

## Project Summary Sheet

Riedman-Purcell CH II, LLC Phase II

December 11, 2019

### Project Description

The proposed project involves the construction of 35 additional market rate apartments at the former Corning Hospital site. The \$8.72 million investment is the final phase of a \$35.5 million redevelopment effort in the City of Corning. Because of the success of leasing the first apartments, construction on this additional building is slated to begin Q1 of 2020 and be completed by January of 2021. This development will support the need for additional housing options to help attract talent for area businesses, supported by a recent analysis by Three Rivers Development Corporation. The report not only demonstrates that the lack of market rate rentals is a challenge for talent attraction but because of the lack of single family residential additional demand is being placed on rentals.

**Total Project Investment** \$8.72

**Jobs Retained** 3

**Job Created** 1

**Benefit to Cost Ratio** 2:1

**Estimated PILOT Benefit** \$5,132,000

**Estimated Sales Tax Savings** \$280,000

**Mortgage Tax Benefit** \$88,000

**Total Savings** \$5.5 million

**Comments** This project meets the criteria for residential property per the demand analysis provided by Three Rivers Development Corporation which demonstrates the project need.

**Estimated Project Start Date** February 2020

**Estimated Project Completion Date** January 2021

### Evaluative Criteria for Residential/Housing

1. Private Sector Investment

The proposed project will leverage \$8.72 million in private sector investment in the heart of the City of Corning and is part of a larger \$35.5 million investment to redevelop the former Corning Hospital Site.

2. Create or Retain Jobs

The project will retain the current 3 employees and create 1 additional jobs. It will also help promote talent attraction efforts of area businesses. The lack of housing to support talent attraction is justified through a supplied housing analysis performed by the Three Rivers Development Corporation.

Application To  
**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY/  
STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
For  
**FINANCIAL ASSISTANCE\*\***

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

**A) Applicant Information-company receiving benefit:**

Applicant Name: Riedman Purcell CH II LLC - Phase II

Applicant Address: 45 East Avenue, 5th Floor, Rochester, NY 14604

Phone: 585-232-1000 Fax: 585-232-2601

Website: www.riedman.com E-mail: driedman@riedman.com

Federal ID#: 82-3767138 NAICS: 531110

Will a Real Estate Holding Company be utilized to own the Project property/facility?  Yes or  No

What is the name of the Real Estate Holding Company: \_\_\_\_\_

Federal ID#: \_\_\_\_\_

**B) Authorized Signatory:**

Name: David J. Riedman

Title: Manager

Address: 45 East Avenue, 5th Floor, Rochester, NY 14604

Phone: 585-232-1000 Fax: 585-232-2601

E-Mail: driedman@riedman.com

**C) Corporate Contact (if different from individual completing application):**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**D) Company Counsel:**

Name of Attorney: W. Stephen Tierney, Esq.  
Firm Name: Woods Oviatt  
Address: 1900 Bausch & Lomb Place, Rochester, NY 14604  
Phone: 585-987-2839 Fax: 585-445-2339  
E-mail: stierney@woodsoviatt.com

**E) Identify the assistance being requested of the Agency (select all that apply):**

- 1. Exemption from Sales Tax  Yes or  No
- 2. Exemption from Mortgage Tax  Yes or  No
- 3. Exemption from Real Property Tax  Yes or  No
- 4. Tax Exempt Financing \*  Yes or  No

\* (typically for not-for-profits & small qualified manufacturers)

**F) Business Organization (check appropriate category):**

Corporation  Partnership   
Public Corporation  Joint Venture   
Sole Proprietorship  Limited Liability Company   
Other (please specify) \_\_\_\_\_  
Year Established: 2017  
State in which Organization is established: New York

**G) List all stockholders, members, or partners with % of ownership greater than 20%:**

<u>Name</u>	<u>% of ownership</u>
<u>Riedman Corning, LLC</u>	<u>50%</u>
<u>Misc Prop, LLC</u>	<u>50%</u>

**H) Applicant Business Description:**

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: To further develop the property formerly occupied by the Corning Hospital at 176 Denison Parkway where a 96 unit market rate apartment building is being constructed. This application is for Phase 2 of that development, adding a second building containing 35 additional market rate apartments and 16 resident garages with associated land improvements and certain items of equipment, machinery and other items of tangible personal property.

Estimated % of sales within County/City/Town/Village: 100

Estimated % of sales outside County/City/Town/Village. but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S. 0

(\*Percentage to equal 100%)

D) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town Village. 80

Section II: Project Description & Details

**A) Project Location:**

Municipality or Municipalities of current operations: City of Corning

Provide the property address of the Proposed Project:

171 East First Street, Corning, NY; however, the apartment community in total will be known as "176 Denison". Property Tax ID is 318.09-01-018.200

**Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?**

Yes or  No

If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

What are the current real estate taxes on the proposed Project Site? Zero - PILOT program in place.

If amount of current taxes is not available, provide assessed value for each:

Land: \$ 498,800

Buildings(s): \$ 0

Are Real Property Taxes current?  Yes or  No. If no, please explain \_\_\_\_\_

Town/City/Village: City of Corning School District: Corning Painted Post Area SD

Does the Applicant or any related entity currently hold fee title to the Project site?  Yes or  No  
If No, indicate name of present owner of the Project Site: \_\_\_\_\_

Does Applicant or related entity have an option/contract to purchase the Project site?  Yes or  No

Describe the present use of the proposed Project site: Vacant land, former site of Corning Hospital.

**B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility): \_\_\_\_\_**

To further develop the property formerly occupied by the Corning Hospital at 176 Denison Parkway and 171 East First Street. This project is Phase 2, adding 35 market-rate apartments and 16 resident garages. Phase 1, currently under construction, is a 96 unit market-rate apartment building with 18 resident garages, a fitness center, business cafe & coffee bar, bicycle storage and outdoor grill and fire pit. Since opening our leasing office in April 2019, we have had great response from the community with over 350 inquiries resulting in 22 units preleased for April 2020 occupancy - all without a having a completed unit to show as a model. We anticipate a continued warm response into the post-New Year's leasing season leading up to the first 50 units becoming available in April 2020, followed by the remaining 46 Phase 1 units coming on-line through September 2020. We are confident that the Phase 2, 35 unit building will be needed to meet the demand identified in the 2014 City of Corning Housing Strategy and the 2015 Three Rivers Development Corporation Housing Study.

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):** This is an unique site which comes with some additional burdens related to Brownfield Cleanup, as we will be responsible for future monitoring, remediation activities, and DEC compliance, which brings additional financial risk to this development. The benefits obtained through the IDA will helps us maintain financially viability while providing quality housing to current industrial and commercial businesses in Steuben County.

**Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?**  
 Yes or  No

**If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:** The project would not be undertaken without Agency assistance.

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**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village?** The project would not be undertaken without Agency assistance.

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**C) Will Project include leasing any equipment**  Yes or  No

If Yes, please describe: \_\_\_\_\_

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**D) Site Characteristics:**

Describe the present zoning/land use: Current zoning is RT.

Will the Project meet zoning/land use requirements at the proposed location?  Yes or  No

If not, please describe required zoning/land use: \_\_\_\_\_

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: \_\_\_\_\_

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Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: The property has undergone Brownfield Cleanup. The DEC issued a Certificate of Completion on December 21, 2018. The project owner will be required to comply with the Brownfield Program requirements by ensuring construction techniques meet remediation requirements, future monitoring and reporting obligations.

**E) Provide any additional site information or details that may be applicable to the proposed project:**

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F) Select Project Type for all end users at project site (you may check more than one):

Industrial	<input type="checkbox"/>	Back Office	<input type="checkbox"/>
Acquisition of Existing Facility	<input type="checkbox"/>	Retail	<input type="checkbox"/>
Housing	<input checked="" type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Equipment Purchase	<input type="checkbox"/>	Facility for Aging	<input type="checkbox"/>
Multi-Tenant	<input checked="" type="checkbox"/>	Civic Facility (not for profit)	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

**Note:** this is a Multi-family apartment project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III of the Application.

