STATE ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION)

VESTAL EMS RELOCATION PROJECT

DATE: August 23, 2019

NAME OF ACTION: Vestal EMS Relocation Project

LOCATION: 320 Vestal Parkway East, Broome County, Vestal, New York

SEQRA CLASSIFICATION: [ ] Type I; [X] Unlisted

REVIEW TYPE: [] Coordinated; [ X ] Uncoordinated

DETERMINATION OF SIGNIFICANCE: [X] Negative Declaration; [ ] Positive Declaration

The Proposed Project:
GOSR is managing the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The NYS Housing Trust Fund Corporation (HTFC), which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for a new Emergency Management Service (EMS) facility from the CDBG-DR Community Reconstruction and Infrastructure Program Fund. The Project would disturb approximately 1 acre of undeveloped land, on an approximately 1.75-acre Project site.

The Town of Vestal is requesting $1,944,325 for the construction of the new facility to accommodate the Vestal EMS squad. The project will relocate this critical service outside of the floodplain. The Town proposes to acquire a vacant site currently owned by New York State Department of Transportation. The project requires the construction of a new building to accommodate office space, phone/internet/security system, fire suppression system, an emergency generator, access drive for the site, and other site improvements including, but not limited to, a parking lot, water, and sewer.

The proposed project includes a 11,130 square foot EMS facility at 320 Vestal Parkway East within a New York State Department of Transportation right of way (ROW). The land is located immediately west of the Route 26 and Vestal Parkway (Highway 434) intersection in the Town of Vestal, Broome County, New York at 42° 05' 15.03” North and 76° 2’ 41.29” W.

The building will accommodate emergency vehicles in a five (5) two (2) deep bay garage, office space, training area, bunk rooms, access drive to the site, and other site improvements including, but not limited to parking areas and lighting. Access to the property is through the adjacent library lot on NYS Route 434. The vehicle storage portion of the building is approximately 5,890 square feet and includes a 700 square foot mezzanine with programmatic space below (e.g. Laundry Room, EMS Supply, Oxygen Storage, Coats, and a portion of the Radio Room) at the southern portion of the structure. The remaining building includes office and residential programmatic space and is approximately 5,240 square feet.
Purpose and Need:
During Hurricane Irene and Tropical Storm Lee, portions of the Town of Vestal, including the current EMS facility, were inundated with flood water. As a result, residents were unable to access critical emergency services during and following the storm events. The EMS facility is currently located within the floodplain, and the proposed project will relocate the facility outside of the floodplain. Completion of the proposed project will allow the residents of the Town to have uninterrupted access to emergency services.

Existing Conditions:
The Town of Vestal, home to Binghamton University's main campus, is a predominantly suburban community located on the south side of the Susquehanna River, west of Binghamton. In 2012, the Town of Vestal was the wealthiest and youngest NYRCR Broome Plan municipality ($62,998 median household income and 30.7-year median age, respectively). Its median household income exceeded State and Broome County averages. From 2000 to 2010, the Town’s population grew from 26,567 persons to 28,043 persons, an increase of 5.6%. As a newer, more prosperous suburb, Vestal showed a relatively low rate of impoverished people (5.5%) in 2012, one-third of the County figure of 16.5%. The Town has an extensive commercial sector, including a number of shopping centers that are located near the University and along Vestal Parkway, a major arterial road. The Town is also traversed by the Southern Tier Expressway, which parallels the Susquehanna River and provides good transportation access.

Funding:
The total Project cost is estimated at $1,944,325.00. GOSR proposes to allocate funding pursuant to the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program as authorized by the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The NYS Housing Trust Fund Corporation (HTFC), which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for the proposed Project as described in this notice.

Environmental Considerations:
The proposed Project site is located outside of the 100-year floodplain. During Hurricane Irene and Tropical Storm Lee, portions of the Town of Vestal, including the current EMS facility, were inundated with flood water

The proposed EMS facility will be constructed on a NYS Department of Transportation vacant lot which is adjacent to highways, library, shopping center and school. The surrounding area is mixed commercial and residential with a lot traffic. Public water and sewer is available. The facility will be equipped with new energy efficient lighting and appliances. Consultation with the NYS Historic Preservation Office did not identify any historic, archaeological, architectural or aesthetic resources. No sensitive environments are located on the lot. The Northern Long-eared Bat is known to occur in Broome County, however, no known occurrences, hibernacula or maternity roost trees have been identified near the project location. All work will be conducted in accordance with Best Management Practices (BMP) including erosion control. The lot is not located in a Special Floodplain Hazard Area.

