

**DRAFT SCOPING DOCUMENT  
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**PROJECT (ACTION)  
NIAGARA COUNTY SHOVEL READY PROJECT**

**PROJECT SPONSOR  
NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
VANTAGE CENTER  
6311 INDUCON CORPORATE DRIVE  
SANBORN, NEW YORK 14132**

**PROJECT LOCATION  
LOCKPORT ROAD  
CAMBRIA, NEW YORK  
NIAGARA COUNTY**

**April 18, 2011**

**POSITIVE DECLARATION: April 14, 2011**

**SCOPING MEETING HELD: May 11, 2011**

**FINAL SCOPE ACCEPTED: \_\_\_\_\_, 2011**

**COMMENTS TO: Wright H. Ellis, Supervisor  
Town of Cambria  
4160 Upper Mountain Road  
Sanborn, New York 14132**

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**1.0 INTRODUCTION**

The Town of Cambria Town Board, as the Lead Agency, has required the preparation of an Generic Environmental Impact Statement (GEIS) pursuant to 6 NYCRR Part 617, State Environmental Quality Review (SEQR). The purpose of the GEIS is to evaluate the potential impacts of high technology manufacturing development at the proposed Niagara County Shovel Ready Project site, which is located on Lockport Road (Project) in the Town of Cambria, and sponsored by the Niagara County Industrial Development Agency (NCIDA)

This Draft Scoping Document has been prepared to provide a general description of the proposed action and an outline of the SEQR process, and to identify relevant potential environmental impacts associated with the proposed action, which will be addressed in the Draft Generic Environmental Impact Statement (DGEIS).

**1.1 Site Location**

The project site is located in the Town of Cambria, on the north side of Lockport Road, just east of Comstock Road and west of Campbell Boulevard (NYS Rte. 270). (See Figure1-1).

**1.2 Proposed Action and Classification of the Action**

The proposed action is for the rezoning of approximately 168 acres of land located north of Lockport Road in the Town of Cambria, and the completion of a GEIS to achieve pre-approved, shovel ready certification for the subject project under the Build Now-NY Program initiative. The objective is to qualify the property under the high technology manufacturing generic site development profile, as set forth under this program. Shovel ready certification is an ongoing component of the Build Now-NY program that gives official recognition to sites that have completed intensive state and local government review necessary to accelerate future investment and development, and are prepared to offer businesses the opportunity to break ground on a new facility in a greatly expedited process.

The Town Board has classified the Action as a Type 1 action under SEQR based on a determination that it will ultimately involve the physical alteration of ten (10) or more acres. This threshold for a Type 1 action is set forth at 6 NYCRR Part 617.4(b). The Town Board is in the process of completing a coordinated environmental review of the proposed action. SEQR requires a lead agency to conduct a coordinated environmental review of all Type 1 actions.

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**1.3 Description of the SEQR Process**

**1.3.1 General**

All discretionary decisions of a state, regional, or local agency to approve, fund, or directly undertake an action that may affect the environment are subject to review under the State Environmental Quality Review Act (SEQR). SEQR, as implemented by 6 NYCRR Part 617, requires the consideration of environmental factors in the early stages of the planning, review, and decision-making processes of state, regional, and local agencies. The intent of SEQR is to ensure that a balance of social, economic, and environmental factors is incorporated into the planning and decision-making processes.

The sequence of actions in the SEQR process is shown in Figure 1-2. A detailed description of each of these tasks as they relate to the proposed action is provided below. Estimated time frames for various elements of the SEQR process are shown on Figure 1-3.

**1.3.2 Determination of Significance**

As part of the application process for rezoning, the applicant included an Environmental Assessment Form (EAF) Part 1 in the application submittal made on March 2, 2011. The EAF provided information about the proposed project and identified agencies that have permitting and approval jurisdiction over the proposed project. The EAF also provided supplemental reports and information regarding wetlands and cultural resources.