Retail Sales\*:  Yes or  No

Services\*:  Yes or  No

\*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

G) Project Information:

**Estimated costs in connection with Project:**

1. Land and/or Building Acquisition:	\$ <u>262,500</u>
<u>1.246</u> acres _____ square feet	
2. New Building Construction: <u>54,400</u> square feet	\$ <u>6,825,000</u>
3. New Building Addition(s): _____ square feet	\$ _____
4. Reconstruction/Renovation: _____ square feet	\$ _____
5. Infrastructure Work:	\$ <u>385,000</u>
6. Manufacturing Equipment:	\$ _____
7. Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$ <u>175,000</u>
8. Soft Costs: (professional services, etc.):	\$ <u>777,500</u>
9. Other, Specify: <u>Financing interest and fees</u>	\$ <u>295,000</u>

TOTAL Capital Costs: \$ 8,720,000

**Project refinancing: estimated amount**  
**(for refinancing of existing debt only)**

\$ 0

**Sources of Funds for Project Costs:**

- |  |                         |
|--|-------------------------|
| 1. Bank Financing:   | \$ <u>7,000,000</u>     |
| 2. Equity (excluding equity that is attributed to grants/tax credits):                 | \$ <u>1,720,000</u>     |
| 3. Tax Exempt Bond Issuance (if applicable):   | \$ _____                |
| 4. Taxable Bond Issuance (if applicable):  | \$ _____                |
| 5. Public Sources (Include sum total of all state and federal grants and tax credits): | \$ _____                |
| Identify each state and federal grant/credit:  |                         |
| _____  | \$ _____                |
| _____  | \$ _____                |
| _____  | \$ _____                |
| _____  | \$ _____                |
| <br>Total Sources of Funds for Project Costs:  | <br>\$ <u>8,720,000</u> |

Have any of the above costs been paid or incurred as of the date of this Application?  Yes or  No

If Yes, describe particulars:

Land acquisition, some Infrastructure work and some Soft costs.

**Mortgage Recording Tax Exemption Benefit:** Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent):	\$ <u>7,000,000</u>
Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1.25%):	\$ <u>87,500</u>

**Sales and Use Tax:** Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 3,500,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure above):

\$ 280,000



*\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

**Real Property Tax Benefit:**

**IDA PILOT Benefit:** Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section IV of the Application.

**Percentage of Project Costs financed from Public Sector sources:** Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(G) of the Application.

**H) What is your Project timetable (provide dates):**

1. Start date – acquisition of equipment or construction of facilities: Feb 2020
2. Estimated completion date of Project: Jan 2021
3. Project occupancy – estimated starting date of operations: Jan 2021
4. Have construction contracts been signed?  Yes or  No
5. Has financing been finalized?  Yes or  No

**I) Have site plans been submitted to the appropriate planning department?**

Yes or  No

If yes, has the Project received site plan approval from the planning department?

Yes or  No.

If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act (“SEQRA”) determination that may have been required to be submitted along with a copy of the approved site plans.

**NOTE: SEQRA Report, approved 8-9-2016, is included with this Application.  
Approved Site Plan, dated 7-10-2018, is included with this Application.**

Please provide the Agency with the status of any required planning department or other approval:  
 The project has been approved by the Planning Commission.

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J) Is the Project necessary to retain existing employment:  Yes or  No

Is the Project necessary to expand employment:  Yes or  No

K) Employment Plan (Specific to the proposed Project location):

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be CREATED after project completion			Estimate number of residents of the Labor Market Area in which the Project is located that will fill the jobs to be created after project completion*		
			12 months	24 months	36 months	12 months	24 months	36 months
Full Time	3	3	0	1	0	0	1	0
Part Time	0	0	0	0	0	0	0	0
Total FTE	3	3	0	1	0	0	1	0

\*For purposes of this question, please estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Average Salary for Jobs Created	Average Fringe Benefits for Jobs Created	Average Salary for Jobs Retained	Average Fringe Benefits for Jobs Retained
Management	\$35,000 to \$45,000	20%	\$35,000 to \$45,000	20%
Professional				
Administrative	\$15/hr	20%	\$15/hr	20%
Production				
Independent Contractor				
Other (Maintenance)	\$30,000	20%	\$30,000	20%

Employment at other locations in the state: (provide address and number of employees at each location):

	Address	Address	Address
Full time	Affiliated entities maintain hundreds of full time and part time positions		
Part Time	at various locations throughout New York State.		
Total FTEs			

*Please note: The Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

### Section III Retail Questionnaire

**To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.**

**Please answer the following:**

- A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?**

Yes or  No. If the answer is yes, please continue. If no, proceed to section IV.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 0 %.**  
**If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section IV.**



**PILOT Estimate Table**

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property*	County Tax Rate/1,000	Local (town/village/city) Tax Rate/1,000	School Tax Rate/1,000

\*Apply equalization rate to value

Abatement Year	Current Taxes	New Without PILOT	Total Tax Liability	Proposed PILOT New	Total PILOT New + Existing	PILOT Savings
<b>Total</b>						

# Riedman Purcell CH II LLC

## Corning Hospital Redevelopment Phase 3

### Apartment Project Phase 2

#### Steuben County IDA PILOT Assessment

Existing Assessment	\$0		
City of Corning Tax Rate/\$1,000	\$11.80	\$11.80	26%
County Tax Rate/\$1,000	\$8.42	\$8.42	19%
CPP School District Tax Rate/\$1,000	\$24.54	\$24.54	55%
Total Tax Rate/\$1000	\$44.76	\$44.76	

<b>Current Taxes</b>	
Town Tax Payment	\$0
County Tax Payment	\$0
C-PP School District Payment	\$0
<b>Total Estimated Tax Revenue</b>	<b>\$0</b>

Proposed Additional Assessment	\$1,400,000
New Town Tax Payment	\$16,520
New County Tax Payment	\$11,788
New C-PP School District Payment	\$34,356
<b>Total Estimated New Revenue</b>	<b>\$62,664</b>

Mortgage	\$7,000,000
Taxable Investment	\$3,500,000
IDA Sales Tax Abatement	\$280,000
Mortgage Tax Abatement	\$87,500
PILOT Savings	\$570,078
	<b>\$937,578</b>

Abatement Year	Current Taxes	*Total Tax Liability Without PILOT	PILOT Proposal	County Payment	School Payment	City Payment	Savings
2021	\$0	\$62,664	\$31,332	\$5,894	\$17,178	\$8,260	\$31,332
2022	\$0	\$63,917	\$32,899	\$6,189	\$18,037	\$8,673	\$31,019
2023	\$0	\$65,196	\$36,032	\$6,778	\$19,755	\$9,499	\$29,164
2024	\$0	\$66,500	\$37,598	\$7,073	\$20,614	\$9,912	\$28,901
2025	\$0	\$67,830	\$39,165	\$7,368	\$21,473	\$10,325	\$28,665
2026	\$0	\$69,186	\$40,732	\$7,662	\$22,331	\$10,738	\$28,455
2027	\$0	\$70,570	\$42,298	\$7,957	\$23,190	\$11,151	\$28,272
2028	\$0	\$71,981	\$43,865	\$8,252	\$24,049	\$11,564	\$28,116
2029	\$0	\$73,421	\$45,431	\$8,546	\$24,908	\$11,977	\$27,989
2030	\$0	\$74,889	\$46,998	\$8,841	\$25,767	\$12,390	\$27,891
2031	\$0	\$76,387	\$48,565	\$9,136	\$26,626	\$12,803	\$27,822
2032	\$0	\$77,915	\$50,131	\$9,430	\$27,485	\$13,216	\$27,784
2033	\$0	\$79,473	\$51,698	\$9,725	\$28,344	\$13,629	\$27,775
2034	\$0	\$81,063	\$53,264	\$10,020	\$29,203	\$14,042	\$27,798
2035	\$0	\$82,684	\$54,831	\$10,315	\$30,062	\$14,455	\$27,853
2036	\$0	\$84,337	\$56,398	\$10,609	\$30,920	\$14,868	\$27,940
2037	\$0	\$86,024	\$57,964	\$10,904	\$31,779	\$15,281	\$28,060
2038	\$0	\$87,745	\$59,531	\$11,199	\$32,638	\$15,694	\$28,214
2039	\$0	\$89,500	\$61,097	\$11,493	\$33,497	\$16,107	\$28,402
2040	\$0	\$91,290	\$62,664	\$11,788	\$34,356	\$16,520	\$28,626
	\$0	\$1,522,570	\$952,493	\$179,178	\$522,211	\$251,104	\$570,078

