



Board of Directors Meeting

Tuesday, May 12, 2026, at 8:30 am
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

1. Welcome & Roll Call Alan Goldberg, Chair
2. Review/Approve Meeting Minutes – March 25, 2026 p.3-5 Alan Goldberg, Chair
3. CFO Report Mark Opalka, Controller
 - a. March 2026 Financials p. 6-17
 - b. Review of Investment Portfolio
 - c. Recurring Revenue Update
4. CEO Report Kevin O'Connor, CEO
 - a. 106 S Pearl Street - SEQRA Determination p.21-47 Jeremy Smith
 - i. (action) Resolution 2026-05-01 p.18-20 Thomas M. Owens, Esq
 - b. 106 S Pearl Street - Award of Design Build RFP Kevin O'Connor, CEO
 - i. (action) Resolution 2026-05-02 p.48-51 Thomas M. Owens, Esq
 - c. Central Warehouse Update Jeremy Smith
 - d. AI Tech Steel Site Update Clayton Besch
 - e. ACPHLA Management Transition Kevin O'Connor, CEO
5. Other Business
 - a. Arts and Culture Grant Program Update Alan Goldberg, Chair
6. Public Comments
7. Executive Session (if necessary) Alan Goldberg, Chair
8. Adjournment Alan Goldberg, Chair



Board of Directors Meeting

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ROLL CALL

Board Member	Present/Excused/Absent
Alan Goldberg, Chairman	
Rich Rosen, Vice-Chairman	
Alan Alexander, Treasurer	
Helen Brooks, Secretary	
Mike Cassidy, Member	
Michael Cinquanti, Member	Excused
Jasmine Higgins, Member	
Caitlin O'Brien, Ex-Officio	
Michael McLaughlin, Ex-Officio	

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
3/25/2026 MEETING MINUTES**

A meeting of the Advance Albany County Alliance Local Development Corporation Board of Directors was held on Wednesday, March 25, 2026, at 8:45 a.m. at 111 Washington Ave, Suite 100, Albany, NY. Members of the public were able to attend the meeting in person; additionally, the meeting was live streamed via the internet.

The following Members were present at, and participated in, the meeting:

- Alan Goldberg, Chair
- Rich Rosen, Vice Chair
- Helen Brooks, Secretary
- Alan D Alexander, Treasurer
- Michael Cinquanti, Member
- Laura Zeligler, Member
- Michael Cassidy, Member
- Caitlin O'Brien, Ex Officio Member (Albany County Legislature Chief of Staff, Designated Representative of the Albany County Legislature Chairperson)
- Michael McLaughlin, Ex Officio Member (Albany County Deputy County Executive, Designated Representative of the Albany County Executive)

Excused Members:

- None

Corporation Staff Present:

- Kevin O'Connor, CEO
- Amy Thompson, CFO
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Sara Paulsen, Executive Assistant
- Antionette Dukes-Hedge, Economic Development Coordinator
- Dylan Turek, Senior Vice-President of Development
- Mark Opalka, Controller
- Alexander Mathes, Consultant

Also present:

- Thomas Owens, Esq.
- Steve Wilson, Bohler Engineering
- Ann Marie Salmon, Albany County Director of Planning, Conservation, and Sustainability
- Richard Peterson (video), Gramercy Group
- Willie White, Neighbor
- Paul Kane, Neighbor
- Carman Duncan, Neighbor

The meeting was called to order at 8:52 a.m.

1. For the first order of business, Roll Call was made, and it was confirmed there was a quorum.
2. The next order of business was the Approval of Minutes of the January 28, 2026 meeting. Upon a motion made by Mr. Rosen to approve the Meeting Minutes, seconded by Mr. Cassidy, the Minutes were approved pursuant to a unanimous vote.

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3. The next order of business was Audit Committee Reports. Mr. Rosen reported Audit Committee reviewed the annual PARIS report, noting that there were no significant changes to reporting requirements from prior years. Resolution 2026-03-01 was presented to approve the 2025 PARIS Report and authorize filing such report with PARIS. Upon a motion made by Mr. Cassidy, seconded by Mr. Cinquanti, Resolution 2026-3-01 was passed pursuant to a unanimous vote.

4. The next order of business was the CFO Report.
 - a. Ms. Thompson presented the January 2026 financial statements. Key highlights included total current assets of approximately \$1.28 million, total fixed assets of \$2.4 million, and January income of \$114,000, which was below budget; professional services were over budget due to audit and consulting costs, while payroll expenses were under budget.
 - b. Ms. Thompson also provided an update on the Central Warehouse project, noting that approximately \$1.8 million has been paid to date, with additional requisitions expected; initial funding will come from ARPA, with remaining costs covered by ESD. Ms. Thompson also reported a transition from KeyBank to M&T Bank and discussed plans to invest available cash in short-term Treasury bills, consistent with the organization's investment policy.