It is up to the Involved Agencies to select a Lead Agency that will be primarily responsible for approving a proposed action, determining whether an Environmental Impact Statement (EIS) is required, and preparing and filing the EIS, as necessary. On March 10, 2011, the Town of Cambria Town Board requested Lead Agency status to commence the SEQR process for this action.

Based on the EAF Part 1 and its supplemental information, the Town of Cambria prepared Part 2 of the EAF in order to identify the range of potential impacts, their scale and whether impacts so identified can be mitigated or reduced. Subsequently, the Town determined that the proposed action and the future development of the subject property could have a significant adverse impact on the environment (the applicant also

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requested that the Town issue a Positive Declaration because it was their intent to complete a GEIS). Based upon its Determination of Significance, the Town Board (after assuming Lead Agency) issued a Positive Declaration on April 14, 2011, requiring the preparation of an EIS. Because the proposed action involves the potential use of the subject property for high technology manufacturing, and no site-specific development project has been determined, a generic assessment will be undertaken and the preparation of a Generic Environmental Impact Statement (GEIS) is required. A copy of the Positive Declaration is included in Appendix A.

### **1.3.3 Scoping**

Following the Determination of Significance, the next step in the SEQR process is scoping, which is optional. The Town selected to conduct public scoping for the proposed action. The purpose of this Scoping Document is to identify the important environmental impacts that are to be considered in the Draft Generic Environmental Impact Statement (DGEIS). The DGEIS is a broader, more general environmental assessment than a site or project specific EIS, that discusses the logic and rationale for potential site development. A public scoping session is scheduled to be held on May 11, 2011 to gather public input on specific areas for study in the draft document. Substantive comments received during the public scoping session will be incorporated in the Final Written Scope.

### **1.3.4 Draft Generic Environmental Impact Statement**

Once scoping is complete, the DGEIS will be prepared. The DGEIS identifies the relevant impacts of the proposed action, discusses measures to mitigate or lessen these impacts, and evaluates reasonable alternatives to the proposed action. A preliminary outline for the DGEIS is included in Appendix B.

### **1.3.5 Public Comment Period**

After the Town of Cambria, as Lead Agency, has reviewed the DGEIS and determined it is complete, the DGEIS is released for public review and comment. After a complete document has been accepted, the length of the public review and comment period will be a minimum of 30 days. The Lead Agency will establish public review time frames meeting the SEQR requirements, and schedule a public hearing.

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**1.3.6 Final Environmental Impact Statement**

Upon completion of the public review period for the DGEIS, the Lead Agency must prepare or cause to be prepared a Final Generic Environmental Impact Statement (FGEIS) that responds to public and agency comments. The FGEIS includes the DGEIS, the substantive comments received, responses to these comments, revisions to the DGEIS, and reasons for the revisions.

**1.3.7 Findings Statement**

The SEQR process concludes with the preparation of the Findings Statement. In order for the Lead Agency to take its action (approving the request for rezoning), it must prepare a Findings Statement. The Findings Statement positively demonstrates that the proposed action minimizes or avoids the adverse environmental effects to the maximum extent practicable, and that the proposed action incorporates practicable measures that were identified through the SEQR process.

These demonstrations must be based on facts and conclusions that are derived from the DGEIS, public, and agency comments, any hearing records, and the approved FGEIS. The Findings Statement identifies the considerations that have been weighed and the Lead Agency's rationale for its approval or disapproval of the proposed action.

**1.4 Purpose and Scope**

The purpose of this document is to identify the relevant environmental issues to be addressed in the Draft Generic Environmental Impact Statement (DGEIS). These issues have been selected based on a review by the Town of Cambria of the EAF Parts 1 and 2, the Positive Declaration, the Rezoning application, comments from Involved Agencies and the public comments.

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Pursuant to 6 NYCRR Part 617, the SEQR Lead Agency, Involved Agencies, and Interested Parties are listed in Section 2.0. Potential significant environmental impacts and mitigation measures to be considered in the DGEIS, as well as the probable sources of information (both existing and what is developed in support of the rezoning application), are provided in Section 3.0. Alternatives to the proposed action that will be considered in the DGEIS are identified in Section 4.0 and a description of information that will be appended to the DGEIS is provided in Section 5.0.