The proposed Project is classified as an Unlisted action, and GOSR, as the lead agency, prepared a Short Environmental Assessment Form (EAF) under SEQRA. The proposed Project is funding the new facility to house the Town of Vestal EMS squad outside of the 100-year floodplain to protect these critical facilities during major storm events, and as such is not of sufficient scale to result in adverse effects to existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, or to create erosion or drainage problems.

The proposed Project would include the following measures to avoid or reduce environmental effects:

- Implementation of standard best management practices (BMP) would control dust and other emissions during construction.
Standard Requirements:
Any change to the proposed Project as described will require re-evaluation by GOSR’s Certifying Officer for compliance with SEQRA and other law, regulations and policies.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

Additional Mitigation Measures:
To the extent practicable, the following mitigation measures recommended by the United States Environmental Protection Agency would be implemented by the Responsible Entity to minimize environmental impacts and create a more sustainable Project:

- **Construction and demolition** – utilize local and recycled materials in the construction process and to recycle materials generated onsite to the maximum extent possible

- **Clean diesel** – implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
  - Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
  - Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

- **Stormwater** – utilize low impact development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the Project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements;

- **Cost-efficient, environmentally friendly landscaping** – EPA’s GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping;

- **Energy efficiency** – energy-efficient technologies should be incorporated into the firehouse when possible; and

- **Water conservation and efficiency** – promote water conservation and efficiency through the use of water efficient products and practices.
  - The use of products with the WaterSense label where appropriate.

In addition to the factors considered above, the GOSR considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

(i) Not result in “a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;” (§617.7(c)(1)( i ))

(ii) Not result in “the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; or other significant adverse impacts to natural resources;”(§617.7(c)(1)(iii))

(iii) Not result in “the creation of a material conflict with a community’s current plans or goals as officially approved or adopted;” (§617.7(c)(1)(iv))

(iv) Not result in “the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;” (§617.7(c)(1)(v))

(v) Not result in “a major change in the use of either the quantity or type of energy;” (§617.7(c)(1)(vi))
(vi) Not result in “the creation of a hazard to human health;” (§617.7(c)(1)(vii))

(vii) Not result in “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;” (§617.7(c)(1)(viii))

(viii) Not result in “the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;” (§617.7(c)(1)(ix))

(ix) Not result in “the creation of a material demand for other actions that would result in one of the above consequences;” (§617.7(c)(1)(x))

(x) Not result in “changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

Therefore, GOSR, acting as Lead Agency, and having prepared a Short Environmental Assessment Form (SEAF), has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

Lori A. Shirley
Date: August 21, 2019
Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street, Albany, NY 12207
Office: (518) 474-0755

Attachments:

Short Environmental Assessment Form (Parts, 1, 2 and 3)
Site Location Figure
Site Plan
**Short Environmental Assessment Form**

**Part 1 - Project Information**

**Instructions for Completing**

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 – Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone:</th>
<th>E-Mail:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestal EMS Relocation Project</td>
<td>(607) 748-1514 ext 329</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Project Location (describe, and attach a location map):</th>
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<tbody>
<tr>
<td>320 Vestal Parkway East, Broome County, Vestal, New York</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Brief Description of Proposed Action:</th>
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<tbody>
<tr>
<td>The proposed project includes a 11,130 square foot EMS facility for the Vestal Emergency Squad to be located on approximately 1.75 acres of vacant land at 320 Vestal Parkway East within a New York State Department of Transportation right of way (ROW). The land is located immediately west of Route 26 and Vestal Parkway (Hwy 434) intersection in the Town of Vestal, Broome County, New York at 42° 05' 15.03&quot; North and 76° 2' 41.29&quot; W. The building will accommodate emergency vehicles in a five (5) two (2) deep bay garage, office space, training area, bunk rooms, access drive to the site, and other site improvements including, but not limited to parking areas and lighting. Access to the property is through the adjacent library lot on NYS Route 434. The vehicle storage portion of the building is approximately 5,890 square feet and includes a 700 square foot mezzanine with programmatic space below (e.g. Laundry Room, EMS Supply. Oxygen Storage. Coats, and a portion of the Radio Room) at the southern portion of the structure. The remaining building includes office and residential programmatic space and is approximately 5,240 square feet.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone:</th>
<th>E-Mail:</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. John Schaffer, Supervisor, Town of Vestal (Applicant)</td>
<td>(607) 748-1514 ext 329</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
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</thead>
<tbody>
<tr>
<td>605 Vestal Parkway West</td>
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</table>

