Appendix B:
Final DGEIS Scoping Document, City of Utica – Harbor Point Redevelopment, November 2014

City of Utica Common Council

State Environmental Quality Review Act (SEQRA)

FINAL DGEIS SCOPING DOCUMENT

CITY OF UTICA – HARBOR POINT REDEVELOPMENT
Utica, New York

SEQRA Classification: Type I Action

Lead Agency: City of Utica

Involved Agencies:
NYS DEC
NYS DOS
NYS DOT
NYS ESD
NYS SHPO
Mohawk Valley Water Authority
Oneida County DOH
Oneida County Planning
Oneida County SWCD
Oneida County WQWPC

NOVEMBER 19, 2014

CITY OF UTICA – HARBOR POINT REDEVELOPMENT
FINAL DGEIS SCOPING DOCUMENT
NOVEMBER 19, 2014

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II. INTRODUCTION

A. BRIEF PROJECT BACKGROUND

In 2008 New York State created legislation that requires the NYS Canal Corporation to transfer all or a portion of their 33 acres of property at the Inner Harbor to the Utica Harbor Local Development Corporation (UHLDC) under the condition that it is done "at no cost to the Thruway Authority or its toll payers." The NYS Canal Corporation would be: 1) relocated to the west side of the harbor; 2) relocated to a completely different site in Oneida County; or, 3) allowed to remain at its current location on the south side of the harbor but on a smaller footprint.

As a result, the City of Utica began a planning and design process aimed at redeveloping the City's Inner Harbor. Led by the UHLDC, in collaboration with City staff, private property owners, state agencies, and City residents, two alternative Harbor Point Redevelopment Concept Plans were prepared to create a mixed-use destination attraction for Utica that enhances the existing waters' edge with public and private investment. The resulting conceptual master plans help realize the goals defined in the City's Master Plan (2011) as well as those identified in the Brownfield Opportunity Area (BOA) Study (2014) and the Local Waterfront Access Plan (2011).

As a next step in the process, the City of Utica will prepare Draft and Final Generic Environmental Impact Statements (GEIS)[1] designed to evaluate potential environmental and socio-economic impacts that may result from implementation of a preferred Harbor Point Master Plan. Most projects or activities in New York State proposed by a state agency or local government that might have significant environmental impacts require an environmental review in accordance with 6 NYCRR Part 617 of New York's State's Environmental Quality Review Act (SEQRA) implementing regulations. SEQRA requires state and local government agencies to consider environmental impacts equally with social and economic factors during discretionary decision-making. A Draft Generic Environmental Impact Statement (DGEIS) for the

[1] A Draft GEIS will be prepared and, upon acceptance by the Lead Agency (City Common Council), released for public and agency review and comment. A Final GEIS will subsequently be prepared, which accounts for substantive comments received during the comment period.

City of Utica Harbor Point Master Plan will be developed to assess and disclose the potential environmental, social, and economic impacts of the build-out of the project.

A "Generic" Environmental Impact Statement is used to evaluate "an entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans." (6 NYCRR § 617.10(a) (4))

Impacts of individual actions proposed to be carried out in conformance with the adopted plan and the threshold or conditions identified in the GEIS may require no or limited future SEQRA review. (6 NYCRR § 617.10(d))

B. PROJECT DESCRIPTION: COMPONENT PARTS

The Harbor Point Redevelopment Plan establishes a new vision for this neglected area in the City of Utica by revitalizing the harbor area to create an economically sustainable mixed-used development project that will become a new major destination within the Mohawk Valley.

The Harbor Point Redevelopment Plan: outlines a framework of guidelines for new public- and private-sector construction; identifies areas for public activities and recreation spaces; enhances connections to Baggs Square east and west and downtown Utica; outlines required infrastructure improvements for development; promotes the reuse of industrially vacated properties; and, improves access to the Mohawk River, Erie Canal and the Utica Marsh. The aim is to promote innovation in waterfront and urban planning in the Mohawk Valley while reflecting the present day concerns for a socially and environmentally responsible built environment and an improved standard for living, working and recreating within Utica.

Working with the UHLDC, two alternative Harbor Redevelopment Master Plans were prepared. Although both options contain the same components, the internal configuration of certain elements is adjusted to reflect various circulation options. Due to their relative similarity, the following is a description of the component parts regardless of which option they apply to. The Master Plans illustrate the proposed improvements and the Harbor Point Redevelopment Component Area Map discusses the various areas of improvements.

Overall:
The items listed below apply to the overall master plan. What follows are the component parts as illustrated in the Component Area Map.

- Internal street configuration inclusive of sidewalks, bike lanes, street trees, and period lighting
- Surface and structured parking
- Utilities (electricity, natural gas, water, sanitary, stormwater, and telecommunications)
- Pedestrian walkways
- Repair of bulkhead walls

Component Areas:

1. **Water-Based Development**
    a. Area located on NYS Canal Corporation lands immediately surrounding the harbor
    b. Area intended for water enhanced and water dependent mixed-uses such as:
        i. Harbor promenade with pedestrian amenities including benches, period lighting, interpretive signage, and trash receptacles
        ii. Public plazas and water features designed to attract attention to the harbor
        iii. Marina
        iv. Marina services
        v. 1933 Building re-use as a year-round commercial destination with ethnic restaurants, local beer, wine and spirits, local crafts, outdoor seating, farm emporium, boating supplies
        vi. Restored 1918 Canal Building as a marina center and barge canal history (Redevelopment Concept A; building proposed to be moved or demolished in Concept B)
        vii. Performance/amphitheater
        viii. Two multi-story anchor mixed-use buildings (commercial, office, and residential)
2. **Commercial-Based Development**
    a. Approximate 16 acre private redevelopment area with multi-story mixed-use buildings containing commercial uses on the ground floor with residential on the upper floors
    b. Greenspace, parks and plazas
    c. Pedestrian walkways with connections to the Harbor Promenade and the Erie Canal Trail
    d. Associated surface and structured parking