5. The next order of business was the CEO Report.
 - a. Mr. O'Connor reported that management of the Albany County Pine Hills Land Authority will transition from the Alliance to the County due to the project's current stage, potential conflicts of interest, and the County's primary financial and operational role. Resolution 2026-03-02 was presented to authorize the assignment of the management agreement to the County. Following discussion, on a motion made by Mr. Cassidy, seconded by Ms. Brooks, Resolution 2026-3-02 was passed pursuant to a unanimous vote.
 - b. Mr. O'Connor provided an update on the redevelopment of 106 South Pearl Street, the former McDonald's site, which is anticipated to become a new intercity bus terminal to improve the travel experience and serve as a gateway into Albany while supporting downtown revitalization. Mr. Catalano reported that the RFP, launched on February 27th, has engaged multiple bidders through an open house and submitted questions, leading to an extended submission deadline of April 3rd and a tentative award date of April 20th. Revisions to the RFP allow bidders to provide best-estimated price ranges with supporting cost assumptions, and public input sessions are being scheduled. Preliminary engineering work is underway, with a full construction schedule to follow once bids are received. Mr. Wilson of Bohler Engineering noted the site's visibility and potential as a catalyst for downtown development and expressed enthusiasm for supporting the project, which will replace the outdated bus station and enhance the city's gateway.
 - c. Mr. Peterson of Gramercy provided an update on the Central Warehouse demolition, noting delays due to winter weather and prior litigation. The abatement phase is nearly complete on the second floor, with prep work beginning on the third and fourth floors, and demolition plans have been submitted to Amtrak for review. Scaffolding is ready to be installed once approval is received, and larger demolition equipment will be used once the building is at a safe distance from the tracks. Road closures around the site are expected to begin in midsummer to accommodate demolition of the bridge and upper floors. Inquiries were raised about the Amtrak approval timeline, easements, and how demolition near the tracks would proceed. Mr. Peterson explained that a \$900,000 escrow has been posted for Amtrak's costs,

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
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- with contract approval expected imminently, and noted that both Amtrak and CSX easements exist but are not expected to interfere with future redevelopment. He described the demolition method, using high-reach excavators and hydraulic concrete processors, and confirmed that community hearings have been held with no opposition to the demolition.
- d. Mr. Mathes provided an update on the Al Tech Steel Site, noting that progress is proceeding according to plan with a dual approach. Permitting is moving forward, including state and local approvals and the Generic Environmental Impact Statement, with lead agency designation by the IDA expected within the week. On the energy front, discussions with National Grid are progressing positively, allowing for innovative approaches to site energy planning. Mr. Mathes noted that while the process takes time, there are no obstacles, and the site is expected to become a significant regional opportunity once complete.
 - e. Mr. O'Connor provided an update on the Watervliet property transfer, with Mike McLaughlin providing guidance on property tax foreclosures and transfers. The site, identified as strategically important, will likely be issued as an RFP for redevelopment into housing in collaboration with Watervliet's Mayor, addressing the city's significant housing shortage in its densely populated area.
6. The next order of business was Other Business. Board members were reminded that the Financial Disclosure forms are included in the meeting package for completion and submission directly to the County Ethics Commission by May 15th, and members should notify Ms. Paulsen once submitted.
 7. For the next order of business, the floor was opened for Public Comments to allow community members to address the Board before the continuation of the meeting. Two members of the public (Mr. White, and Mr. Kane) offered comments.
 8. The next order of business was Executive Session. Upon a motion to enter Executive Session for the purposes of discussing the potential disposition or acquisition of real property, which the publicity of such discussion would substantially affect the value thereof, made by Mr. Rosen and seconded by Mr. Cassidy, the motion was approved pursuant to a unanimous vote. On a motion made by Mr. Cassidy, seconded by Mr. Alexander and unanimously approved, the Corporation's Board exited Executive Session. No actions were taken during Executive Session.
 9. The meeting was adjourned with unanimous consent of all Board members at 10:02AM.

Helen Brooks, Board Secretary

Board Meeting Minutes as approved by Board on May 27, 2026

ADVANCE ALBANY COUNTY ALLIANCE
Financial Statement Narrative
For the Period Ending March 31, 2026

This narrative provides an overview and analysis of the financial performance of the Advance Albany County Alliance for the YTD March 2026, in its mission to drive economic growth and vitality in the county.