\* Assumes a 2% tax increase annually

## Section V Representations, Certifications and Indemnification

**This Section of the Application can only be completed upon the Applicant receiving, and must be completed after the Applicant receives, IDA Staff confirmation that Section I through Section IV of the Application are complete.**

David J. Riedman (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Manager (title) of Riedman Purcell CH II LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. **Job Listings:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. **Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording



tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
- (i) a non-refundable \$750 application and publication fee (the "Application Fee");
  - (ii) an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
  - (iii) all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the

subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK        )  
COUNTY OF                ) ss.:

David J. Riedman \_\_\_\_\_, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Office) of Riedman Purcell CH II LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
\_\_\_\_\_  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 25<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
(Notary Public)

HEATHER SALATINO  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN MONROE COUNTY  
COMMISSION EXPIRES APRIL 17, 2023

## **Cost-Benefit Analysis for Riedman Purcell CH II Phase II**

Prepared by Steuben County IDA using InformAnalytics

# Executive Summary

**INVESTOR**  
Riedman Purcell CH II Phase II

**TOTAL INVESTED**  
\$8.7 Million

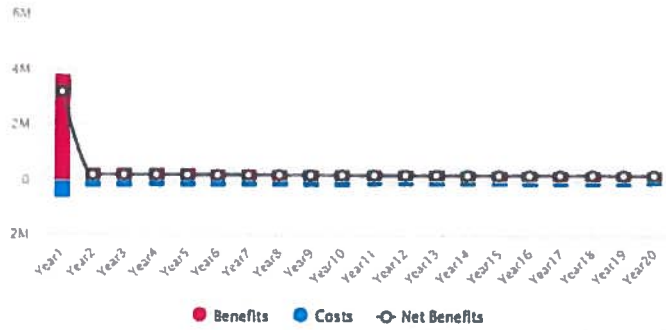
**LOCATION**  
171 East First Street, Corning NY 14830

**TIMELINE**  
20 Years

F1 FIGURE 1

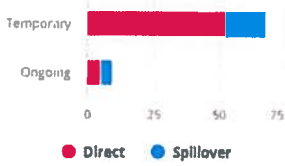
Discounted\* Net Benefits for Riedman Purcell CH II Phase II by Year

Total Net Benefits: \$6,632,000



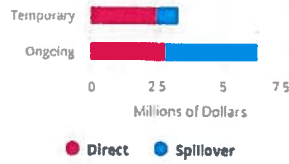
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll





## Proposed Investment

Riedman Purcell CH II Phase II proposes to invest \$8.7 million at 171 East First Street, Corning NY 14830 over 20 years. Steuben County IDA staff summarize the proposed with the following: Phase II of this development represents the final phase of the Corning Hospital site Redevelopment in the City of Corning. This \$8.7M development will include the construction of a 35 unit residential complex with 17 resident garages to compliment the 96 unit facility currently under construction. This site comes with the additional burdens related to the brownfield clean up requirements outlined in the DEC approved site management plan. Without IDA assistance the project would not move forward because of this and the property would remain undeveloped.

T1 TABLE 1

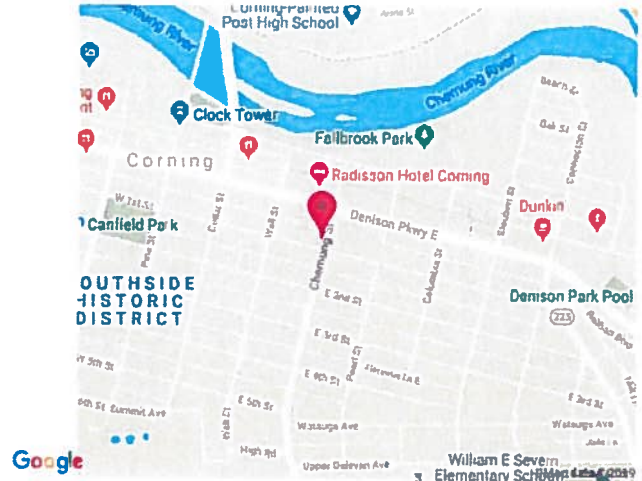
### Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
Riedman Purcell CH II Phase I	\$6,825,000
<b>OTHER SPENDING</b>	
Land Acquisition	\$263,000
Infrastructure	\$385,000
FFE	\$175,000
Soft Costs	\$778,000
Fees	\$295,000
<b>Total Investments</b>	<b>\$8,720,000</b>
<b>Discounted Total (2%)</b>	<b>\$8,720,000</b>

May not sum to total due to rounding.

F4 FIGURE 4

### Location of Investment



# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Steuben County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 20 years, with future returns discounted at a 2% rate.

T2 TABLE 2

## Estimated Costs or Incentives

Steuben County IDA is considering the following incentive package for Riedman Purcehl CH II Phase II.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$5,132,000	\$4,297,000
Sales Tax Exemption	\$280,000	\$280,000
Mortgage Recording Tax Exemption	\$88,000	\$88,000
Total Costs	\$5,500,000	\$4,665,000

May not sum to total due to rounding.

\* Discounted at 2%



**State & Regional Impact (Life of Project)**

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$6,968,000</b>	<b>\$5,103,000</b>	<b>\$12,071,000</b>
<b>To Private Individuals</b>	<b>\$5,947,000</b>	<b>\$5,047,000</b>	<b>\$10,994,000</b>
Temporary Payroll	\$2,517,000	\$796,000	\$3,313,000
Ongoing Payroll	\$3,430,000	\$4,251,000	\$7,681,000
<b>To the Public</b>	<b>\$1,021,000</b>	<b>\$56,000</b>	<b>\$1,077,000</b>
Property Tax Revenue	\$955,000	N/A	\$955,000
Temporary Sales Tax Revenue	\$28,000	\$9,000	\$37,000
Ongoing Sales Tax Revenue	\$38,000	\$47,000	\$85,000
<b>STATE BENEFITS</b>	<b>\$311,000</b>	<b>\$302,000</b>	<b>\$613,000</b>
<b>To the Public</b>	<b>\$311,000</b>	<b>\$302,000</b>	<b>\$613,000</b>
Temporary Income Tax Revenue	\$113,000	\$38,000	\$151,000
Ongoing Income Tax Revenue	\$123,000	\$199,000	\$323,000
Temporary Sales Tax Revenue	\$32,000	\$10,000	\$42,000
Ongoing Sales Tax Revenue	\$43,000	\$54,000	\$97,000
Total Benefits to State & Region	\$7,280,000	\$5,405,000	\$12,684,000
Discounted Total Benefits (2%)	\$6,664,000	\$4,633,000	\$11,297,000

May not sum to total due to rounding.

T4 TABLE 4

**Benefit to Cost Ratio**

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$10,755,000	\$4,481,000	2:1
State	\$542,000	\$185,000	3:1
Grand Total	\$11,297,000	\$4,665,000	2:1

May not sum to total due to rounding.