3. **Corridor Commercial Development**
    a. Private redevelopment area along the west side of North Genesee Street
    b. Proposed commercial buildings with retail and restaurants
4. **Corridor Commercial Development**
    a. Private redevelopment area along the west side of North Genesee Street adjacent to the John St. Bridge exit ramp
    b. Proposed commercial buildings with retail and restaurants
    c. Connections to downtown, Baggs Square East and West, and the train station via new pedestrian link on the John St. Bridge exit ramp
5. **Passive Recreation Development**
    a. Earthen berm forms with native plantings on the former Mohawk Valley Oil (MVO) site which is currently owned by National Grid and being used to deposit dredge spoils from National Grid's clean up of the Mohawk River
    b. Trail loop linking to the Harbor Promenade and recreation area to the west
    c. In-water amphitheater with associated on-land seating
    d. Associated surface parking
6. **Marine-Based Development**
    a. Proposed commercial use associated with canal shipping and/or boating
7. **Active Recreation Development**
    a. Active recreation fields including baseball, softball, and soccer
    b. Re-purposed building as a multi-use recreational facility/ice arena
    c. Associated parking
    d. Pedestrian walkways with connections to Harbor Promenade, Utica Marsh, and the Erie Canal Trail

Utica Harbor is a historical landmark on the Erie Canal. It is a vestige of the great NYS Canal System during the "Barge Canal" industrial period and boasts a proud history. Through the implementation of the Harbor Point Redevelopment Project, the Utica Harbor will both celebrate its past and assist in driving a new economic engine of private investments - commercial, retail, and mixed uses, food/restaurant establishments, and entertainment/recreational venues.

HARBOR POINT REDEVELOPMENT

City of Utica, NY

Component Area Map

1. Water-Based Development
   Interpretive, commercial, residential, recreational, boardwalk, marina
2. Commercial-Based Development
   Retail, professional, residential
3. Corridor Commercial Development
   Retail, restaurants
4. Corridor Commercial Development
   Retail, restaurants, greenspace, trail connection to Genesee Street
5. Passive Recreation Development
   Open Space, gardens, picnicking
6. Marine-Based Development
   Future canal shipping
7. Active Recreation Development
   Baseball fields, baseball stadium area, soccer fields, multi-use recreational facility/ice arena

a. Current Redevelopment Underway
b. not a component of Harbor Point Redevelopment Strategy

C. PROJECT HISTORY

This document discusses the Utica Inner Harbor and Utica Harbor Pont. What follows is an historical discussion of each.

1. Utica Inner Harbor Overview

The State Legislation that was passed in 2008 stated that the reestablishment of "economic vitality of upstate communities like Utica requires rediscovering and investing in the historic, but often dilapidated infrastructure like the Utica Inner Harbor. Once the center of commercial and economic activity in Utica and Oneida County, the Inner Harbor, part of the great Erie Canal has been consigned a fate so many traditional heavy industry sites that have been removed from productive use and divorced from the community at large." Projects identified in the proposed plan would provide boater's access to the Inner Harbor and provide public infrastructure, including a marina, to spur private investments. Economic activity would return via commercial development that is anticipated to provide overnight accommodations, dining, and entertainment.

Local Waterfront Access Plan

The Local Waterfront Access Plan (LWAP) states that the redevelopment of the Inner Harbor will "take on a stronger urban form and perhaps with aesthetically pleasing architectural details reflective of the areas industrial past." The LWAP envisioned the integration of the working waterfront areas of the NYS Canal Corporation with new commercial/light industrial uses. The LWAP speculated that a "working harbor" would serve as an attraction and heighten the level of activity and interest in the area.

Brownfield Opportunity Area (BOA) Pre-Nomination (Step 1) Study

Utica's Step 1 BOA Study is part of the City's Central Industrial Corridor ReVITALization Plan. The Central Industrial Corridor includes the Broad Street Corridor, East and West Baggs Square, the Oriskany Street Corridor, and the Harbor District. These areas once made up the industrial hub of Utica stretching along the Old Erie Canal and main rail lines.

One of the key recommendations of the study, with regard to the Harbor District, is to advance planning at the Inner Harbor to include "re-programming of Canal Corporation facilities, rehabilitation of harbor walls, capping of an on-site dredge spoils area, enhancement of access roads, construction of a public marina, and the establishment of dedicated areas for private investment."

2. Harbor Point Overview

Over the past 20 years remediation of contamination on the Harbor Point peninsula and the Mohawk River have been undertaken primarily by National Grid (formerly Niagara Mohawk). A site that was formerly owned by Mohawk Valley (MVO), the immediate west side of the harbor, which has more recently come under the control of National Grid, was used as dewatering structure and disposal area for Utica Harbor sediment. An additional site, embedded within the peninsula, is the New York Tar Emulsion Products Site which has been cleaned up by Beazer East, Inc. and Suit-Kote Corporation. The remediation of these sites is being directed by the NYSDEC.

The work remaining at Harbor Point is limited to the placement of a final soil cover (cap) on the sediment placed at the former MVO site, installation of a groundwater treatment system, installation of an underwater engineered 2-foot thick cap in the harbor, and the formulation of a clean-up plan for the Mohawk River.

With the exception of southern reaches of the site, the Harbor Point properties are restrictive to commercial development due to access, the regulatory floodway, wetlands, and gas and electrical utility stations and will likely be reserved for green space uses and linkages. However, a number of ideas for development along the southern extent of the property have included recreational/public uses such a combination baseball/soccer stadium, an outdoor amphitheater, regulation softball fields, etc. Long term thinking envisioned a pedestrian bridge connection along the Washington Street alignment to tie these public entertainment venues to the Gateway District area and indoor entertainment activities associated with the Utica Auditorium.

D. PURPOSE AND NEED

The intent of the Inner Harbor project is to create an environment which can be used for a variety of purposes such as recreation, entertainment, residential and commercial development.