In 2026 the Alliance will continue to execute a robust set of economic development initiatives aimed at attracting businesses, creating job opportunities, and fostering innovation. Projects for 2026 include the Culture and Arts Grant Program, Intercity Bus Terminal and the Central Warehouse. Collaborative efforts with local governments, businesses, and community organizations will be pivotal in achieving these goals

The Alliance oversees the Albany County Pine Hills Land Authority to transition the future use of the properties of the College of Saint Rose in a way to promote and stimulate economic development in the county of Albany and city of Albany. Effective April 2026, management of the Authority will be transferred to Albany County.

Total revenue for YTD March is \$341,730 with income derived from a combination of reimbursements from ACBDC, ACPHLA management fees and reimbursement, operating funds from the ACPHLA & IDA/CRC management fees and interest income.

Our current cash position is strong at \$10,094,961.

For the YTD period ending March 31, 2026 our total operating expenses amounted to \$734,096. The largest portion of our expenses was attributed to payroll costs, which continue to be a significant operational investment as well as professional fees attributable to the Central Warehouse demolition project.

Our change in net position stands at a deficit of \$400,079, compared to a budgeted deficit of \$150,411, due to costs associated with the demolition of Central Warehouse.

The Alliance is set to receive additional funds from the Sustainable Technology and Green Energy (STAGE) Grant Program which will be disbursed as applications are approved from Albany County businesses to assist in supporting the retention, expansion, and attraction of clean energy industries.

The Alliance remains committed to financial transparency and accountability. Rigorous financial controls and reporting mechanisms were in place to ensure the effective and responsible use of funds, in alignment with the organization's mission and objectives.

Currently there are no identifiable significant risks or uncertainties that would impact the Alliance's future financial performance. It is critical that the Alliance secures future recurring streams of revenue to ensure there is sufficient funding to enable the Alliance to accomplish their goals.

The Alliance receives ½% of the Albany County Hotel Occupancy Tax which began in 2025. For 2026 the Alliance has budgeted \$1M in Hotel Tax and Air BnB tax revenue.

ADVANCE ALBANY COUNTY ALLIANCE
Financial Statement Narrative
For the Period Ending March 31, 2026

Profit & Loss

Operating Revenue –

The ACBDC reimbursement as of March 31, 2026, is \$103,450.

The ACPHLA reimbursement is \$3,321 to cover the expenses incurred by the Alliance, while the ACPHLA management fee is \$62,500.

Management Fees collected from the Albany County CRC and IDA are \$41,667 and \$83,333 respectively.

Interest income is \$33,169

Shovel Ready Site Reimbursement is \$14,199

Operating Expenses–

Legal fees of \$33,362 is for payments to Tom Owens, Couch White and Young Sommer

Professional fees of \$175,796 to Redburn Development for consulting services for the Central Warehouse site, Bonadio & Co. LLP for audit services, McFarland Johnson for consulting services for the AI Tech Steel Site and Alpine Environmental for monitoring at the Central Warehouse site.

Computer software fees of \$8,879 and computer internet expenses in the amount of \$10,316 include payments to Dropbox, QuickBooks, ITS, Downhome Solutions, Boardable and Firstlight Fiber.

Dues and subscriptions expenses for \$6,124 include membership dues payments to NYSEDC, BOMA, CEG, WSJ, Capital Region Chamber and the Times Union.

Marketing expense of \$16,741 includes payments to Indeed and Baker PR for public relations and Constant Contact for newsletters.

Rent expense of \$23,704 for three months of rent expense.

Utilities expense of \$4,610 for utility usage the Central Warehouse as well as 111 Washington Avenue.

Property taxes of \$9,489 for taxes associated with the Central Warehouse project.

Payroll and benefits expense of \$367,411 are comprised of salaries and benefits for twelve employees.

ADVANCE ALBANY COUNTY ALLIANCE
Financial Statement Narrative
For the Period Ending March 31, 2026

Balance Sheet

Assets –

Cash balance as of March 31, 2026 is \$10,094,961.

Accrued revenue of \$255,306 includes reimbursement from the ACBDC for \$103,934 for operating expenses, Shovel Ready Site Reimbursement of \$60,914, ACPHLA reimbursement for \$4,318, CRC Management Fee of \$13,889 and Hotel Tax of \$72,250 for estimated December 2025 Hotel Tax revenue to be received in April of 2026.

Prepaid expenses/insurance of \$198,095 include prepayments for health insurance, general liability and D&O insurance as well as dues and computer software.

Liabilities –

Accounts payable in the amount of \$106,998 for utilities, audit services, consulting, legal and Central Warehouse expenses.

Accrued expenses of \$552,573 for Central Warehouse expenses incurred to be paid on in the upcoming months. These expenses will be paid from ARPA grant funds.

Accrued payroll and benefits of \$37,341 is payroll for days worked in March and paid in April.

Deferred Revenue of \$9,132,788 is STAGE and Central Warehouse demolition funds.