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## **2.0 ENVIRONMENTAL REVIEW PROCESS**

### **2.1 Purpose of SEQR**

When the State Environmental Quality Review Act (SEQR) became law in 1975, New York became the twenty-second state with an environmental review law. SEQR provides a process for the consideration of potential environmental impacts in the early planning stages of actions that are directly undertaken, funded, or approved by local, regional, or state agencies. By incorporating a systematic interdisciplinary approach to environmental review in the early stages, impacts can be identified and projects can be modified, as needed, to avoid or minimize adverse impacts on the environment.

An important tool to the SEQR process is the Environmental Impact Statement (EIS). If it is determined that a proposed action may have significant environmental impacts, the Draft Generic EIS (DGEIS) is prepared to evaluate those impacts, explore ways to minimize adverse environmental effects, and identify potential alternatives to the proposed action. A copy of the Positive Declaration issued by the Town of Cambria, indicating that a DGEIS will be prepared for this action, is included in Appendix A.

A very important aspect of SEQR is its public participation component. There are opportunities for public participation incorporated into the EIS process. This includes the SEQR Lead Agency option to hold public scoping of the DGEIS, conducting a SEQR public hearing, the mandated 30-day public comment period on the DGEIS and the review period after completion of the Final GEIS (FGEIS) before Findings are made. These opportunities allow other agencies and the public to provide input into the environmental review process.

### **2.2 SEQR Process**

The SEQR process is illustrated in Figure 1-2. The Town of Cambria has determined that this project will require preparation of an GEIS. The SEQR steps relative to this project are shown above the red line on Figure 2-1. At this time, the Town is at the Scoping stage.

### **2.3 Scoping the DGEIS**

Scoping is the process that identifies the important environmental issues of a project to be addressed in the DGEIS. The objectives of scoping are to:

1. Identify significant environmental issues;
2. Eliminate insignificant or irrelevant issues;

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3. Identify the limits of the project's potential impacts;
4. Identify the range of reasonable alternatives to be addressed; and
5. Identify potential mitigation measures.

It is the responsibility of the SEQR Lead Agency to organize and conduct scoping. The Involved Agencies have an obligation to give their agency perspective and to participate in the scoping process. Involved Agencies are those that have the authority to fund, approve, or directly undertake an action related to the project (6 NYCRR Part 617 Section 2). The following are the Involved Agencies identified to-date for the subject project: New York State Department of Environmental Conservation (NYSDEC), New York State Department of Transportation (NYSDOT), Niagara County Department of Economic Development and Planning (NCEDP), Niagara County Department Health Department (NCDOH), and the Niagara County Sewer District (NCSD).

This scoping process ensures that the DGEIS will be a concise, accurate and complete document upon which all agencies can base their decisions. By including the public, as well as other agencies in the scoping process, the SEQR Lead Agency can obtain additional information and specialized knowledge that may reduce the likelihood of additional issues arising during the public review period of the DGEIS.

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**3.0 EXTENT AND QUALITY OF INFORMATION NEEDED FOR DGEIS AND POTENTIAL MITIGATION MEASURES**

The potential significant impacts and mitigation measures to be addressed in the DGEIS are identified below. The information sources identified with each potential impact listed will be reviewed, summarized in the DGEIS, used to determine potential impacts and required mitigation measures. Upon completion the draft document will be made available by the Town of Cambria during the required DGEIS public review period at the Town Hall, Cambria, New York.