The GEIS will evaluate potential environmental and socio-economic impacts of elements of the Inner Harbor Redevelopment Plan, as well as provide information to support informed decision-making by potential inner harbor developers. Information compiled in the GEIS will provide insights into potential impacts and mitigation; reasonable alternatives; stakeholder, decision-

maker and public interests; baseline environmental conditions; constructability considerations; regulatory issues; and future actions.

E. PERMITS AND APPROVALS

It is anticipated that to implement the Proposed Project, the Applicant would be required to obtain permits and approvals from a variety of state and local agencies. A summary of currently anticipated actions is presented in Table 1 Potential Permits, Approvals, and Reviews.

Table 1 ***Potential Permits, Approvals & Reviews.***

	Permit	Activity	Agency	Comments	SEQRA Involved Agency Contact
	Federal				
1	Section 404 of the Clean Water Act (Joint Application)	Dredging or discharges in waters of the United States (including non-isolated wetlands).	USACE	▪ Required for work within the canal/inner harbor (*e.g.*, construction within waterbody, repair of harbor walls, dredging, *etc.*); or work within federal wetlands on inner harbor lands (based on federal wetland delineation). ▪ National Wetland Inventory mapping illustrates potential federal wetlands. ▪ Potential use of Nationwide Permits (NWPs) and submission of Pre-Construction Notification (PCN). ▪ Joint Application Form – http://www.dec.ny.gov/docs/permits_ej_operations_pdf/jointapp.pdf.	Federal agencies are not SEQRA Involved Agencies.
2	Section 10 of the Rivers & Harbors Act of 1899 (Joint Application)	Work within federally-designated navigable waters of the United States, which include the canal/inner harbor.	USACE	▪ Same as above.	Same as above.
	State & Local				
3	Section 401 of the Clean Water Act (401 Water Quality Certification) (Joint Application)	Certification is used to ensure that federal agencies issuing permits or carrying out direct actions, which may result in a discharge to waters of the United States do not violate New York State's water quality standards or impair designated uses.	NYSDEC	▪ Potential use of NYSDEC's "Blanket" Water Quality Certification of the USACE's NWP Program. ▪ http://www.dec.ny.gov/docs/permits_ej_operations_pdf/wqcnationwide.pdf	Mr. Larry Ambeau Regional Permit Administrator NYSDEC, Region 6 317 Washington St. Watertown, NY 13601

4	Protection of Waters (6 NYCRR Part 608; Article 15 of the ECL) (Joint Application)	Work within protected and or State-designated navigable water bodies (bed and banks), which include the canal/inner harbor.	NYSDEC	▪ Required for work within the canal/inner harbor (*e.g.*, construction within waterbody, repair of harbor walls, dredging, *etc.*).	Mr. Larry Ambeau Regional Permit Administrator NYSDEC, Region 6 317 Washington St. Watertown, NY 13601
5	Freshwater Wetlands (6 NYCRR Parts 663 – 664; Article 24 of the ECL) (Joint Application)	Activities within State-regulated wetlands and check zones (100-foot buffer areas) as mapped by NYSDEC.	NYSDEC	▪ Required if activities require construction within State-designated wetlands and/or check zones mapped within Harbor Point area.	Mr. Larry Ambeau Regional Permit Administrator NYSDEC, Region 6 317 Washington St. Watertown, NY 13601
6	Canal Work and Occupancy Permit	Work within the canal/inner harbor.	NYS Canal Corporation NYS Thruway Authority	▪ Work activities within canal/inner harbor. ▪ Planning activities and impact on canal system. ▪ Relocation of NYS Canal Corporation facilities (including dredged spoil area).	Mr. Joseph Moloughney, P.E. NYS Canal Corporation Exit 23 and Rt. 9W Albany, NY 12201
7	SPDES General Permit for Storm Water Discharges from Construction Activity (GP-0-10-001)	Storm water discharges from construction phase activities disturbing one-acre or greater. Includes preparation and implementation of SWPPP.	NYSDEC City of Utica	▪ NOI submitted at least 5-days before construction start-up. NOT submitted after site restoration completed. ▪ Up to 60-day review of SWPPP by NYSDEC if SWPPP not in conformance with General Permit. ▪ Review of SWPPP by City of Utica as a Municipal Separate Storm Sewer System (MS4). ▪ Coverage under the SPDES General Permit for projects located in areas deemed “archaeologically sensitive” for cultural resources (as mapped by the State Historic Preservation Office; SHPO) also “triggers” consultation with SHPO. The project site is located in such an area (see below).	Ms. Deborah St. John-Day, P.E. City of Utica Department of Engineering 1 Kennedy Plaza Utica, NY 13502

8	Highway Work Permit	Work within highway rights-of-way (highway and utility improvements).	NYSDOT City of Utica	▪ NYSDOT – Road improvements or utility extensions within right-of-way of N. Genesee Street. ▪ City of Utica – Road improvements or utility extensions within rights-of-way of Wurz Avenue, Wells Avenue, Lee Street, *etc.*	Mr. Brian Hoffmann, P.E. Regional Design Engineer NYSDOT Region 2 Utica State Office Building 207 Genesee Street Utica, NY 13501 Ms. Deborah St. John-Day, P.E. City of Utica Department of Engineering 1 Kennedy Plaza Utica, NY 13502
9	SEQRA (Article 8 of the ECL; 6 NYCRR Part 617)	Environmental impact assessment of project components.	City of Utica Involved Agencies	▪ Preparation of Generic Environmental Impact Statement (GEIS). ▪ Environmental Justice issues – http://www.dec.ny.gov/docs/permits_ej_operations_pdf/oneidaej.pdf.	Anticipated Lead Agency City of Utica Common Council Mr. Frank Meola, President Department of Legislation 1 Kennedy Plaza Utica, NY 13502
10	Federal & State Preservation Laws (36 CFR 800; 9 NYCRR Part 428; Sections 3.09 and 14.09 of the NYS Parks, Recreation and Historic Preservation Law)	Completion of Project Review Form (project description and location, photographs, and documentation of prior disturbance) and/or cultural resource investigation. Goal is to obtain "No Effect" letter from SHPO.	NYSOPRHP – Field Services Bureau (SHPO)	▪ Consultation with SHPO regarding sites/facilities listed or eligible for listing on the State and National Registers of Historic Places. ▪ Potential impacts on areas deemed by SHPO as sensitive for the presence of archaeological resources.	Ms. Ruth Pierpont Deputy Commissioner New York State Division for Historic Preservation New York State Office of Parks, Recreation & Historic Preservation Peebles Island State Park P.O. Box 189 Waterford, NY 12188-0189
11	Floodplain Development Permit	Work within 100-year floodplain.	City of Utica	▪ Proposed activities within and potential impacts on the 100-year floodplain.	Mr. Dave Farina Code Enforcement Administrator City of Utica Codes Department 1 Kennedy Plaza Utica, NY 13502
12	Rezoning	Potential rezone of parcels or creation of overlay districts to manage proposed land uses within inner harbor project area.	City of Utica	▪ Potentially proposed by land owners & developers.	City of Utica Common Council Mr. Frank Meola, President Department of Legislation 1 Kennedy Plaza Utica, NY 13502