Advance Albany County Alliance
Balance Sheet
As of March 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
Key Business Reward Checking (2027)	227,725.44
Key Sweep Account	9,865,562.88
M&T Checking	1,172.42
Petty Cash	500.00
Total Bank Accounts	\$ 10,094,960.74
Other Current Assets	
Accrued Revenue - ACPHLA Reimb	4,318.83
Accrued Revenue - CRC Mgmt Fee	13,888.89
Accrued Revenue - Hotel Occupancy Tax	72,249.82
Accrued Revenue - Shovel Ready Site Reimb	60,914.23
Accrued Revenue ACBDC Reimb	103,933.90
Prepaid Expenses	32,498.85
Prepaid Insurance	165,595.87
Total Other Current Assets	\$ 453,400.39
Total Current Assets	\$ 10,548,361.13
Fixed Assets	
106 S Pearl St	251,913.19
143 Montgomery St	64,419.71
Accumulated Depreciation	-119,750.58
Capital Improvements	25,432.75
Computer Equipment	63,455.38
Copier	6,496.23
Furniture	47,077.78
Projects in Process	2,436,072.50
ROU Asset	167,504.00
Website	48,000.00
Total Fixed Assets	\$ 2,990,620.96
TOTAL ASSETS	\$ 13,538,982.09
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	106,998.08
Total Accounts Payable	\$ 106,998.08
Credit Cards	
Key Bank Mastercard	8,335.11
Total Credit Cards	\$ 8,335.11
Other Current Liabilities	
Accrued Expenses	552,572.50
Accrued Payroll	34,514.06
Accrued Payroll Tax	2,827.08
Benefits Payable	-22.75
Deferred Revenue	9,132,787.50
Lease liability ST portion	89,742.00
Total Other Current Liabilities	\$ 9,812,420.39
Total Current Liabilities	\$ 9,927,753.58
Long-Term Liabilities	
Lease liability LT portion	77,762.00
Total Long-Term Liabilities	\$ 77,762.00
Total Liabilities	\$ 10,005,515.58
Equity	
General Fund	3,933,544.93
Net Income	-400,078.42
Total Equity	\$ 3,533,466.51
TOTAL LIABILITIES AND EQUITY	\$ 13,538,982.09

Advance Albany County Alliance
Profit and Loss by Month
January - March, 2026

	Jan 2026	Feb 2026	Mar 2026	Total
Income				
ACBDC Reimbursement	38,160.77	25,747.88	39,541.40	103,450.05
ACPHLA Management Fee	20,833.33	20,833.33	20,833.33	62,499.99
ACPHLA Reimbursement	970.48	546.98	1,803.54	3,321.00
ARPA Grant Income	0.00	0.00	90.50	90.50
CRC Management Fee	13,888.89	13,888.89	13,888.89	41,666.67
IDA Management Fee	27,777.78	27,777.78	27,777.78	83,333.34
Interest Income	12,077.88	10,070.87	11,020.60	33,169.35
Shovel Ready Site Reimbursement	400.00	12,548.87	1,250.00	14,198.87
Total Income	\$ 114,109.13	\$ 111,414.60	\$ 116,206.04	\$ 341,729.77
Gross Profit	\$ 114,109.13	\$ 111,414.60	\$ 116,206.04	\$ 341,729.77
Expenses				
Legal & Professional Services				
Legal Fees	8,600.00	15,375.00	9,386.50	33,361.50
Professional Fees	66,748.00	27,026.40	82,022.00	175,796.40
Total Legal & Professional Services	\$ 75,348.00	\$ 42,401.40	\$ 91,408.50	\$ 209,157.90
Other Business Expenses				
Automobile	694.62	933.57	200.00	1,828.19
Bank Charges & Fees	1,698.55	2,413.33	1,493.29	5,605.17
Cell Phone	90.00	90.00	90.00	270.00
Computer Software	1,864.50	531.00	6,483.74	8,879.24
Computer/Internet	1,004.95	659.58	8,651.37	10,315.90
Dues & Subscriptions	3,389.43	1,683.85	1,050.88	6,124.16
Insurance	20,974.10	15,091.70	15,091.70	51,157.50
Marketing	5,964.36	286.26	10,490.26	16,740.88
Meals & Entertainment	69.73	236.66	0.00	306.39
Meeting Expense	627.45	146.78	782.44	1,556.67
Miscellaneous Expense	0.00	0.00	143.70	143.70
Office Supplies	1,074.47	1,500.96	718.04	3,293.47
Parking	709.01	73.00	1,318.14	2,100.15
Payroll Fee	1,443.00	890.17	840.66	3,173.83
Postage	78.00	53.40	62.37	193.77
Professional Development	1,580.00	0.00	33.50	1,613.50
Rent	7,901.13	7,901.13	7,901.13	23,703.39
Repairs & Maintenance	250.00	188.41	5,215.67	5,654.08
Telephone	18.99	59.74	18.99	97.72
Travel Expenses	0.00	0.00	670.00	670.00
Utilities	1,413.60	1,357.80	1,838.28	4,609.68
Total Other Business Expenses	\$ 50,845.89	\$ 34,097.34	\$ 63,094.16	\$ 148,037.39
Payroll Expenses				
Employee Benefits				