<table>
<thead>
<tr>
<th>City/PO:</th>
<th>State:</th>
<th>Zip Code:</th>
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</thead>
<tbody>
<tr>
<td>Vestal</td>
<td>NY</td>
<td>13850</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? **YES**

   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other government Agency? **YES**

   If Yes, list agency(s) name and permit or approval: CDBG-DR; Town of Vestal construction permits

3. a. Total acreage of the site of the proposed action: 1.75 acres
   b. Total acreage to be physically disturbed: 0.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor: 1.75 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [ ] Commercial
   - [ ] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (Specify):
   - [ ] Parkland
5. Is the proposed action, 
   a. A permitted use under the zoning regulations?  
      [ ] NO  [ ] YES  [ ] N/A 
   b. Consistent with the adopted comprehensive plan?  
      [ ] NO  [ ] YES  [ ] N/A 

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   [ ] NO  [ ] YES  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  
   [ ] NO  [ ] YES 

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      [ ] NO  [ ] YES 
   b. Are public transportation services available at or near the site of the proposed action?  
      [ ] NO  [ ] YES 
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
      [ ] NO  [ ] YES 

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   [ ] NO  [ ] YES 

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    [ ] NO  [ ] YES 

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    [ ] NO  [ ] YES 

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
    [ ] NO  [ ] YES  
   b. 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?  
    [ ] NO  [ ] YES 

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
    [ ] NO  [ ] YES 
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
    [ ] NO  [ ] YES 
   If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  

Page 2 of 3
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- [ ] Shoreline
- [ ] Forest
- [ ] Agricultural/grasslands
- [ ] Early mid-successional
- [ ] Wetland
- [ ] Urban
- [ ] Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
   Bald Eagle

16. Is the project site located in the 100-year flood plan?

17. Will the proposed action create storm water discharge, either from point or non-point sources?
   If Yes,
   
   a. Will storm water discharges flow to adjacent properties?
   
   [ ] Yes
   [ ] No

   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
   
   [ ] Yes
   [ ] No

   If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
   If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe:

   Hidden Valley Electronics Site - being addressed under the State Superfund Program - Remediation at the site is complete.

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John Schaffer  
Date: 8/13/2019

Signature: [Signature]  
Title: Town Supervisor
### Part 1 / Question 7 [Critical Environmental Area]

No

### Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

No

### Part 1 / Question 12b [Archeological Sites]

No

### Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

### Part 1 / Question 15 [Threatened or Endangered Animal]

Yes

### Part 1 / Question 15 [Threatened or Endangered Animal - Name]

Bald Eagle

### Part 1 / Question 16 [100 Year Flood Plain]

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### Part 1 / Question 20 [Remediation Site]

Yes
### Short Environmental Assessment Form
#### Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

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<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
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<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td>✗</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td>✗</td>
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<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>7. Will the proposed action impact existing:</td>
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<tr>
<td>a. public / private water supplies?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>b. public / private wastewater treatment utilities?</td>
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<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td>✗</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td>✗</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td>✗</td>
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<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
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Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed EMS facility will be constructed on a NYS Department of Transportation vacant lot which is adjacent to highways, library, shopping center and school. The surrounding area is mixed commercial and residential with a lot traffic. Public water and sewer is available. The facility will be equipped with new energy efficient lighting and appliances. Consultation with the NYS Historic Preservation Office did not identify any historic, archaeological, architectural or aesthetic resources. No sensitive environments are located on the lot. The Northern Long-eared Bat is known to occur in Boome County, however, no known occurrences, hibernacula or maternity roost trees have been identified near the project location. All work will be conducted in accordance with Best Management Practices (BMP) including erosion control. The lot is not located in a Special Floodplain Hazard Area.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Governor's Office of Storm Recovery

<table>
<thead>
<tr>
<th>Name of Lead Agency</th>
<th>August 21, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lori A. Shirley</td>
<td>Date</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Certifying Office</th>
<th>Title of Responsible Officer</th>
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</table>

Print or Type Name of Responsible Officer in Lead Agency

<table>
<thead>
<tr>
<th>Signature of Responsible Officer in Lead Agency</th>
<th>Signature of Preparer (if different from Responsible Officer)</th>
</tr>
</thead>
</table>

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