13	Site Plan Approval	Approval of future site modifications by land owners & developers.	City of Utica	▪ May be triggered by future parcel-specific development.	Mr. Fred Matrulli, Chairperson City of Utica Planning Board c/o Department of Urban & Economic Development 1 Kennedy Plaza Utica, NY 13502
14	Subdivision Approval	Potential consolidation or breakout of parcels within inner harbor project area.	City of Utica	▪ May be triggered by future parcel-specific development.	Mr. Fred Matrulli, Chairperson City of Utica Planning Board c/o Department of Urban & Economic Development 1 Kennedy Plaza Utica, NY 13502
15	Variances (or Special Use Permits)	Approval of area and/or use variances.	City of Utica	▪ May be triggered by future parcel-specific development.	City of Utica Zoning Board of Appeals c/o Department of Urban & Economic Development 1 Kennedy Plaza Utica, NY 13502
16	General Municipal Law (GML) § 239-m	County Planning review of activities located within 500-feet of State or County highway, municipal boundary or park.	County Planning	▪ May be triggered by future parcel-specific development.	Mr. John R. Kent, Jr. Commissioner Oneida County Department of Planning 321 Main Street Utica, NY 13501
17	Water and Wastewater System Improvements Approval of Plans	Approval of water and wastewater infrastructure improvements and connections.	Mohawk Valley Water Authority (MVWA) City of Utica	MVWA – Water connections. City of Utica – Sewer connections.	Mr. Richard Goodney, P.E. Mohawk Valley Water Authority 1 Kennedy Plaza Utica, NY 13502 Ms. Deborah St. John-Day, P.E. City of Utica Department of Engineering 1 Kennedy Plaza Utica, NY 13502
18	Building & Demolition Permits	Building code compliance.	City of Utica		Mr. Dave Farina Code Enforcement Administrator City of Utica Codes Department 1 Kennedy Plaza Utica, NY 13502

19	Certificate of Occupancy	Approval to occupy building.	City of Utica		Mr. Dave Farina Code Enforcement Administrator City of Utica Codes Department 1 Kennedy Plaza Utica, NY 13502

Source: O'Brien & Gere

III. REQUIRED ELEMENTS OF THE DGEIS

The DGEIS will present information and analysis in the substantive areas outlined below:

- A description of the Proposed Project
- A site-specific description of the environmental setting
- An analysis of the potential environmental impacts of the Proposed Project, including its short- and long-term effects, and typical associated environmental effects
- An identification of significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented
- A discussion of alternatives to the Proposed Project
- An identification of irreversible and irretrievable commitments of resources that will be involved if the Proposed Project is implemented
- Any growth-inducing aspects of the Proposed Project
- Impacts of the Proposed Project on the use and conservation of energy
- Impacts of the Proposed Project on Solid Waste Management
- A description of measures proposed to avoid, minimize, or mitigate significant adverse environmental impacts of the Proposed Project
- A list of underlying studies, reports and other information obtained and considered in preparing the DGEIS and final written scope
- Specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance

A. ORGANIZATION AND EXPECTED CONTENT OF THE DGEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the DGEIS; the Date of Acceptance of the DGEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period. Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the Applicant and its representatives; and the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DGEIS shall include a list of all Involved and Interested Agencies to which copies of the document and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

EXECUTIVE SUMMARY

A. Introduction

B. Description of the Proposed Project

C. List of all Local, County, State, and other approvals required

D. Statement of project purpose and need

F. Summary of mitigation measures proposed for significant adverse environmental impacts

G. Description of alternatives analyzed

CHAPTER 1 – PROJECT DESCRIPTION

A. Project Site Description and Setting

B. Proposed Project-- Description in text and graphics of the proposed master plan for the Harbor Point Redevelopment Project. This section will include the number, type and location of uses, proposed phases of construction and/or alterations proposed in relation to buildings, landscape features, and infrastructure, and a description of circulation and site access.

C. Purpose and Need

D. Project History

1. A description of existing structures and other site features that will be reused/rehabilitated and those that will be demolished.
2. Approved Projects in Study Area
3. Summary of dates and conclusions for previously prepared projects and studies for the project site

E. Permits and Approvals

CHAPTER 2 – LAND USE, COMMUNITY CHARACTER, ZONING, AND PUBLIC POLICY

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Residential, Commercial, Industrial Land use
2. Open Space, Recreation
3. Zoning Districts
4. Other

B. Consistency with Community Plans

C. Potential Impacts of the Proposed Project (Build Condition)

1. Land Use, Community Character, and Zoning

2. Description of cumulative impacts of the proposed Project and other approved projects as specified in Chapter 1, D. 2

3. Consistency with Public Policy – Description of consistency of the Proposed Project with existing planning documents and public policies identified above in Chapter 1, D.3.