Advance Albany County Alliance
Profit and Loss by Month
January - March, 2026

	Jan 2026	Feb 2026	Mar 2026	Total
401k ER Match	5,122.10	5,872.32	6,828.00	17,822.42
Health Insurance	21,063.60	22,471.04	21,253.92	64,788.56
Payroll Tax - FICA	6,471.20	5,193.82	5,978.40	17,643.42
Payroll Tax - FUTA	399.41	64.93	32.40	496.74
Payroll Tax - SUTA	2,314.54	1,412.31	827.85	4,554.70
Workers Comp	151.28	150.14	137.61	439.03
Total Employee Benefits	\$ 35,522.13	\$ 35,164.56	\$ 35,058.18	\$ 105,744.87
Salaries	84,589.61	68,046.94	109,029.93	261,666.48
Total Payroll Expenses	\$ 120,111.74	\$ 103,211.50	\$ 144,088.11	\$ 367,411.35
Property Tax	9,488.91	0.00	0.00	9,488.91
Total Expenses	\$ 255,794.54	\$ 179,710.24	\$ 298,590.77	\$ 734,095.55
Net Operating Income	-\$ 141,685.41	-\$ 68,295.64	-\$ 182,384.73	-\$ 392,365.78
Other Expenses				
Depreciation Expense	2,563.12	2,563.14	2,586.38	7,712.64
Total Other Expenses	\$ 2,563.12	\$ 2,563.14	\$ 2,586.38	\$ 7,712.64
Net Other Income	-\$ 2,563.12	-\$ 2,563.14	-\$ 2,586.38	-\$ 7,712.64
Change in Net Position	-\$ 144,248.53	-\$ 70,858.78	-\$ 184,971.11	-\$ 400,078.42

Advance Albany County Alliance
Profit and Loss Comparison
January - March, 2026

	Total			
	Jan - Mar, 2026	Jan - Mar, 2025 (PY)	Change	% Change
Income				
ACBDC Reimbursement	103,450.05	153,664.48	-50,214.43	-32.68%
ACPHLA Management Fee	62,499.99	37,500.00	24,999.99	66.67%
ACPHLA Reimbursement	3,321.00	18,813.62	-15,492.62	-82.35%
ARPA Grant Income	90.50	0.00	90.50	
CRC Management Fee	41,666.67	33,333.33	8,333.34	25.00%
Culture & Arts Grant	0.00	502,650.00	-502,650.00	-100.00%
IDA Management Fee	83,333.34	66,666.66	16,666.68	25.00%
Interest Income	33,169.35	22,586.71	10,582.64	46.85%
Shovel Ready Site Reimbursement	14,198.87	500.00	13,698.87	2739.77%
Total Income	\$ 341,729.77	\$ 835,714.80	-\$ 493,985.03	-59.11%
Gross Profit	\$ 341,729.77	\$ 835,714.80	-\$ 493,985.03	-59.11%
Expenses				
Legal & Professional Services				
Legal Fees	33,361.50	103,335.00	-69,973.50	-67.72%
Professional Fees	175,796.40	210,535.65	-34,739.25	-16.50%
Total Legal & Professional Services	\$ 209,157.90	\$ 313,870.65	-\$ 104,712.75	-33.36%
Other Business Expenses				
Automobile	1,828.19	1,198.19	630.00	52.58%
Bank Charges & Fees	5,605.17	2,021.27	3,583.90	177.31%
Cell Phone	270.00	270.00	0.00	0.00%
Computer Software	8,879.24	7,291.46	1,587.78	21.78%
Computer/Internet	10,315.90	4,673.52	5,642.38	120.73%
Dues & Subscriptions	6,124.16	4,757.51	1,366.65	28.73%
Insurance	51,157.50	13,210.08	37,947.42	287.26%
Marketing	16,740.88	22,423.83	-5,682.95	-25.34%
Meals & Entertainment	306.39	2,456.02	-2,149.63	-87.52%
Meeting Expense	1,556.67	1,275.85	280.82	22.01%
Miscellaneous Expense	143.70	100.00	43.70	43.70%
Office Supplies	3,293.47	5,110.15	-1,816.68	-35.55%
Parking	2,100.15	498.93	1,601.22	320.93%
Payroll Fee	3,173.83	2,510.57	663.26	26.42%
Postage	193.77	224.54	-30.77	-13.70%
Professional Development	1,613.50	5,524.50	-3,911.00	-70.79%
Rent	23,703.39	23,703.39	0.00	0.00%
Repairs & Maintenance	5,654.08	16,245.87	-10,591.79	-65.20%
Telephone	97.72	5.00	92.72	1854.40%
Travel Expenses	670.00	1,950.00	-1,280.00	-65.64%
Utilities	4,609.68	1,822.46	2,787.22	152.94%
Total Other Business Expenses	\$ 148,037.39	\$ 117,273.14	\$ 30,764.25	26.23%