\* Discounted at 2%

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CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

Revised 7/12/16

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part I is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Corning Hospital Redevelopment		
Project Location (describe, and attach a general location map): Denison Parkway East and Chemung Street in the City of Corning		
Brief Description of Proposed Action (include purpose or need): Redevelopment of the existing Corning Hospital site for 128 residential units, a proposed +/-1,500 sf one story bank building, +/-7,400 sf 2-story office building, and a 3-story +/-21,000 sf academic building on parcels encompassing approximately +/- 6.65 acres		
Name of Applicant/Sponsor: Riedman Aquisitions LLC	Telephone: (585) 232-2600	E-Mail: jwalkins@riedman.com
Address: 45 East Avenue, Second Floor		
City/PO: Rochester	State: NY	Zip Code: 14604
Project Contact (if not same as sponsor; give name and title/role): Jery Walkins; Project Manager	Telephone: (585) 232-2600	E-Mail: jwalkins@riedman.com
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Corning Hospital (Mr. Garrett Hoover, President)	Telephone:	E-Mail:
Address: 1 Guthrie Drive		
City/PO: Corning	State: NY	Zip Code: 14830

**B. Government Approvals**

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 1)	
b. City Planning Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 1)	
c. City Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 2)	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 1)	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 1)	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(See attached Insert 1)	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): The project site is within the City of Corning Commercial District, which includes conformance to it's design guidelines. See page 3 (EAF Section 2) of the Supplemental EAF and Project Narrative for a brier description of the project's consistency with those guidelines. Also, please note that the Final Site Plan application will include greater detail of specific design details within the Commercial District that are encouraged.	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
(C) Commercial and (RT) Residential Transition

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Corning-Painted Post School District

b. What police or other public protection forces serve the project site?  
City of Corning - Police Department

c. Which fire protection and emergency medical services serve the project site?  
Corning Fire Department

d. What parks serve the project site?  
Canfield Park, Centennial Park, Denison Park, McKinney Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixes of uses including Residential, Commercial and an Educational facility

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 6.65 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 6.65 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 6.65 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Consolidation of parcels/ subdivision of parcels  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated 3  
 • Anticipated commencement date of phase 1 (including demolition) 08 month 2016 year  
 • Anticipated completion date of final phase 12 month 2020 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
Phase 1 contains the C.C.C. educational building; Phase 2 includes a 3/4-story 90 unit residential apartment building and a one story approximately 1,500 SF bank; and Phase 3 includes a 38 unit 3-story residential apartment building and +/-7,400 SF 2-story office building.

f. Does the project include new residential uses?  Yes  No  
If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	90 Units
At completion of all phases	_____	_____	_____	128 Units

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
If Yes,

- i. Total number of structures 3
- ii. Dimensions (in feet) of largest proposed structure: +/- 35' height; 60' width; and 129' length
- iii. Approximate extent of building space to be heated or cooled: +/-29,900 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
If Yes,

- i. Purpose of the impoundment: approved NYSDEC water quality treatment practices bioretention area Water Quality Unit, Underground Storage
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: on-site stormwater runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source. n/a
- iv. Approximate size of the proposed impoundment. Volume: 0.05 million gallons; surface area: 0.15 acres
- v. Dimensions of the proposed ~~dam~~ impounding structure: 0.5' height; varies length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth cut/fill

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? Demolition of existing buildings Construction of buildings, parking areas, utility installations
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): +/- 20,000 cubic yards
  - Over what duration of time? All three phases, future phases to be temporarily stabilized
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. Existing building materials to be crushed and left on-site if suitable. Any unsuitable material shall be removed from the site and placed in approved landfill.

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. Possibly if saturated soils are encountered during excavation.

v. What is the total area to be dredged or excavated? +/-8 acres

vi. What is the maximum area to be worked at any one time? 5 acres

vii. What would be the maximum depth of excavation or dredging? 20 feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: Topsoil to be replaced in the proposed lawn/landscaped areas. Some existing foundation and structures to be removed from site by the current owner prior to land transfer to applicant.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
  
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 35,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes: \*Please note that the proposed use of the site will likely be significantly less than the water demands for the previous use of the property as a hospital.

- Name of district or service area: City of Corning Water Authority
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
  
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 35,200 gallons/day \*See above Item "C".

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: City of Corning Wastewater Treatment Plant
- Name of district: City of Corning
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 4.87 acres (impervious surface) (reduction of 0.27 acres impervious from existing conditions)  
 \_\_\_\_\_ Square feet or 5.35 acres (parcel size)

ii. Describe types of new point sources. storm pipes

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
To on-site stormwater quality treatment area(s) (i.e. bioretention area, or other NYSDEC approved filter practice for water quality treatment) and to City of existing Corning storm sewer system and ultimately downstream to Denison Park and the Chemung River

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Chemung River

• Will stormwater runoff flow to adjacent properties? (See Attached Insert 3)  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
n/a

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
Typical construction machinery/ equipment operation during construction

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
n/a

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? - Traffic Study will be provided under separate cover upon completion (by others)  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_  
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_  
 iii. Parking spaces: Existing 269 Proposed +/-316 Net increase/decrease +47  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Access to Phase 1 through the existing public parking lot to Denison Parkway and to Cintra Lane East. Phase 2 to a new access to East First Street and via the existing access drive to Denison Parkway; Phase 3 via access to East First Street.  
 vi. Are public/private transportation service(s) or facilities available within 1/4 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: Approximately 465,000 KW per year. Please note that the projected load demands will likely be significantly less than for the previous use of the property as a hospital  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): NYSEG  
 iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: 7am-5pm  
 • Saturday: 8am-5pm  
 • Sunday: -  
 • Holidays: -  
 ii. During Operations:  
 • Monday - Friday: 8am-5pm (office/edu) & 24hr ATM  
 • Saturday: 8am-5pm (office/edu) & 24hr ATM  
 • Sunday: 24 hour ATM  
 • Holidays: 24 hour ATM

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
*Typical site construction equipment and operations during City of Corning approved hours of construction will be temporary through the course of project construction. Anticipated sources of post-construction noise generation from proposed uses will be addressed as part of a noise analysis (by others).*

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
*Full cut-off LED fixtures will be proposed. The proposed lighting will be internal to the site, +/- 20' height, located +/- 20' to the nearest occupied structure.*

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
Please note that Corning Hospital is responsible for the removal of any existing storage tanks prior to the transfer of the property to the applicant.

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
Typical landscape maintenance which may include fertilization and herbicide treatment

---

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 20 tons per \_\_\_\_\_ month (unit of time)
- Operation: \_\_\_\_\_ 3 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste.

- Construction: none during construction
- Operation: A trash compactor and recycling operations are proposed to be on-site.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private Hauler / Stueben County Erwin Transfer Station
- Operation: Approved off-site landfill, recycling pick-up by private hauler

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.I. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Existing Hospital Site / urban SF residential  
 ii. If mix of uses, generally describe:  
The parcel(s) are located within a mix use area including office, residential and commercial structures

**b. Land uses and covertypes on the project site.**

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.44	5.17	- 0.27
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn/landscaped areas</u>	1.21	1.48	+ 0.27

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain. \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
School: Weekday Preschool, Ready Set Grow Child Center, College Center-Finger Lakes, Alternative School for Math & Science. School: Arnot Medical Services, Guthrie Coming Steuben Day Care: Christ Church Day Care, Great Beginnings, Amy' Sunshine Center Group Home: Pathways, Inc.

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
An incinerator was removed from servicing the former hospital use in the mid-1980's according to Guthrie Hospital sources. A Phase 2 environmental audit has also been completed, which addressed required remediation.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes - Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes - Environmental Site Remediation database Provide DEC ID number(s): C851049  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): C851049, C851031, C851040 (no results found for this site). (See Exhibit N of the Supplemental EAF and Project Narrative for additional information.)  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
A Management Plan is in place for further investigation & remediation (currently in progress). The site was accepted into the Brownfield Cleanup program by the NYSDEC. Request for Proposals (RFP's) will be issued in the next few months to contract remediation work on-site.

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: (See Exhibit O of the Supplemental EAF and Project Narrative for description.) \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site - See Geotechnical Report prepared by Foundation Design, P.C. (Append. B)**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 100' feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: TG Tloga Silt Loam \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 15' feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 100 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer, Primary Aquifer \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>squirrels _____</p> <p>wild birds _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>The NYSDEC on-line Environmental Resource Mapper identified the Nodding Wild Onion as a rare plant with a threatened status, which may exist within or near the vicinity of the project site. (See Exhibit M in Supplemental EAF and Project Narrative for further information.) It should be noted that past uses and disturbances on the project site have not encountered any known occurrences of this plant's existence. Further, the urban site would not be a typical habitat for where the plant may be found.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource:	<input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District
ii. Name:	Market Street Historic District Boundary, Southside Historic District
iii. Brief description of attributes on which listing is based: Please note that the two listed historic sites on the portion of the project site to the west of Chemung Street as shown on the NYS Cris Mapping, are considered to be "non-contributing buildings to the Historic District."	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	Unlisted historic site per NYS SHPO CRIS -Cultural Resource Information System
ii. Basis for identification:	unknown
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource:	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	1
iii. Distance between project and resource:	_____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