D. Mitigation – Description of the measures (if any) which will be implemented to mitigate adverse impacts to Land Use, Community Character, Zoning, and Public Policy from the Proposed Project.

CHAPTER 3 – COMMUNITY SERVICES

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Description of educational, police, fire, emergency service, health care, recreational and solid waste facilities and providers potentially affected by development of the Proposed Project.

2. Description of the current operations and capacity of the community services identified above to be arrived at through consultation with the school district, City of Utica Fire Department, City of Utica Police Department, and emergency medical service providers.

B. Potential Impacts of the Proposed Project (Build Condition)

Description of impacts of the Proposed Project on the provision of educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers.

1. Discussion of the anticipated public cost associated with the provision of services, including: educational, police, fire, emergency service, health care, recreational, and solid waste facilities.

2. Description of the potential impacts to the response times of emergency vehicles to the Project Site.

3. Discussion of cumulative impacts that the Proposed Project and other approved projects may have on the provision of educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers.

C. Mitigation

1. Description of mitigation that may be required as a result of the Proposed Project including estimated costs associated with manpower and equipment.

2. Comparison of the potential costs of providing community services to the economic benefits of the Proposed Project as detailed in Chapter 14.

CHAPTER 4 – GEOLOGY, SOILS, AND TOPOGRAPHY

Information to be provided in this section of the DGEIS will include:

A. Geotechnical Study of Existing Conditions

General

Will provide a preliminary or planning-level foundation investigation through the use of existing data and not less than 2 test borings be advanced at the site using an ATV-mounted drill. The borings are planned to be advanced to a depth of up to 100 feet. All Borings will be sampled continuously to 10 feet, and at standard intervals, thereafter. Standard Penetration Testing will be performed in general conformance with ASTM D1586 "Standard Test Method for Penetration Test and Split Barrel Sampling of Soils".

Data will be presented as obtained from the field and laboratory program in a Subsurface Exploration and Laboratory Test Report. The Report will present the following information:

- The plot showing the location of the test borings;
- The Boring Logs providing a complete record of the soil samples and soil profile;
- The elevation of the water table, if encountered;
- A narrative Summary and Profile of the site subsurface conditions;
- A Laboratory Test Summary and detailed results identifying the methods used; and,
- A Key to the methods used to gather and report the subsurface and lab data presented.

Geotechnical Evaluation and Interpretive Report

An engineering evaluation based on the field program, laboratory test results, and experience in the project site area will be conducted. An Interpretive Report will be prepared which will present the results of the evaluation, including but not limited to addressing the following items:

- A generalized characterization of the deposits and their affect and limitations with respect to the planned development's building and infrastructure improvements;
- Outline of the potential design or construction problems which may warrant further study;
- Presentation of one or more potential satisfactory solutions for the major foundation design and construction problems identified;
- Presentation of preliminary criteria for planning of the project foundations;
- Presentation of general recommendations which may aid in the selection of an optimum arrangement for facilities on the site vis-à-vis the limitations of the subsurface conditions identified in the field program;
- Recommendations for additional exploration and testing which may be warranted to further reduce the risks and uncertainties always present in work involving subsurface conditions; and,
- Conducting a Seismic Site Classification using the SPT results and the requirements of the 2010 Building Code of New York State.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A description of impacts of development of the Project Site on Site geology, topography and soils will be provided.

C. Mitigation

1. A description of measures, if any, which will be implemented to mitigate potentially adverse impacts of the Proposed Projects will be presented.

CHAPTER 5 – NATURAL RESOURCES - IMPACT ON PLANTS AND ANIMALS

The DGEIS will assess the potential for project-related activities to significantly impact terrestrial and aquatic ecology including direct impacts created by habitat loss and wildlife displacement from site clearing and facility construction activities and indirect impacts from sedimentation in storm water run-off to aquatic resources.

Topics to be evaluated in the DGEIS (if found in the Project Site) consist of:

- Vegetative cover
- Habitat types and rankings
- Endangered and threatened species
- Critical habitats
- Unique natural area

Additionally, information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. A description and map of habitat types present within the Project Site using publicly available and previously published information and aerial photography.

2. A description of Rare, Threatened and Endangered Species or species listed as Special Concern, which may be on the Project Site based on existing site surveys and field reconnaissance, in consultation with the NYSDEC Natural Heritage Program and US Fish and Wildlife Service (USFWS), and drawing on other resources as appropriate.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A description of the potential environmental impacts to natural resources, including impacts to Rare, Threatened and Endangered Species or species listed as Special Concern as a result of the Proposed Project.

2. Identification of potential cumulative impacts to natural resources from the Proposed Project and other approved projects.

C. Mitigation

1. Identification of the measures, if any, which will be implemented to mitigate adverse impacts to natural resources.

2. Description in text and graphics the conceptual landscaping plan for the HPDP Discuss the use of native species.

3. Description of the process and criteria for identifying and mitigating potentially adverse impacts to natural resources not addressed in the DGEIS from future phases of the Proposed Project.

CHAPTER 6 – GROUNDWATER AND SURFACE WATER RESOURCES

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Description of the general drainage flow patterns, existing facilities and impervious surface coverage, and stormwater infrastructure that prevail on the Project Site.

2. A qualitative description of stormwater quantity or quality control features within the Project Site.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A discussion of potential stormwater impacts of the Proposed Project

2. A discussion of the potential for cumulative stormwater impacts from the Proposed Project and other approved projects within the study area.

C. Mitigation

1. A discussion of the regulatory context of stormwater runoff management, including the involvement of local, state, and regional authorities.

2. A discussion of the process for evaluating and mitigating possible impacts from future phases of the Proposed Project.

3. A discussion of potential stormwater treatment techniques that may be applied.

CHAPTER 7 – FLOODING

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Federal Wetlands - Identification and description of surface water resources and wetlands based on published, federal, state and local wetland mapping resources and site specific, previously issued USACE Jurisdictional Determinations and NYSDEC Freshwater Wetland Validations.