**3.1 Impacts on Land**

- a. Potential Impact: The proposed project has the potential to increase the amount of land committed to commercial and industrial land use and consume open space.
  - i. Information needed: Topographic Survey, soil types, description of the anticipated land coverage and site layout; Identification of all acreage to be developed now or in the future; Description of surrounding land uses.
  - ii. Possible mitigation: Provision of vegetated buffer areas and/or installation of berms; design features; open space requirements; site layout in accordance with features of the site.
- b. Potential Impact: Construction of extensive areas of paved surfaces.
  - i. Information needed: Description of parking needs and the required possible number and location of spaces.
  - ii. Possible mitigation: Phasing of parking areas. Minimization of the number of parking spaces.
- c. Potential Impact: Construction that will continue for more than one (1) year or involve more than one phase or stage.
  - i. Information needed: Anticipated phasing plan illustrating important components of the phasing.
  - ii. Possible mitigation: A Phasing plan to mitigate other potential impacts.
- d. Potential Impact: Conversion of viable farmland to non-farm uses.
  - i. Information needed: Description of existing farming practices on the subject property and agricultural uses in the surrounding area.
  - ii. Possible mitigation: Agricultural conservation easements, shared use of land. Continued farm operation until the property is developed.

**3.2 Impacts on Water**

- a. Potential Impact: Project would potentially impact protected and non-protected water bodies.

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- i. Information needed: Wetland delineations and identification of streams, creeks and water bodies on the site.
  - ii. Possible mitigation: Avoidance of these areas or minimal disturbance.
- b. Potential Impact: Extent of paved surfaces and building coverage may result in excessive volume of stormwater.
  - i. Information needed: Existing soils information; grading and drainage concepts; anticipated stormwater management plan.
  - ii. Possible mitigation: Properly designed plan; possible use of sustainable design techniques to manage stormwater; incorporation of existing surface water resources on site into stormwater design.
- c. Proposed project is incompatible with existing drainage patterns. Drainage calculations and preliminary design needs to be submitted in order to document that the drainage systems are able to handle projected flows. Quality of stormwater runoff and potential for contaminants is unknown.
  - i. Information needed: Drainage calculations (15-year storm). Existing system conditions and capacities.
  - ii. Possible mitigation: Compliance with Town and State standards. Some areas may require higher design standards (design for larger storm events, etc.). Downstream and/or upstream improvements and a well designed grading plan.
- d. Surface and groundwater impacts; the proposed project will require a discharge permit and require a connection to the Town's water system.
  - i. Information needed: Potential water needs and sewage generation figures. Capacities of, and plans for, the Town's water and sewer systems.
  - ii. Possible mitigations: Thresholds on water demands and sewage generation levels, and potential infrastructure improvements.

**3.3 Impacts on Plants and Animals (Ecological Resources)**

- a. Potential impact: Loss of habitat from proposed project may impact resident and migratory birds and other wildlife utilizing the area.
  - i. Information needed: Documentation from the applicant's professionals and the NYSDEC.
  - ii. Possible mitigation: A development pattern that leaves larger, contiguous open spaces. Project design/layout that preserves significant resources on the subject property.

**3.4 Impacts on Air**

- a. Potential Impact: The proposed project will increase the amount of land committed to commercial and industrial land use. The increase in density

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may affect the area air quality. The increase in traffic could also degrade air quality.

- i. Information needed: Existing air quality information, and estimates on impacts from proposed vehicular traffic and uses.
  - ii. Possible mitigation: Use zoning to control the potential discharges from any industrial uses (limit or prohibit heavy industrial uses in area). Limit truck idling areas. Create trucking thresholds.
- b. Potential Impact: Dust from construction activities may significantly impact adjoining areas.
- i. Information needed: Area wind patterns and proposed construction activities. Scheduling of proposed construction activity.
  - ii. Possible mitigation: Dust control activities.

**3.5 Impacts on Land Use, Zoning, Agriculture**

- a. Potential Impact: Compatibility of project with zoning, land use and the Town's Comprehensive Plan.
  - i. Information needed: Zoning and land use patterns in the area; discussion of the Town's Comprehensive Plan.
  - ii. Possible mitigation: Conformance with the Town's plan, and restriction of the allowed uses in the PD designation; layout of uses.
- b. Potential Impact: Impact on Agricultural Resources.
  - i. Information needed: Agricultural data statement; discussion of farming in the area; State Policies and practices.
  - ii. Possible mitigation: Avoidance of some agricultural areas; allowing farming to continue until development.