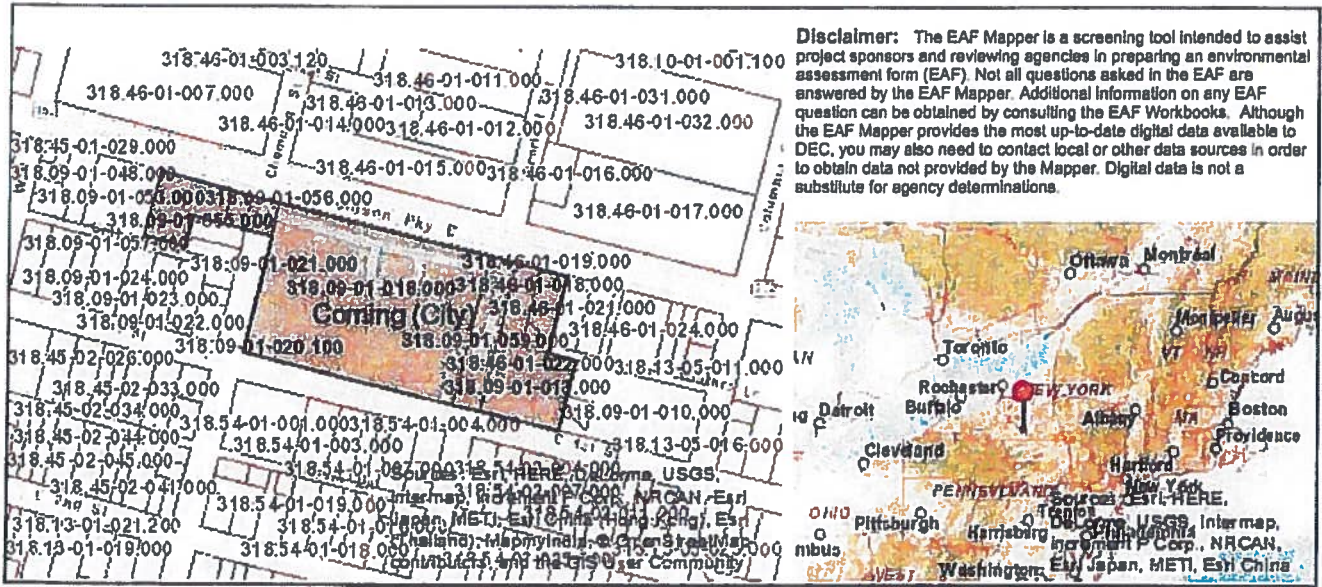
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name J Lincoln Svedrock, P.E (BME Associates) Date March 21, 2016 - Revised 7/12/16

Signature  Title Acting as agent for Riedman Aquisitions LLC

# EAF Mapper Summary Report

Wednesday, March 09, 2016 7:44 AM



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites: C851049
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C851049
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C851049, C851031, 851040
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.



E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Market Street Historic District Boundary Increase, Southside Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Insert 1 (EAF Section B.a.b.d.e.g. page 2 of 13)

Listed below are the involved agencies and their respective involvement:

1. NYSDEC (stormwater, Brownfield Program, endangered or threatened species, nodding wild onion)
2. NYSDOT (entrance and utility permits)
3. SHIPO (project is partially within the Southside Historic District)
4. Steuben County IDA (PILOT and incentives, grant recipient for CCC project)
5. Empire State Development (administrator of Southern Tier Regional Economic Development CFA/URI Awards)
6. Steuben County Health Department (water)
7. City of Corning Zoning Board of Appeals (variances)
8. City of Corning Council (abandonment of portion of Olmstead Street)
9. City of Corning Planning Commission (site plan, subdivision/consolidation plan)
10. City of Corning Department of Public Works (site plan, utilities, stormwater management)

Insert 2 (EAF Section B.c. page 2 of 13)

Use variances for the Phase 2B bank and Phase 3B office uses; minimum lot area variance per dwelling unit in RT zone for Phase 2A and 3A; building height variance in RT zone for 4-story building in Phase 2A and 3A; front setback variances in RT zone for Phase 2A and 2B, and 3A, and a rear setback variance for Phase 3B.

Insert 3 (EAF Section D.2.e.iii. page 6 of 13)

Onsite stormwater runoff will be collected through a system of parking lot and yard inlets with required (during construction/temporary) and permanent (post-construction) treatment measures utilized in accordance with NYSDEC and City of Corning code requirements. Upon water quality treatment, discharge of runoff will be done via connections into the existing City of Corning storm sewer system, as it does currently. Specific design details and connection points will be provided with final site plan and engineering design applications.

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only (If applicable)  
 Project : Comung Hospital Site Redevelopment  
 Date : August 2, 2018

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. See Part 3	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases. See Part 3	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). See Part 3	D2c, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**  
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)  NO  YES  
*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**  
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)  NO  YES  
*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body. See Part 3	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

i. Other impacts: <u>Mentioned early in project about discharge effect on Dension Park Pond</u> <u>See Part 3.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) Answered yes to D2c <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. See Part 3	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour. See Part 3	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. See Part 3	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. See Part 3	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. See Part 3	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. <b>See Part 3</b>	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. <b>See Part 3</b>	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round <b>See Part 3</b>	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work <b>See Part 3</b> ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/4 -3 mile 3-5 mile 5+ mile <b>See Part 3</b>	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places. <b>See Part 3</b>	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. <b>See Part 3</b>	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. <b>See Part 3</b> Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j) See Part 3  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k) See Part 3  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.) See Part 3  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation. <span style="float: right;">See Part 3</span>	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties. See Part 3	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**  NO  YES

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. See Part 3	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation. See Part 3	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. See Part 3	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). See Part 3	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. See Part 3	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste. See Part 3	D2q, E1f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. See Part 3	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**17. Consistency with Community Plans**  NO  YES

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)  
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. <span style="margin-left: 20px;">See Part 3</span>	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**  NO  YES

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3) See Part 3  
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1       Part 2       Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Document List is Attached

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
City of Coming Planning Commission as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: SEQR review for the whole Coming Hospital Site Redevelopment Project

Name of Lead Agency: City of Coming Planning Commission

Name of Responsible Officer in Lead Agency: Joe P. Dubendorfer Chair

Title of Responsible Officer: Chairperson, City of Coming Planning Commission

Signature of Responsible Officer in Lead Agency: 

Date: August 9, 2016

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Steve Dennis

Address: 500 Nasser Civic Center Plaza, Coming, NY 14830

Telephone Number: 807-862-0340

E-mail: comingplanning@gmail.com

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

**City of Corning – Planning Commission (CPC)***J.P. Doherty August 9, 2016*

Corning Hospital Site Redevelopment – SEQR Part Three Attachment to SEQR Part Three Form.

Applicant: Riedman Acquisitions, LLC

**Description of Project:** The Corning Hospital Redevelopment Project is a mixed-use project to be developed in three phases as described below. The project site is located along the south side of Denison Parkway East (NYS Route 352), and is bounded by Cintra Lane East and East First Street to the south. Phase 1 of the project is located west of Chemung Street and was previously developed with an existing structure and parking. Phase 2 and Phase 3 of the project is the location of the former Corning Hospital Facility including the vacant hospital building and associated parking and landscaped areas.

**Description of Phases:**

**Phase 1;** Development of a 3-story, 21,000 square foot building and parking for The Corning Community College Nursing School. Plan is to start construction in third Quarter of 2016 upon Site Plan Approval and Building Permits. Site Preparation has been completed by current hospital owner prior to sale to applicant.

**Phase 2:** Development of approximately ninety (90) apartment units along Denison Parkway within a 3 to 4 story structure including applicable parking and amenities. Phase 2 includes the development of 1,500 square foot bank with three (3) drive thru windows and associated parking and landscape areas.

**Phase 3:** Development of approximately thirty-eight (38) apartment units along East First Street within a 3 story building including applicable parking and amenities. Phase 3 includes the development of a 2 story, 7,400 square foot office building with associated parking and landscape areas.

**General:**

The City of Corning Planning Commission (CPC) reviewed the initial project plans at the April, 5 2016 CPC meeting. At this meeting the CPC reviewed the submitted preliminary long form EAF, Part 1, and made recommendations to the applicant.