2. Floodplain Mitigation Study

General

It is anticipated that it will be necessary to demonstrate that the project will produce "no adverse effects" on neighboring properties by altering the floodplain. A hydraulic study, based on modeling, comparing the base flood elevations for the before- and after-development cases, will be used to complete this determination.

A hydraulic study will be completed intended to identify possible adverse effects of the proposed development. The study would define anticipated effects of development in terms of changes to the 100-year base flood elevation.

Obtain and Verify the Effective Model

The FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been recently updated (September 27, 2013) and is currently the effective flood study. Hydraulic analysis for the Mohawk River was originally developed by Michael Baker Engineering Corporation using the Danish Hydraulic Institute's (DHI) MIKE 11 software for a study dated March 2009. This model was used to provide the revised detailed analysis of the Mohawk River and was incorporated

into the FIS in work completed in April 2009. It is anticipated that the hydraulic model can be obtained along with the floodplain geometry and hydraulic information used in the effective FIS and mapping. The model will be imported and re-run to be verified by comparison with the effective study.

Adapt Modeling and Verify for Pre-Development Conditions

Cross sections will be added to the model representing pre-development conditions of the floodplain. This pre-development geometry will be obtained using FIS modeling information and the LiDAR elevation data. The LiDAR data were collected for NYSDEC in the spring of 2008 by Sanborn Map Company, Inc. To verify the adapted hydraulic model it will be run and the results will be compared with the un-modified model obtained in the prior task. It is assumed that adding additional cross sections to the existing hydraulic model does not significantly impact the hydraulic profile. The verified model will be used as the base condition for comparison with the post-development models.

Preliminary Post-Development Modeling and Evaluation

In this task the hydraulic model will be modified by adding the representation of the proposed development to the model cross sections. The results of this post-development model, floodwater elevations at the various cross sections, will be compared with the results of the pre-development model. Any effects will be shown as differences in the floodwater elevations at comparable cross sections. If multiple development or fill scenarios are necessary, they will be completed during the Final GEIS phase.

B. Potential Impacts of the Proposed Project (Build Condition)

1. Qualitative discussion of the potential impact of development of the Project Site on surface water resources and wetlands.

2. Identification of the impacts to any aquifers that are located on Site. Describe the impacts that the Project may have on the local water table level, or that the water table level may have on the Proposed Project.

3. Identification of the impacts of the Proposed Project on areas of increased flooding risk.

C. Mitigation

1. Description of proposed mitigation measures, if any, to address potentially adverse impacts to surface water resources and wetlands.

2. Qualitative description of the process for identifying and mitigating impacts to surface water resources and wetlands not addressed in the DGEIS from future phases of the Proposed Project.

CHAPTER 8 – INFRASTRUCTURE

WATER SUPPLY

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Identification of the existing water supply to the Project Site.
2. Description of the current requirements for water supply systems within the project area.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A description of the proposed water conveyance system to serve the entire project.
2. A description of the anticipated demand for potable water generated by development of the Project Site, including usage and sources.

C. Mitigation

1. A discussion of the requirements of local, state, and regional regulations.
2. A discussion of the potential build out of the water systems that will serve the Project Site, including sources, treatment facilities, and transmission and distribution networks.
3. A discussion of the potential impacts that the development of the proposed water system will have and mitigation required for areas within the study area.

SANATARY SEWER SERVICE

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Description of the sewage collection and treatment systems that serve the Project Site.
2. Description of the infrastructure of the appropriate Sewer District, including a discussion of the capacity of the treatment plant.

B. Potential Impacts of the Proposed Project (Build Condition)

1. Description of the demand for wastewater treatment generated by development of the Project Site.

2. Description of the proposed plan for providing sanitary sewer service for the project.

3. Description the impacts of the Proposed Project on the capacity of the existing treatment plant.

C. Mitigation

1. Regulatory Context – Discussion of the requirements of local, state, and regional regulations including those of NYSDEC or other agencies with respect to the provision of sanitary sewer service.

2. Discussion of the potential build out of the sewage collection and conveyance systems that will serve the Project Site.

3. Impacts to other sites in the Sewer District – Discussion of the impacts that the Proposed Project will have on other sites within Sewer District with respect to the provision of infrastructure and the capacity of the Sewer District treatment plant.

ENERGY & TELECOMMUNICATIONS

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Description of the current electrical and telecommunications services provided to the Project Site, as well as the capacity of current service providers and infrastructure.

B. Potential Impacts of the Proposed Project (Build Condition)

1. Description of the estimated electrical and telecommunication requirements generated by development of the Project Site.

2. Description of any energy saving elements of the master plan and consistency with existing local or state energy conservation policies.

C. Mitigation

1. Regulatory Context – Description of the requirements of local and state regulations with respect to the provision of energy and telecommunications.

2. Description of plans to provide electricity and other energy required for the Project Site.

3. Electricity – Description of the capacity of local service providers to provide electricity to the Project Site. Discuss the potential for non-traditional energy generation on the Project Site, including renewable energy generation.

4. Heating Energy – Description of the plans for providing energy for the Proposed Project's heating and non-electrical energy needs.
5. Telecommunications – Discussion of infrastructure improvements that will be required to provide the Project Site with required telecommunications service.

CHAPTER 9 – TRAFFIC AND TRANSPORTATION

This chapter will summarize and incorporate the key findings of a Traffic Impact Study (TIS) and present the results of the traffic related analyses including project related trip generation and assignment, no-build and build condition volumes, pedestrian and transit assessment, accident analysis, and related roadway and intersection improvements.

A. Existing / Baseline Conditions

Data Collection

Traffic data will be collected at each of the following intersections:

- Genesee Street/Lee Street
- Genesee Street/Wurz Avenue
- Genesee Street/Wells Avenue

The data collection will include turning movement counts, accident reports for the three most current years, vehicular speed data from the most recent NYSDOT traffic counts, and roadway inventory information (posted speed limits, roadway lane widths, traffic control measures, pedestrian facilities, and transit services).