Advance Albany County Alliance
Profit and Loss Comparison
January - March, 2026

	Total			
	Jan - Mar, 2026	Jan - Mar, 2025 (PY)	Change	% Change
Payroll Expenses				
Employee Benefits				
401k ER Match	17,822.42	15,619.13	2,203.29	14.11%
Health Insurance	64,788.56	33,735.40	31,053.16	92.05%
Payroll Tax - FICA	17,643.42	15,259.64	2,383.78	15.62%
Payroll Tax - FUTA	496.74	362.51	134.23	37.03%
Payroll Tax - SUTA	4,554.70	2,644.09	1,910.61	72.26%
Workers Comp	439.03	254.12	184.91	72.76%
Total Employee Benefits	\$ 105,744.87	\$ 67,874.89	\$ 37,869.98	55.79%
Salaries	261,666.48	182,387.19	79,279.29	43.47%
Total Payroll Expenses	\$ 367,411.35	\$ 250,262.08	\$ 117,149.27	46.81%
Property Tax	9,488.91	15,526.73	-6,037.82	-38.89%
Total Expenses	\$ 734,095.55	\$ 696,932.60	\$ 37,162.95	5.33%
Net Operating Income	-\$ 392,365.78	\$ 138,782.20	-\$ 531,147.98	-382.72%
Other Expenses				
Culture & Arts Grant Expense	0.00	502,650.00	-502,650.00	-100.00%
Depreciation Expense	7,712.64	7,689.33	23.31	0.30%
Total Other Expenses	\$ 7,712.64	\$ 510,339.33	-\$ 502,626.69	-98.49%
Net Other Income	-\$ 7,712.64	-\$ 510,339.33	\$ 502,626.69	98.49%
Change in Net Position	-\$ 400,078.42	-\$ 371,557.13	-\$ 28,521.29	-7.68%

Advance Albany County Alliance
Profit and Loss by Class
January - March, 2026

	106 S Pearl St	ACBDC	ACPHLA	Central Warehouse	CRC	General	IDA	Shovel Ready Site Dev Fund	TOTAL
Income									
ACBDC Reimbursement		103,450.05							103,450.05
ACPHLA Management Fee			62,499.99						62,499.99
ACPHLA Reimbursement			3,321.00						3,321.00
ARPA Grant Income				90.50					90.50
CRC Management Fee					41,666.67				41,666.67
IDA Management Fee							83,333.34		83,333.34
Interest Income						33,169.35			33,169.35
Shovel Ready Site Reimbursement								14,198.87	14,198.87
Stage Grant Income									0.00
Total Income	\$ 0.00	\$ 103,450.05	\$ 65,820.99	\$ 90.50	\$ 41,666.67	\$ 33,169.35	\$ 83,333.34	\$ 14,198.87	\$ 341,729.77
Gross Profit	\$ 0.00	\$ 103,450.05	\$ 65,820.99	\$ 90.50	\$ 41,666.67	\$ 33,169.35	\$ 83,333.34	\$ 14,198.87	\$ 341,729.77
Expenses									
Legal & Professional Services									0.00
Legal Fees	3,100.00	36.50		9,835.00		17,300.00		3,090.00	33,361.50
Professional Fees		23,362.50		62,020.00	11,562.50	56,337.18	11,562.50	10,951.72	175,796.40
Total Legal & Professional Services	\$ 3,100.00	\$ 23,399.00	\$ 0.00	\$ 71,855.00	\$ 11,562.50	\$ 73,637.18	\$ 11,562.50	\$ 14,041.72	\$ 209,157.90
Other Business Expenses									0.00
Automobile		157.15	599.61			914.28		157.15	1,828.19
Bank Charges & Fees		750.00				4,855.17			5,605.17
Cell Phone						270.00			270.00
Computer Software		2,237.50	38.86	127.50	559.64	5,356.10	559.64		8,879.24
Computer/Internet		1,728.07	128.75		1,078.23	6,302.60	1,078.25		10,315.90
Dues & Subscriptions		1,322.48				4,301.68	500.00		6,124.16
Insurance		1,112.76		49,780.70		264.04			51,157.50
Marketing	286.26	2,446.73	51.30		1,626.79	10,703.00	1,626.80		16,740.88
Meals & Entertainment			19.73			286.66			306.39
Meeting Expense			123.84	12.86	107.00	1,091.47	221.50		1,556.67
Miscellaneous Expense			74.95			68.75			143.70
Office Supplies		484.53	237.72		290.71	1,989.80	290.71		3,293.47