The CPC recommended that the Project be preliminarily classified as a Type 1 as it is adjacent to and is substantially contiguous to the Southside Historic Housing District which is listed on the National Register of Historic Places

The project is planned as a phased project over multiple years. The first phase will be ready for construction third quarter of 2106. The other two phases will follow as the current owner completes the demolition and site remediation through the NYS DEC Brownfield Program. As per SEQRA requirements pertaining to segmentation, the CPC determined the SEQRA process should include all the phases of development to identify and evaluate potential impacts of all phases rather as individual or segmented projects.

The CPC passed a motion on April 5, 2016 to declare intent to be Lead Agency, to preliminarily classify the project as a Type 1 Action in accordance with SEQR regulations (6 NYCRR Part 617) and to conduct a coordinated review.

Based on the information provided in the EAF Part I and the project plans, the CPC identified potential involved agencies and determined the project was also subject to County Review. The potentially involved agencies were notified on April 26, 2016 and no agency submitted an objection to the CPC's intent to declare lead agency.

***Part 2 Question 1.d; The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.***

The CPC reasoned this item to be a moderate risk which will be managed by the site operational requirements of the Brownfield Project. The applicant answered this question "yes" as the current owner will be excavating and removing soil on the site prior to initiation of the proposed project. The current owner will be removing over 20,000 cubic yards under the Brownfield remediation of the site prior to sale to the applicant.

The applicant indicated some material may have to be removed after assuming ownership but the amount of removal is undetermined. Any such removal from the designated Brownfield site would be subject to the Brownfield requirements and the agreed upon remediation plan.

The submitted conceptual designs are based upon the findings and plans of the Brownfield Project Scope. If construction dewatering would be required, the site operational requirements would again have to be adhered to. Therefore, this moderate risk impact is managed by the Brownfield material handling process and future site operation requirements.

***Part 2 Question 1.e; The proposed action may involve construction that continues for more than one year or in multiple phases***

The CPC reasoned this is considered to have a small impact that can be managed by construction best management practices. The CPC reasoned that the major timing of dust and noise would be occurring during the current owner's demolition and remediation project which in itself is more than one year. The applicant's phased project is for basic construction. Some of the construction will be performed close to Denison Parkway but any impacts can be limited and managed. The construction noise and dust will be controlled with best management practices required within the City. Also, the work hours would substantially occur during normal business hours.

***Part 2 Question 1.f; the proposed action may result in increased erosion, whether from physical disturbance or vegetation removal. (Including from treatment by herbicides).***

The CPC considered this is not a risk as the Part 1 question D2q asks about herbicides on commercial projects. The Applicant indicated that during operation the project may use pesticides and/or herbicides as part of normal lawn and landscape maintenance. No long term large application of these materials is being considered. Any potential for erosion during disturbance caused by construction activities will be managed through the use of best management practices outlined as part of the project's stormwater pollution prevention plan. The CPC reasoned this is a small impact.



***Part 2 Question 3.i; The proposed action may involve the application of pesticides or herbicides in or around any water body.***

Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides as part of normal lawn and landscape maintenance and there is no adjacent water body. The CPC reasoned this is a small impact.

***Part 2 Question 3.l; Other Impacts on surface water***

Early in the review of the project the City of Corning Public Works reported the storm discharge from the former Corning Hospital and discharge from the cooling systems were conveyed into the Denison Park pond, and this project may also affect the pond. It was later determined by the City Public Works Department that they felt this was not an issue. The applicant prepared a Drainage Narrative to support the opinion of the Public Works Department. CPC adds this note as it was brought up and was adequately addressed.

***Part 2 Question 4.a; the proposed action may require new water supply wells, or create additional demand on supplies from existing wells.***

The applicant answered yes to question Part 1 D2c indicating an additional use of 35,200 gallons per day. The project is connected to the City of Corning water system. The Department of Public Works reported the system has sufficient capacity for this increase. This is very conservative as no accounting was taken for the many thousands of gallons the Corning Hospital used from the same system. Therefore, the CPC reasoned this concern was of no risk.

***Part 2 Question 6.c; The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.***

The applicant answered D2f incorrectly. The answer to D2fii should be the answer for D2fi. The air emissions are for mobile construction equipment mostly during site work and for material handling. No stationary construction equipment is to be anticipated to be on-site. The CPC sees no risk as all construction equipment will meet emissions standards and this is not a large project requiring substantial numbers of equipment. The diesel truck traffic on Denison Parkway would be the most significant generator but such generation is projected to be below the thresholds.

***Part 2 Question 7.a; The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site***

The applicant in Part 1 question E2o indicates the mapper as showing the Wild Nodding Onion and potentially the Clustered Sedge. The CPC reviewed the information from the NYNHP Conservation guide for both species. The particular habitats for both were reviewed. The CPC reviewed historical maps and uses of the site. This site has been developed since the 1800's. Maps included in the project Brownfield study show that the site has been paved for decades, and the current site is going to be cleared by the demolition and remediation prior to the start of this project. Therefore, the CPC felt it very unlikely that

these plant species would be on site. After discussion, the CPC reasoned the risk from this project would be very small or none at all.

***Part 2 Question 7.b The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government***

Same as Part 2 Question 7.a; the applicant in Part 1 Question E2o indicates the mapper as showing the Wild Nodding Onion and potentially the Clustered Sedge. The CPC reviewed the information from the NYNHP Conservation guide for both species. In particular, the habitats for both were reviewed. This site has been developed since the 1800's. Maps included in the project Brownfield study show that the site has been paved for decades, and the current site is going to be cleared by the demolition and remediation prior to the start of this project. Therefore, the CPC felt it very unlikely that these plant species would be on site. After discussion, the CPC reasoned that the risk from this project would be very small or none at all.

***Part 2 Question 7.i; Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.***

The CPC considered this not a risk as the Part 1 question D2q asks about herbicides on commercial projects. The Applicant indicated that during operation the project may use pesticides and/or herbicides as part of normal lawn and landscape maintenance. No long term large application of these materials is being considered. The CPC reasoned a small impact.

***Part 2 Question 9.a; Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.***

The proposed action replaces the older hospital campus that is a higher structure limiting some views from the Southside Historic District. This project opens up the view-shed. The proposed development would be more pleasing to the residents and passer byes than the situation of the last few decades. In the SHPO letter of 7/6/2016 that organization also concurs that the proposed design alleviates potential visual impacts to the district. Also, the proposed action is being designed to specific design guidelines adopted for this district by the City of Corning.

***Part 2 Question 9.b; The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.***

The CPC looked at the rendering prepared by the applicant and the same reasoning applies for this question as 9.a.

***Part 2 question 9.c; The proposed action may be visible from publicly accessible vantage points:***

- i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)***
- ii. Year round***

The proposed action will be visible year around. Again the proposed action is in the area designated by the City for special design guidelines which the project meets. CPC reasoned no or little impact.

***Part 2 Question 9.d; The situation or activity in which viewers are engaged while viewing the proposed action is:***

- i. Routine travel by residents, including travel to and from work***
- ii. Recreational or tourism based activities***

Routine travel by residents. Denison Parkway is a major aerial street in the City. The new look of the proposed action will be a pleasant change from the existing. CPC reasoned no or little impact.

***Part 2 Question 9.f; There are similar projects visible within the following distance of the proposed project:***

- 0-1/2 mile***
- ½ -3 mile***
- 3-5 mile***
- 5+ mile***

Yes, there are many similar projects. Within a half mile there is a private school, apartment complexes and professional offices. Within the three mile distance the entire downtown and residential area of the City of Corning has many similar uses and buildings. The CPC reasoned that the proposed project meets the design guidelines and provides an aesthetic outcome much better than the current situation. The CPC reasoned no detrimental impact.

***Part 2 Question 10.a; The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.***

Yes, the proposed action is partially adjacent and is substantially contiguous to the Southside Historical District. SHPO letters of 3/21/2016 and 7/6/2016 indicated that based upon the proposed action being on the fringe of the District and the non- historic identification of the involved house there would be no adverse impact to the District. Also, the local knowledge gathered through a local historian indicated that the involved houses were not considered of historical significance.

***Part 2 Question 10.b; The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.***

The site for the proposed action is on the old Corning Hospital site. Currently this site, except for the Phase 1 area, is being demolished and remediated under the NYS DEC Brownfield Program. The documents for that planning were provided to the CPC. Several generations of maps starting in the late 1800's show a continuous period of time that the parcels in the project site were developed. Part of the site was an old rail road bed. Also, the SHPO letter of 3/21/2016 also indicates no concern for sensitivity for archaeological impact. Therefore, the CPC has reasoned that no impact is present.