Trip Generation

Based on the proposed Harbor Master Plan, future trips generated by each type of land use for the weekday morning, evening, and Saturday peak hours for each of the two phases of development will be estimated.

Trip Distribution

The trips generated by the site development to each of the site roadways providing access to Genesee Street will be distributed. Future traffic volumes at each of the Genesee Street intersections will be estimated. Assume that trip distribution will be performed for the two phases of development.

Traffic Analyses

A traffic analysis will be completed consisting of the following components:

- Accident Study: Utilizing police reports, the accident data and an evaluation of potential accident mitigation measures will be summarized.
- Existing Levels of Service: Determine the existing levels of service for each of the three intersections noted above during each of the three peak periods.
- Future Levels of Service: Determine the future levels of services associated with each of the two phases of development and identify intersection improvements which may be required to accommodate the future traffic volumes.
- Speed Study: Compare observed vehicular speeds obtained by the NYSDOT with the posted speed limits and evaluate potential traffic calming measures to reduce speeds, if needed.

Traffic Impact Assessment Report

A draft report documenting the findings of each analysis will be prepared. Comments will be incorporated and a final Traffic Impact Assessment Report which will be an appendix to the GEIS report will be generated.

B. Potential Impacts of the Proposed Project (Build Condition)

Any potential impacts due to Proposed Project changes to pedestrian, parking, onsite/off-site circulation, emergency services, and public transit conditions in the study area will be described.

C. Mitigation

a. Describe the process for identifying and mitigating impacts to traffic and transportation from future phases of the Proposed Project.

b. Discussion of mitigation measures that may be necessary as a result of cumulative impacts from the Proposed Project and other approved projects identified in Chapter 2.

CHAPTER 10 – AIR QUALITY

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. Collection and summary of existing ambient air quality data for the study area. Ambient air quality monitoring data published by the New York State Department of Environmental Conservation (NYSDEC) will be complied for the analysis of existing as well as future background conditions.

B. Potential Impacts of the Proposed Project (Build Condition)

1. Mobile Source Impacts of the Proposed Project
2. Stationary Source Impacts of the Proposed Project

C. Mitigation

1. Mobile Sources
2. Stationary Sources

CHAPTER 11 – NOISE, ODOR AND LIGHT

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. A description and quantification of existing levels of noise on the Project Site based on noise monitoring at specified receptor locations.

B. Potential Impacts of the Proposed Project (Build Condition)

1. Qualitative and limited quantified analyses assessing the potential noise impacts resulting from the Proposed Project on both the Site itself and on sensitive receptors surrounding the Project Site.

C. Mitigation

1. A description of the process for mitigating impacts of the Proposed Project.
2. If applicable, identification and qualitative discussion of opportunities to limit and attenuate noise at sensitive receptors or indoor locations.
3. A description of codes and ordinances applicable to construction related noise.

CHAPTER 12 – SOCIOECONOMIC CONDITIONS

Information to be provided in this section of the DGEIS will include:

A. Existing Conditions / Baseline Conditions

1. Description of the existing demographic and economic conditions in the City of Utica Springs and Oneida County using 2010 Census data and American Community Survey Data.
2. Description of the existing inventory commercial and other uses in the City and County.
3. Description of the existing tax revenues to the City, School District, other special taxing districts, County, and State from the Project Site.
4. Description of New York State Department of Environmental Conservation designated Environmental Justice Area.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A qualitative description of the potential impacts of development of the Project Site.

2. A quantitative analysis of the potential economic impacts of the Proposed Project, as appropriate.

3. A discussion of the estimated tax revenues generated by the Proposed Project to the City of Utica, School District, other special taxing districts, Oneida County, and New York State.

4. Discussion of the approximate number of employees that will be generated by the Proposed Project, including information with regard to type, salary level, and fulltime or part- time status.

5. An analysis of the economic and fiscal benefits during the construction period, including: the number of jobs to be generated directly and indirectly as a result of construction and income to the local economy from sales of construction material, construction labor, and sales tax.

6. A description of the capacity of the local workforce with regards to construction of the proposed Project.

7. A description of the impacts on the New York State Department of Environmental Conservation designated Environmental Justice Area.

C. Mitigation

1. A comparison of the estimated economic benefits of the Proposed Project with the potential costs associated with providing additional municipal services at the local, county and State level using the analysis performed in Chapter 3, Community Facilities.

CHAPTER 13 – CULTURAL RESOURCES

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions – Phase 1A and 1B Cultural Resource Study

1. A review of sites files and archaeological reports on file at the New York State of Parks, Recreation and Historic Preservation (NYSOPRHP).
2. A review of maps and other sources on file at local libraries, universities, and historical societies.
3. A review of relevant published soil information (USDA NRCS files).
4. A field inspection of the project area conducted to assess previous disturbance and the strategy and/or need for subsurface testing.

5. Digital color photo documentation detailing the extant conditions of the project area, including all structures, areas of slope and prior disturbance.
6. Evaluation of the project area's sensitivity for cultural resources and recommendations regarding the need for an additional Phase IB survey if appropriate.
7. Preparation of a Phase IA Cultural Resources Report, including NYS archaeological site forms and NYS Historic Resource Inventory Forms for all historic structures located within the project boundaries.

B. Potential Impacts of the Proposed Project (Build Condition)

1. The potential for adverse impacts to cultural resources from the Proposed Project will be identified and described in accordance with SEQRA and SHPO.

2. Using publicly available information presented in the Land Use section, the potential impacts of approved projects on cultural resources in the project site and study area will be assessed.

C. Mitigation

1. If cultural resources are identified that will be adversely affected by the proposed Project, measures would be described to avoid, minimize, or mitigate those impacts. Any such measures would be devised in consultation with OPRHP.

CHAPTER 14 – VISUAL RESOURCES

The proposed project includes the potential introduction of new structural and landscape features, as well as the modification and/or removal of some existing features. Therefore, a visual resources analysis will be conducted to determine the potential for the proposed project to impact visual character and aesthetic conditions of the project site and its immediate vicinity.