**3.6 Socioeconomic Impacts**

- a. Potential Impact: The project may have a positive impact to employment, municipal revenue and the economic vitality of the area.
  - i. Information needed: Demographic and economic information; tax structure and municipal budgets.
  - ii. Possible mitigation: Identification of appropriate uses for the District.

**3.7 Impacts on Community Facilities**

- a. Potential Impact: The project may impact community services such as fire and emergency services, police, health care and educational.
  - i. Information needed: Description of and correspondence with, fire, emergency, and police services, school district information.
  - ii. Possible mitigation: Restrictions on uses; fire protection devices; access to the site.

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**3.8 Impacts on Historic and Cultural Resources**

- a. Potential Impact: The project may impact historic and cultural resources in the area.
  - i. Information needed: Historic and cultural resource study
  - ii. Possible mitigation: None at this time

**3.9 Impacts on Aesthetic Resources**

- a. Potential impact: The proposed project represents a land use that is different from or in sharp contrast to current surrounding land uses (rural, residential, and agricultural). The significance, likelihood and degree of the aesthetic impact(s) cannot be fully evaluated until the final mix of occupants and uses is presented.
  - i. Information needed: Description of types of potential uses and buildings. Illustrations/sight line sketches depicting the potential appearance of site from surrounding areas.
  - ii. Possible mitigation: Layout of site and uses (restrictions on uses in certain areas and building height). Aesthetic and architectural standards.
- b. Potential impact: Installation of site lighting fixtures that could change dark sky conditions.
  - i. Information needed: anticipated extent and type of site lighting to be used on buildings and around site.
  - ii. Possible mitigation: Use of dark sky compliant lighting; limits on lighting intensity, proper orientation, number and height of fixtures and use of shielding.

**3.10 Impacts on Open Space and Recreational Resources**

- c. Potential impact: The potential for the proposed project to eliminate or otherwise affect the quality or quantity of existing or future open space or recreational opportunities.
  - iii. Information needed: Description of types of recreational uses that exist in the area and an estimate on the need for future uses of this type. An inventory of open space resources in the area and the contribution of the subject property to existing resources.
  - iv. Possible mitigation: Layout/design of site to preserve large areas of open space; incorporation of recreational area into the site design.

**3.11 Impacts on Transportation**

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- a. Potential impact: New curb cuts (ingress and egress) to Lockport Road and increased volumes of automobile traffic (cars and trucks).
  - i. Information needed: Finalized information on means of ingress and egress (number of driveways, emergency access).
  - ii. Possible mitigation: Access management.
- b. Potential Impact: Increased volumes of automotive traffic (cars and trucks) utilizing Lockport Road and adjacent roadways.
  - i. Information needed: Traffic Impact Study that assesses potential impacts of proposed conceptual site development.
  - ii. Possible mitigation: Thresholds and phasing of these improvements as related to build-out of project site.
- c. Potential Impact: Increased need for sources of non-automotive transportation in the project area.
  - iii. Information needed: Existing sources of non-automotive transport (air, rail) in the vicinity of the site; existing pedestrian amenities in the area; evaluation of the potential needs for these services.
  - iv. Possible mitigation: Connections to existing rail services. Installation of sidewalks within the site and/or along Lockport Road.

**3.12 Impacts on Energy Resources**

- a. Potential Impact: Need for the creation or extension of energy transmission infrastructure to serve the proposed project.
  - i. Information needed: Existing energy services available to the subject property and improvements needed to bring service to the site.
  - ii. Possible mitigation: Limits on types of uses; requirements for implementation of energy saving measures.