***Part 2 Question 10.c; The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.***

***Source:***

The Applicant answered "yes" to this question due to the SEQR mapper indicating a "yes" but with no specifics. Locally we know of no archaeological site or reason to think so after these many years and number of different development on the site. Based upon the 3/21/2016 SHPO letter which indicated no other information and the lack of any locally defined sites the CPC has reasoned that no or little impact is present.

***Part 2 Question 13; Impact on Transportation***

The CPC reasoned that the answer to this entire group questions relating to the impact on transportation is no impact. The CPC requested the applicant to obtain a traffic study for the entire project through all of the phases and for future growth. Intersections on Denison Parkway and First Street were considered. The Study was performed and reviewed by the CPC and its consultant. After final review and additions and modifications, the study concluded that any loss of service was not significant. The increase in traffic for the proposed action is only a fraction of the traffic generated by the former hospital complex.

Completed as part of the review was an accident evaluation for this area of Denison Parkway and First Street. Based upon the results no significant recommendations were made due to the proposed action. The existing accident rates were higher than average at some intersections but the severity was limited to property damage as indicated by the lower speeds.

***Part 2 Question 14; Impact on Energy. The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)***

The applicant answered question Part 1.D2k with a "yes". The question is based on commercial and industrial projects. Only a very small portion of Phase 3 is potentially commercial. The majority of the proposed action is residential and college classrooms. The applicant has indicated an increase of about 465,000 KW. This is the total anticipated load for the whole proposed action and this does not take into the account of the power usage utilized by the former hospital complex. This proposed usage is well below the prior usage and NYSEG, the utility provider, has sufficient capacity for the proposed development. The CPC therefore reasoned that no impact is involved.

***Part 2 Question 15.a; The proposed action may produce sound above noise levels established by local regulation.***

No definable maximum noise levels have been locally established. The CPC requested of the applicant a noise study to define the ambient, which is expected to be high due to traffic on Denison Parkway and to determine the new noise generators from the proposed development and relate them to each other. Also, to determine any mitigation recommendations to minimize any adverse effects identified in the study. The study indicated that ambient levels from the highway at the selected receptor locations in the range of 60 to 69 dB(A) depending on location and time of day. The noise generator for the project as proposed are the HVAC units. Using the DEC accepted methodology and the use of barriers the noise levels are below the ambient levels or well within the accepted 3dB(A) increase recognized as acceptable. Therefore, the CPC reasoned no too little impact

Construction noise would be controlled by the allowed working hours staying within accepted norms.

***Part 2 Question 15.d; The proposed action may result in light shining onto adjoining properties.***

The applicant will be using full cut off light fixtures. The CPC will limit light carry-over by requesting photogrammetric contour plots of the lighting design. The requirement is to limit light levels to 2 foot candles at the property line. Lighting design is reviewed as part of the site plan approval process to ensure the lighting is designed to meet this requirement. Therefore, the CPC reasoned no too little impact.

***Part 2 Question 15.e; The proposed action may result in lighting creating sky-glow brighter than existing area conditions.***

Same answer as 15.d above.

***Part 2 Question 16.a; The proposed action is located within 1500 feet of a school, hospital, licensed daycare center, group home, nursing home or retirement community.***

In this area of the City, there are many such uses near the site of the proposed development. The CPC considered the impacts for the entire development and did not analyze direct, cumulative, indirect or secondary impacts to these users being asked about in this question. Therefore, the CPC reasoned that the impact does not exist or is small.

***Part 2 Question 16.b; The site of the proposed action is currently undergoing remediation.***

The site is currently under the ownership of Guthrie Health and is a DEC Brownfield Cleanup Site #C851049. This information is included in the DEC letter dated 5/19/2016. The site is being remediated under this program and is not part of the proposed actions. The proposed actions will be required to conform to the operational restrictions placed upon the site at the end of the cleanup close out. The concept and preliminary designs and plans for all Phases except Phase 1 are based upon the initial planning for the cleanup based upon extensive testing. If substantial changes during the cleanup affect the layout, usage, or other attributes of the information this SEQR review is based on, reopening of the SEQR process may be required. This is consistent with the SEQR handbook for not segmenting phased projects. The CPC has reasoned this to be a moderate impact that will be managed by the DEC Brownfield requirements and oversight.

***Part 2 Question 16.c; There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.***

***Part 2 Question 16.d; The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).***

***Part 2 Question 16.e; The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.***

***Part 2 question 16.h; The proposed action may result in the unearthing of solid or hazardous waste.***

The CPC desires to answer the above four Part 2 questions with the same response as Part 2 Question 16.b. They are part of the overall Brownfield solution and requirements. The CPC considers all of these to be of moderate impact to be managed by the Brownfield process.

***Part 2 Question 16.j; The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.***

The CPC understands that this proposed action site is within 200 ft of a closed Brownfield site at the old Corning Incorporated Fallbrook Plant site. The CPC does not see any correlation between that site and the proposed action. Therefore, CPC has reasoned no impact to the proposed action is seen.

***Part 2 Question 17.c; The proposed action is inconsistent with local land use plans or zoning regulations.***

Part of the concept plans for Phase 3 includes a small commercial building, proposed to be a bank with drive-thru lanes. Currently the City Zoning Ordinance, does not include a bank as a permitted use within the zoning district the site is located. The City currently has a process in place for the review of non-permitted uses that is outlined within the Zoning Ordinance and will need to be addressed during the future development of Phase 3. CPC has reasoned minimal impact to the proposed action is seen since the City has a local land use plan and zoning in place to manage such risk.

***Part 2 Question 18. Consistency with Community Character; The proposed project is inconsistent with the existing community character.***

In answering the question in this section the CPC reasoned that the answer needs to be "No". There are other community character attributes that the CPC considered.

The Comprehensive Plan for the area of the proposed action outlined a goal for the continuation of the Hospital/Medical Campus into a planned Medical District. Obviously, with the Hospital leaving the City of Corning, this goal is not possible. However, the Plan notes concerns pertaining to the quality and selection of housing within the City. The Plan reports nearly 75% of the City's housing stock was constructed before 1960 and over half was constructed before 1940. The proposed project will significantly improve the quality and profile of housing options. Specifically, the Plan's City –Wide Action Plan includes Goal 3: "Improve housing conditions and opportunities for Corning residents, meeting the needs of low and moderate income residents while providing attractive options to upper and middle class professionals, to create high quality residential neighborhoods throughout the City".

Phase 2 of the project will create more than ninety market rate apartments targeted to upper and middle class residents and professionals. Phase 3 is projected to create multiple townhouses which will provide further housing options. The combined effects of both phases will be to create a new and complementary neighborhood on the former hospital site. This redevelopment will not result in the loss of any existing housing units for low income individuals and families. In addition, the project will not result in the loss of any designated senior housing units.

In 2015, the City completed a Housing Study and adopted a Housing Strategy to implement recommendations to improve the quality and profile of the City's housing stock to meet current and future needs. The Housing Study noted redevelopment of the former hospital site is an opportunity for creation of an "In-town Density Housing Option" accessible to services and amenities of Market Street. The report states, "The Denison Parkway corridor is well positioned for redevelopment of denser housing, attractive to a younger market." The report further notes developing a 3-4 story multi-unit structure appealing to young professionals could expand the central business district into a more urban environment....'

Phase 2 of the project will create an increase in the City's aggregate housing units and will also create housing options for targeted professional employees. Area businesses report an improved and more diverse housing stock is critical for the recruitment and retention of employees.

In 2011, the City adopted a Strategic Plan which included an overall goal to Promote Economic Development with an objective to "Support projects and development aimed at stemming population decline". Phase 1 of the project will result in construction of a new facility for Corning Community College's Health Care Programs. The new facility will support the education of nurses and health care professionals. Provision of quality health care is critical for population retention and for population growth. In addition, the increased housing options resulting from the project will support the targeted needs of current residents and will also provide increased capacity for population growth.