The assessment will be written in accordance with the New York State Department of Environmental Conservation (NYSDEC) Visual Impact Assessment Methodology, "Assessing and Mitigating Visual Impacts," (DEP-00-2) (July 2000).

A. Existing / Baseline Conditions – Viewshed Analysis and Renderings

1. The existing conditions analysis will provide an overview of applicable legislating relating to the visual resources analysis, including a summary of the NYSDEC guidelines referenced above. The study area for the visual resources

analysis will be delineated to include areas from which new project elements would be visible and there is the potential for impacts to visual resources. Existing visual resources will be identified and described. Visual resources may include landscape elements such as water bodies, designated historic structures and other cultural resources, parks, unique topographic or geologic features, and critical environmental areas, where applicable. Photographs will be used to document important visual resources. A descriptive narrative and photography will be used to illustrate the existing visual conditions of the project site and study area as well as the visibility of project components from vantage points within the study area during leaf-off condition.

B. Potential Impacts of the Proposed Project

1. The proposed project will be described in the context of proximity to identified visual resources, orientation, design context, bulk, and height. Any potential aesthetic impacts that would result from the proposed project would be qualitatively described. The impacts analysis will consider such factors as substantial changes to views, the number and type of viewers that would be affected, the duration of views, and whether or not the feature has been designated as a special resource or viewshed. The potential impacts of the proposed project will be depicted with the use of photo-simulations as necessary to illustrate the findings. Photo-simulations will reflect proposed structure heights and dimensions.

C. Mitigation

1. If the potential for aesthetic impacts is identified, measures to mitigate any such impacts would be identified and described. Mitigation may include measures to reduce or eliminate the visibility of the project's effect on visual resources, such as screening, downsizing, relocation, or alternate materials.

CHAPTER 15 – HAZARDOUS MATERIALS

Information to be provided in this section of the DGEIS will include:

A. Existing / Baseline Conditions

1. A description of previous uses of the Project Site and identification of Recognized Environmental Conditions based on a Phase I Environmental Site Assessment which will include site inspections, and a review of available records and historical maps and/or aerial photography.

2. A description of the potential for hazardous materials to be present within the Project Site based on the above and an evaluation of regulatory database listings.

3. Identification and map of the location of areas within the Project Site entered into a Voluntary Cleanup Program (VCP), i.e. National Grid's Harbor Point Cleanup, or a Brownfield Cleanup Program (BCP), if applicable. A summary of the status of any such VCPs and BCPs that have been authorized on the Project Site and discuss the process and parties responsible for continuing the remediation of those sites.

B. Potential Impacts of the Proposed Project (Build Condition)

1. A qualitative description of the potential impacts to hazardous materials from the proposed Project.

C. Mitigation

1. A description of the requirements to document hazardous materials on the Project Site, as well as what mitigation may be required.

2. A description of the process for the continuation and completion of the BCP project that has been authorized on the Project Site.

CHAPTER 16 – CONSTRUCTION

Information to be provided in this section of the DGEIS will include:

A. Introduction

1. Phasing – A discussion of the anticipated phasing of construction for the Proposed Project, including a description of the areas included in each phase, the general types of construction anticipated to occur within each phase, and the anticipated development timeline.

2. A qualitative description of site preparation and grading work that will be required.

3. Discussion of the local, regional, and State requirements relating to construction noise, impacts to air quality and traffic, stormwater, and erosion control.

B. Potential Impacts of Construction (Build Condition)

1. A qualitative description of the impacts of Project construction on traffic generation, air quality, and noise.

C. Mitigation

1. A description of the range of general construction mitigation measures, which will be implemented to mitigate the impacts of construction on the Proposed Site and to adjacent land uses.
2. Describe the erosion and sediment control plan.

CHAPTER 17 –CUMULATIVE IMPACTS

A. Discussion of the cumulative impacts identified in the previous chapters will be included.

CHAPTER 18 – SOLID WASTE MANAGEMENT

Information to be provided in this section of the DGEIS will include:

A. Introduction

1. A discussion of Project Site and associated solid waste management issues.

B. Potential Impacts of Proposed Project (Build Condition)

1. A qualitative description of the impacts of Project on solid waste generation.

C. Mitigation

1. A description of the range of mitigation measures which will be implemented to manage solid waste.

CHAPTER 19 – ALTERNATIVES

Information to be provided in this section of the DGEIS will include:

A. Identification of alternatives to the proposed master plan, including the No Build Alternative and a reasonable range of design and use alternatives that provide an opportunity to minimize or avoid significant adverse impacts of the proposed project.

B. Identification of the likely impacts associated with an alternative in comparison with the proposed project based on qualitative assessment.

CHAPTER 20 – UNAVOIDABLE ADVERSE IMPACTS

A. Documentation of the significant unavoidable impacts identified in the previous chapters will be included.

CHAPTER 21– IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

A. A qualitative description of the irreversible and irretrievable commitment of resources resulting from development of the Project Site will be included.

CHAPTER 22– GROWTH INDUCING EFFECTS

Information to be provided in this section of the DGEIS will include:

A. A discussion of the potential growth-inducing impacts resulting from development of the Project Site.

CHAPTER 23– IMPACTS ON THE USE AND CONSERVATION OF ENERGY

Information to be provided in this section of the DGEIS will include:

A. A summary of the anticipated energy demands of the Proposed Project as described in Chapter 8 Infrastructure. .

B. A discussion the strategies proposed for reducing the Proposed Project's energy demand

CHAPTER 24– PUBLIC OUTREACH

A. A comprehensive summary of all outreach efforts will be included

REFERENCES

References cited in document will be identified by title, source and date

APPENDICES

- SEQR Documents (Environmental Assessment Form, Positive Declaration)
- Ecological Characterization
- Maps
- Underlying studies, reports and other information obtained and considered in the preparation of DGEIS