise

The DGEIS will generally describe existing conditions at the Project Site (based on publicly available data) relative to ambient noise. The Project Site's current noise environment is primarily characterized by the traffic on the two county roads to the east and west, ongoing farming operations nearby, and the Binghamton Airport.

The DGEIS will evaluate potential noise impacts associated with the Project, focusing on both short-term and long-term sources. Short-term impacts will primarily result from construction activities related to the buildout of the technology park. Long-term impacts will be associated with the operations of the Project. This section will identify Project-related sources of noise generation and assess their potential effects.

Noise-related mitigation measures will be considered and described in the DGEIS. The mitigation section of the DGEIS will evaluate adherence to town noise regulations and best management practices that could be implemented to minimize/mitigate noise.

3.15 Economic Conditions

The economic conditions section of the DGEIS will provide a comprehensive economic and fiscal impact analysis for the proposed technology park in Broome County. A Key factor to be considered is the types of industry anticipated at the technology park, which may include advanced electronics, semiconductors, test packaging and related supply chain companies, life sciences, and agricultural processing.

The economic impact analysis will estimate the direct and indirect effects of the Project on jobs, wages, and sales in Broome County, considering both the construction phase and ongoing operations. This will include an assessment of "net new" dollars coming from sources outside the county. The analysis will use economic modeling software to calculate both the direct effects and the corresponding indirect effects on the local economy. Furthermore, this section will evaluate implications for local taxes and municipal finances in terms of the cost to install and maintain new infrastructure associated with the Project, as well as potential PILOT agreements or other tax strategies associated with attracting firms to the Project.

The fiscal impact analysis will evaluate the local municipal fiscal benefits the Project is likely to create for the County, Towns, and other affected taxing jurisdictions (ATJs). This will include an examination of potential changes in municipal revenues, such as new property tax revenues or PILOT payments, sales tax benefits, and water/sewer fees. The analysis will also consider potential changes in municipal expenses due to increased demand for public services resulting from the Project.

The study will cover a period of ten years, providing a long-term perspective on the Project's economic and financial implications. The final deliverable will be a comprehensive report detailing the economic benefits, cost projections, and net fiscal impact of the proposed development. This analysis will provide local decision-makers with a detailed understanding of the Project's potential economic influence and its fiscal implications for the county and other affected jurisdictions.

3.16 Cultural Resources

The DGEIS will address cultural resources within and adjacent to the Project Site, such as aboveground historic resources and archaeological sites. The assessment will include an inventory of known cultural resources, including sites, structures, and districts of significant historic and/or archaeological value. This inventory will be compiled through review of existing documentation, such as the State and National Registers of Historic Places, NYSOPRHP Cultural Resource Information System (CRIS) database, local historic preservation records, and previous cultural resources surveys conducted in the area.

The DGEIS will evaluate potential impacts of the Project on these identified cultural resources. This evaluation will consider impacts such as direct physical alteration or destruction of cultural resources as well as potential changes to the visual or auditory setting of historic properties. The DGEIS will also consider potential impacts of the Project on regional cultural resources and discuss how the proposed development aligns with local and state historic preservation plans. In addition, the DGEIS will outline required and appropriate Native American consultation to be carried out pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980, Section 106 of the National Historic Preservation Act of 1966 and 36CFR800, as well as guidance under DEC Policy CP-42/Contact, Cooperation and Consultation with Indian Nations.

Following consultation with the appropriate agencies and Native American nations, mitigation measures may be proposed for any adverse effects on cultural resources. These may include avoidance of sensitive areas, data recovery excavations for archaeological sites that cannot be avoided, documentation of historic structures, incorporation of historic elements into the Project design, or development of interpretive materials to educate the public about the area's cultural heritage.

3.17 Visual Resources

The DGEIS will describe the existing visual character in the vicinity of the Project Site. The initial documentation will include a GIS-based viewshed analysis within a 2-mile radius (Study Area) which will accurately determine the geographic areas of potential Project visibility within the study area. The existing environment characterization will include the identification of visually sensitive sites (as defined in DEC Program Policy: DEP-00-2: Assessing and Mitigation Visual and Aesthetic Impacts) as well as the documentation of representative views within the Study Area. Photographs will be taken to document existing conditions, potential views toward the proposed development, viewshed analysis verification, and for use in the development of photo simulations.

Photographic simulations will be prepared to depict the anticipated appearance of the completed Project. The photographic simulation will also be used to evaluate the changes to the visual landscape considering factors such as scale, geographic extent, and line, form, texture, and color contrast with the existing features in the view.