**3.13 Noise and Odor Impacts**

- b. Potential Impact: Temporary impacts during construction may produce noise and dust exceeding the local ambient levels.
  - iii. Information needed: Noise receptor locations and potential noise impacts from construction equipment.
  - iv. Possible mitigation: Limit construction hours and type of equipment.
- c. Potential Impacts: The significance, likelihood and degree of noise and odor impacts cannot be fully evaluated until the final mix of uses/occupants is presented.
  - i. Information needed: Type of potential uses and projected noise generators. Potential impacts to surrounding residential properties.
  - ii. Possible mitigation: Restrictions on uses and their location; use of earthen berms.

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**3.14 Impacts on Public Health & Safety**

- a. Potential Impact: The significance, likelihood and degree of impact to the public health and safety from materials and chemicals that may be stored or handled cannot be fully evaluated until the final mix of uses/occupants is presented. The significance and potential for the release of hazardous substances into the air, soil or groundwater in the area of the project.
  - i. Information needed: Description of potential users and types of materials that may be associated with use and/or stored on site. Phase I Environmental Site Assessment will also be performed on the properties.
  - ii. Possible mitigation: Restrictions/limitations on the types of uses and materials stored at site. Potential avoidance of areas.

**3.15 Impacts on Growth and Character of Community**

- a. Potential impact: The proposed project will likely cause a significant change in the density of land use and potential high technology and manufacturing uses may be incompatible with the surrounding rural area.
  - i. Information needed: Provide a complete description (written and visual) of the land uses in the area.
  - ii. Possible mitigation: Restriction of uses in certain areas.
- b. Potential impact: The proposed project will create a demand for additional community services (police, fire, etc.).
  - i. Information needed: Identification of potential community service demands and documentation from community service providers.
  - ii. Possible mitigation: Project scope changes.
- c. Potential impact: The proposed project will ultimately create a large employment center that could adversely impact the surrounding community.
  - i. Information needed: Potential employment possibilities.
  - ii. Possible mitigation: Unknown.
- d. Potential impact: The proposed action will conflict with the recommendations of the comprehensive plan.
  - iii. Information needed: Outline the goals, objectives and recommendations for this area of the community, as contained in the Cambria Comprehensive Plan.
  - iv. Possible mitigation: Project scope changes.

**3.16 Overall Impacts**

- a. Potential Impacts:
  - i. Information needed: Discussion of cumulative impacts and how some could benefit or cause additional problems.
  - ii. Possible mitigation: Unknown.

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- b. Potential Impacts: Potential impacts that are unavoidable or that cannot be mitigated. Resources commitments that cannot be retrieved or impacts that may be irreversible.
  - iii. Information needed: Identify potential unavoidable or irreversible impacts or issues, or the irretrievable commitment of resources that may not be satisfied through mitigation.
  - iv. Possible mitigation: Unknown – based on findings.
- c. Potential Impacts: Public controversy to the proposed project.
  - v. Information needed: Identify possible concerns of surrounding property owners and Town residents.
  - vi. Possible mitigation: Unknown – based on findings.

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**4.0 ALTERNATIVES TO BE CONSIDERED IN THE DGEIS**

The following alternatives to the proposed action will be considered:

- No Action Alternative -
  - No Action or Null Alternative
- As-of Right Development Alternative -
  - Development of the subject project under the existing zoning classifications
- Alternative Development Options –
  - Alternative development at a reduced scale (less buildings, less coverage)
  - Alternative development with a different layout

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**5.0 INFORMATION TO BE INCLUDED IN APPENDIX**

Only site-specific documents that are not readily available to the public will be included as appendices to the DGEIS. The following are examples of site-specific documents to be included as appendices to the DGEIS:

- Environmental Assessment Form Parts 1, 2 and 3
- Wetlands Delineation Report
- Cultural Resource Investigation and New York State Office of Parks, Recreation and Historic Preservation Determinations
- Sketch Plans for proposed layout and each alternative evaluated
- Other studies and reports
- Correspondences with agencies

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**6.0 PROMINENT ISSUES RAISED DURING SCOPING THAT WILL NOT BE  
ADDRESSED**

None anticipated.