Advance Albany County Alliance
Profit and Loss by Class
January - March, 2026

	106 S Pearl St	ACBDC	ACPHLA	Central Warehouse	CRC	General	IDA	Shovel Ready Site Dev Fund	TOTAL
Parking		-245.00			90.00	2,135.15	120.00		2,100.15
Payroll Fee		1,586.90				1,586.93			3,173.83
Postage			115.77			78.00			193.77
Professional Development						1,171.00	442.50		1,613.50
Rent		5,925.84				17,777.55			23,703.39
Repairs & Maintenance	3,317.93		2,336.15						5,654.08
Telephone						97.72			97.72
Travel Expenses						670.00			670.00
Utilities	98.40	494.25		2,534.28		1,482.75			4,609.68
Total Other Business Expenses	\$ 3,702.59	\$ 18,001.21	\$ 3,726.68	\$ 52,455.34	\$ 3,752.37	\$ 61,402.65	\$ 4,839.40	\$ 157.15	\$ 148,037.39
Payroll Expenses									0.00
Employee Benefits									0.00
401k ER Match		4,565.86	4,332.80		1,323.64	5,980.98	1,619.14		17,822.42
Health Insurance		6,530.17	10,883.69		4,353.42	38,667.77	4,353.51		64,788.56
Payroll Tax - FICA		3,545.18	4,254.29		1,184.82	6,897.36	1,761.77		17,643.42
Payroll Tax - FUTA		114.24	118.18		19.91	216.45	27.96		496.74
Payroll Tax - SUTA		906.00	1,080.35		269.42	1,900.02	398.91		4,554.70
Workers Comp		46.44	69.80		23.35	276.09	23.35		439.03
Total Employee Benefits	\$ 0.00	\$ 15,707.89	\$ 20,739.11	\$ 0.00	\$ 7,174.56	\$ 53,938.67	\$ 8,184.64	\$ 0.00	\$ 105,744.87
Salaries		46,341.95	55,610.92		15,487.36	121,197.52	23,028.73		261,666.48
Total Payroll Expenses	\$ 0.00	\$ 62,049.84	\$ 76,350.03	\$ 0.00	\$ 22,661.92	\$ 175,136.19	\$ 31,213.37	\$ 0.00	\$ 367,411.35
Property Tax				9,488.91					9,488.91
Total Expenses	\$ 6,802.59	\$ 103,450.05	\$ 80,076.71	\$ 133,799.25	\$ 37,976.79	\$ 310,176.02	\$ 47,615.27	\$ 14,198.87	\$ 734,095.55
Net Operating Income	-\$ 6,802.59	\$ 0.00	-\$ 14,255.72	-\$ 133,708.75	\$ 3,689.88	-\$ 277,006.67	\$ 35,718.07	\$ 0.00	-\$ 392,365.78
Other Expenses									
Depreciation Expense	1,614.84					6,097.80			7,712.64
Stage Grant Expense									0.00
Total Other Expenses	\$ 1,614.84	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,097.80	\$ 0.00	\$ 0.00	\$ 7,712.64
Net Other Income	-\$ 1,614.84	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	-\$ 6,097.80	\$ 0.00	\$ 0.00	-\$ 7,712.64
Change in Net Position	-\$ 8,417.43	\$ 0.00	-\$ 14,255.72	-\$ 133,708.75	\$ 3,689.88	-\$ 283,104.47	\$ 35,718.07	\$ 0.00	-\$ 400,078.42