#### Other SEQR comments:

In the DEC letter of May 19, 2016, one of the comments included was the close proximity of an Environmental Justice area. The CPC and its consultant reviewed the issue and it was determined that no environmental permits for Air, Hazardous Waste, etc. is required based on the information presented by the applicant and by the intended uses. The CPC reasoned that no further consideration would be required.

At the July 5, 2016 the CPC considered the economic impacts of the whole proposed action which were all positive for the city. The CPC understands that the economic impacts are not an environmental review item. It was discussed to see if any of the economic impacts created any indirect consequences on any of the environmental evaluations. The CPC did not discover any economic impacts that would significantly impact the SEQR items of review.

#### List of Documents

1. Environmental Assessment Long Form (EAF) Part 1, submitted April 5, 2016; revised April 20, 2016; revised July 12, 2106
2. Supplemental EAF & Project Narrative, March 26, 2016
3. Appendix B, Geotechnical Evaluation, November 2015
4. Appendix C, Geotechnical Drilling Program Environmental Observations, November 4, 2015
5. Appendix D, Phase II Environmental Assessment, May 2015
6. EAF Part II
7. EAF Part III
8. Planning Commission Resolution – Intent to Declare Lead Agency/SEQRA Classification
9. Involved Agency Notifications, April 22, 2016; May 23, 2016
10. NYS Parks, Recreation, and Historic Preservation Response Letters, March 21, 2016; July 6, 2016
11. NYS DEC Response Letter, May 19, 2016
12. NYS DOT Response July 1, 2016
13. Steuben County Planning Department G.M.L. 239-M Referral/Response May 4, 2016
14. Traffic Study July 25, 2016
15. Environmental Noise Impact Evaluation July 13, 2016

16. NYS DOT Review of Traffic Study, July 22, 2016 (final comments pending)
17. Authorization to Combine Parcels, June 30, 2016
18. Site Plan Drawings as Submitted By Applicant
19. City of Corning Commercial Districts Design Guidelines, 2007

*Joe P. Rubino August 9, 2016*



CITY OF CORNING  
PLANNING COMMISSION  
SEQRA RESOLUTION

PETITIONER

Riedman Acquisitions LLC  
45 East Avenue  
Rochester, NY 14604

PROPERTY LOCATION

176 Denison Pkwy E

WHEREAS, the City of Corning, Planning Commission has received a Full Environmental Assessment Form (EAF) - Part I, as amended, supporting studies and a complete Application to the Planning Commission by Riedman Acquisitions, LLC for approval of the Corning Hospital Redevelopment Project; and

WHEREAS, the City of Corning Planning Commission reviewed initial plans for the proposed development on April 5, 2016, and made recommendations to the applicant; and

WHEREAS, the City of Corning Planning Commission reviewed the proposed plans and specifications for the proposed development on August 2, 2016 in accordance with the review standards of §240-68(D)(1) of the Zoning Ordinance of the City of Corning, New York; and

WHEREAS, the City of Corning Planning Commission has duly considered the EAF, the criteria for determining significance set forth in 6 N.Y.C.R.R § 617.7(c) of the State Environmental Quality Review Act ("SEQRA") regulations; and such other information deemed appropriate, and

WHEREAS the City of Corning Planning Commission has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration on the basis for its determination;

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617, the City of Corning Planning Commission has issued a Negative Declaration attached hereto,

The foregoing resolution was adopted by the City of Corning Planning Commission, August 2, 2016; moved by: Lewis ; Seconded by: Methven Ayes 3 ; Noes 0

CITY OF CORNING  
PLANNING COMMISSION  
SEQRA RESOLUTION

PETITIONER

Riedman Acquisitions LLC  
45 East Avenue  
Rochester, NY 14604

PROPERTY LOCATION

176 Denison Pkwy E

Commission Member	Aye	Nay
Dubendorfer	X	
Lewis	X	
Methven	X	
Smith	AB	SENT
Wagoner	RE	CUSED
Flynn, Alternate	NOT	SEATED




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Joe P. Dubendorfer, Chair

August 9, 2016  
date

## SEQR

### NEGATIVE DECLARATION

#### NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

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<b>Lead Agency:</b>	City of Corning Planning Commission	<b>Project:</b>	176 Denison Pkwy E
<b>Address:</b>	500 Civic Center Plaza Corning, NY 14830	<b>Date:</b>	<b>August 2, 2016</b>

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

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

**Title of Action:** Final Site Plan and Combination of Parcels

**SEQR Status:** Type I action.

**Description of Action:** Description of Project: The Corning Hospital Redevelopment Project is a mixed-use project to be developed in three phases as described below. The project site is located along the south side of Denison Parkway East (NYS Route 352), and is bounded by Cintra Lane East and East First Street to the south. Phase 1 of the project is located west of Chemung Street and was previously developed with an existing structure and parking. Phase 2 and Phase 3 of the project is the location of the former Corning Hospital Facility including the vacant hospital building and associated parking and landscaped areas.

#### Description of Phases:

Phase 1: Development of a 3-story, 21,000 square foot building and parking for The Corning Community College Nursing School. The plan is to start construction in third Quarter of 2016 upon Site Plan Approval and Building Permits. Site Preparation has been completed by current hospital owner prior to sale to applicant.

Phase 2: Development of approximately ninety (90) apartment units along Denison Parkway within a 3 to 4 story structure including applicable parking and amenities. Phase 2 includes the development of a 1,500 square foot bank with three (3) drive-thru windows and associated parking and landscape areas.

Phase 3: Development of approximately thirty-eight (38) apartment units along East First Street within a 3 story building including applicable parking and amenities. Phase 3 includes the development of a 2 story, 7,400 square foot office building with associated parking and landscape areas.

**Location:** 176 Denison Pkwy E, Corning, NY 14830

**Petitioner:** Riedman Acquisitions LLC

### **Reasons Supporting This Determination**

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, as amended, supporting studies and a complete Application to the Planning and Zoning Commission, a preliminary analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Consulting Engineer reviewed the Project Phase 1 Site Plan Drawings prepared by BME Associates last revised July 25, 2016, Corning Hospital Redevelopment Project Environmental Noise Impact Evaluation prepared by Hunt Engineers, Architects, and Land Surveyors, P.C. last revised July 13, 2016 and the Traffic Study for the Redevelopment of the Former Corning Hospital Site prepared by Hunt Engineers Architects and Land Surveyors P.C. last revised July 25, 2016, among other documents. Based on its review of these documents, and responses provided by the applicant, the Consulting Engineer concluded that all comments have been addressed in an acceptable manner.
2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Commission reviewed a Landscape Plan submitted on July 25, 2016 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and City requirements for landscaping.
3. The project is not expected to create any material conflict with the City Comprehensive Plan. The Comprehensive Plan for the area of the proposed action outlined a goal for the continuation of the Hospital/Medical Campus into a planned Medical District; however, the hospital has since relocated. The project is in accordance with other goals of the Comprehensive Plan, including improving housing conditions and opportunities.
4. The project is within an area identified by the State as having potential archaeological or historical significance. A letter from the NYS Office of Parks, Recreation & Historic Preservation dated July 6, 2016 states the project will have No Adverse Impact.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the C (Commercial) and RT (Residential Transition) zoning districts. Neighboring uses are single-family residences, apartment complexes, professional offices and a private school; therefore, the project is consistent with surrounding land use.
6. The majority of the proposed action is residential and college classrooms, which will not cause a major change in the use of either the quantity or type of energy. Only a very small portion of the project is commercial in nature. The proposed energy usage is well below historical use and the utility provider has sufficient capacity for the proposed development.
7. The project will not create any hazard to human health. The project site has been accepted into the NYSDEC Brownfield Cleanup Program (BCP) (site code is C851049). A Phase II Environmental Site Assessment was completed by LaBella Associates, D.P.C. dated May 2015.
8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed development will be consistent with the scale of historical and surrounding land uses.
9. The function of the proposed project will not significantly increase the number of people using the site over its previous level of use.
10. Upon review of the Traffic Study for the Redevelopment of the Former Corning Hospital Site prepared by Hunt Engineers Architects and Land Surveyors P.C. last revised June 30, 2016 significant negative traffic impacts are not expected to result from the proposed project.
11. A coordinated review of the project has been undertaken by Involved Agencies. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.
12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by City departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.