To address potential adverse impacts to aesthetic resources, the DGEIS will recommend measures to avoid, minimize, or mitigate impacts to visual resources. This may include strategies such as architectural design modifications, landscaping, or other visual screening techniques. The mitigation measures will be developed based on the results of the visual assessment. NYSDEC criteria for visual impacts will be used to inform the development of appropriate mitigation strategies, as needed.

In addition, the DGEIS will address potential light pollution impacts from the Project. The Project will be designed in consideration of dark sky initiatives to minimize light trespass and sky glow. Mitigation measures associated with potential light pollution impacts will include best practices for reducing light pollution, such as using fully shielded fixtures and directing lights downward.

3.18 Hazardous Materials

The DGEIS will assess hazardous materials concerns related to the Project, which will include a review of historical land uses within the Project area to identify potential sources of contamination, such as chemical storage areas, former industrial sites or waste disposal locations. A Phase I Environmental Site Assessment (ESA) will be conducted and summarized, detailing any recognized environmental conditions. Based on the Phase I findings, the need for Phase II ESA investigations will be addressed. The DGEIS will evaluate potential impacts associated with the disturbance of contaminated soils or groundwater during construction, the introduction of new hazardous materials as part of the Project's potential operations, and the potential for accidental releases or spills. Possible mitigation measures will be proposed such as methods to reduce the generation of hazardous waste. The DGEIS will also recognize applicable federal and/or state regulatory compliance requirements (e.g., 6 NYCRR Part 370-373).

3.19 Architectural Design Concept

This section of the DGEIS will outline the Architectural Design Concept for the Project, focusing on the overall vision, design principles, and key elements that will shape the Project. The concept will aim to create a cohesive, innovative, and sustainable technology park that fosters collaboration and technological advancement. The DGEIS will describe the proposed architectural style anticipated in the design of the Project. The concept will address facade treatments, materials selection, and color palettes, explaining how these choices contribute to the technology park's identity, support sustainability goals, with the intent of developing high tech, unique prototypes, and cutting-edge design.

Potential impacts of the architectural design on the existing character of the area will be assessed. Mitigation measures may include design guidelines to ensure consistency across different phases of development, strategies for reducing visual bulk, and plans for screening or buffering where

necessary. The DGEIS will also consider how the design concept supports other Project goals, such as energy efficiency. This section will focus on overarching design principles and illustrative examples that will be supported by conceptual renderings, elevations, and/or site plans.

4.0 Impacts on the Use and Conservation of Energy

This section of the DGEIS will analyze the Project's effects on energy use and conservation aligning with New York State's ambitious climate and energy goals. The analysis will be conducted in consideration of New York State climate and energy policies, such as the CLCPA, New Efficiency: New York, the New York State Energy Plan, Reforming the Energy Vision (REV), and the Department of Environmental Conservation's Policy on Climate Change. These policies establish targets for renewable energy, greenhouse gas emissions reduction, and energy efficiency, providing a comprehensive roadmap for the state's energy future. The DGEIS will evaluate how the Project interacts with this energy landscape, allowing for informed decision-making and potential refinement to better align with state objectives. Proposed energy conservation measures will be identified.

5.0 Alternatives

The DGEIS will include a description and evaluation of a range of reasonable alternatives to the Project considering the goals and objectives of the proposed Project. Specifically, alternatives to be considered will include the "no action" alternative, along with an evaluation of an alternate Project location, alternate Project layout, or alternate Project scale/extent to either reduce or eliminate potential impacts.

6.0 Cumulative Impacts

The DGEIS will evaluate the potential cumulative impacts of the Project along with other known relevant/similar projects developed or proposed within the area of the Project Site. This section will be based on a qualitative analysis of potential cumulative impacts and will only involve projects which have advanced to an appropriate level of detail to warrant consideration.

7.0 Growth Inducing Impacts

This section of the DGEIS will describe potential growth-inducing impacts the Project may have with respect to additional development in the vicinity of the Project site.

8.0 Unavoidable Adverse Impacts

This section of the DGEIS will identify impacts that are likely to occur despite mitigation measures and will compare these unavoidable impacts to Project-related benefits. This section will also identify general avoidance and mitigation measures (e.g., adherence to applicable regulatory requirements), and Project-specific mitigation measures (e.g., development of a SWPPP).

9.0 Irreversible and Irretrievable Commitment of Resources

This section of the DGEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use due to the Project.

Appendices to Accompany the DGEIS

Stream and Wetland Delineation Report
Preliminary Stormwater Pollution Prevention Plan
Geotechnical Report
Architectural Design Standards Primer
Air Quality Assessment
Noise Report
Economic and Fiscal Impact Analysis Report
Traffic Impact Statement
NYSHPO Consultation Memorandum
Threatened and Endangered Species Review and Habitat Assessment
Visual Assessment Report
Water Supply Engineering Report
Sanitary Sewer Engineering Report