Advance Albany County Alliance
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
 January - March, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
ACBDC Reimbursement	103,450.05	135,000.00	-31,549.95	76.63%
ACPHLA Management Fee	62,499.99	62,499.99	0.00	100.00%
ACPHLA Reimbursement	3,321.00	0.00	3,321.00	
ARPA Grant Income	90.50	200,000.00	-199,909.50	0.05%
CRC Management Fee	41,666.67	41,666.67	0.00	100.00%
ESD Grant - AI Tech Steel Site		2,465,000.00	-2,465,000.00	0.00%
IDA Management Fee	83,333.34	83,333.34	0.00	100.00%
Interest Income	33,169.35	45,000.00	-11,830.65	73.71%
Shovel Ready Site Reimbursement	14,198.87	20,000.01	-5,801.14	70.99%
Stage Grant Income	0.00	250,000.00	-250,000.00	0.00%
Total Income	\$ 341,729.77	\$ 3,302,500.01	-\$ 2,960,770.24	10.35%
Gross Profit	\$ 341,729.77	\$ 3,302,500.01	-\$ 2,960,770.24	10.35%
Expenses				
Legal & Professional Services				
Legal Fees	33,361.50	65,000.01	-31,638.51	51.33%
Professional Fees	175,796.40	55,500.00	120,296.40	316.75%
Total Legal & Professional Services	\$ 209,157.90	\$ 120,500.01	\$ 88,657.89	173.58%
Other Business Expenses				
Automobile	1,828.19	1,050.00	778.19	174.11%
Bank Charges & Fees	5,605.17	2,250.00	3,355.17	249.12%
Cell Phone	270.00	375.00	-105.00	72.00%
Computer Software	8,879.24	6,300.00	2,579.24	140.94%
Computer/Internet	10,315.90	9,337.50	978.40	110.48%
Dues & Subscriptions	6,124.16	4,500.00	1,624.16	136.09%
Insurance	51,157.50	37,500.00	13,657.50	136.42%
Marketing	16,740.88	15,000.00	1,740.88	111.61%
Meals & Entertainment	306.39	5,250.00	-4,943.61	5.84%
Meeting Expense	1,556.67	1,050.00	506.67	148.25%
Miscellaneous Expense	143.70	12,500.01	-12,356.31	1.15%
Office Supplies	3,293.47	4,500.00	-1,206.53	73.19%
Parking	2,100.15	1,800.00	300.15	116.68%
Payroll Fee	3,173.83	2,550.00	623.83	124.46%
Postage	193.77	375.00	-181.23	51.67%
Professional Development	1,613.50	3,750.00	-2,136.50	43.03%
Rent	23,703.39	23,703.39	0.00	100.00%
Repairs & Maintenance	5,654.08	3,000.00	2,654.08	188.47%
Sponsorship	0.00	6,000.00	-6,000.00	0.00%
Telephone	97.72	300.00	-202.28	32.57%
Travel Expenses	670.00	3,750.00	-3,080.00	17.87%
Utilities	4,609.68	3,000.00	1,609.68	153.66%
Total Other Business Expenses	\$ 148,037.39	\$ 147,840.90	\$ 196.49	100.13%
Payroll Expenses				
Employee Benefits		119,407.05	-119,407.05	0.00%
401k ER Match	17,822.42		17,822.42	
Health Insurance	64,788.56		64,788.56	
Payroll Tax - FICA	17,643.42		17,643.42	
Payroll Tax - FUTA	496.74		496.74	

Advance Albany County Alliance
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
 January - March, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Payroll Tax - SUTA	4,554.70		4,554.70	
Workers Comp	439.03		439.03	
Total Employee Benefits	\$ 105,744.87	\$ 119,407.05	-\$ 13,662.18	88.56%
Salaries	261,666.48	341,163.00	-79,496.52	76.70%
Total Payroll Expenses	\$ 367,411.35	\$ 460,570.05	-\$ 93,158.70	79.77%
Property Tax	9,488.91		9,488.91	
Total Expenses	\$ 734,095.55	\$ 728,910.96	\$ 5,184.59	100.71%
Net Operating Income	-\$ 392,365.78	\$ 2,573,589.05	-\$ 2,965,954.83	-15.25%
Other Expenses				
Abatement & Demolition Costs		2,465,000.01	-2,465,000.01	0.00%
Depreciation Expense	7,712.64	9,000.00	-1,287.36	85.70%
Stage Grant Expense	0.00	250,000.00	-250,000.00	0.00%
Total Other Expenses	\$ 7,712.64	\$ 2,724,000.01	-\$ 2,716,287.37	0.28%
Net Other Income	-\$ 7,712.64	-\$ 2,724,000.01	\$ 2,716,287.37	0.28%
Change in Net Position	-\$ 400,078.42	-\$ 150,410.96	-\$ 249,667.46	265.99%

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
RESOLUTION ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE NEW YORK
STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQR”)**

A regular meeting of the board of directors (the “Board of Directors”) of the Advance Albany County Alliance Local Development Corporation (the “Alliance”) was convened in public session in the offices of the Alliance located at 111 Washington Avenue in the City of Albany, Albany County, New York on Tuesday, May 12, 2026 at 8:30 am.

The meeting was called to order by the (Vice) Chairperson of the Board of Directors and the following members of the Board of Directors were:

PRESENT:

Alan Goldberg	Chairperson
Richard Rosen	Vice Chairperson
Alan Alexander	Treasurer
Helen Brooks	Secretary
Michael Cinquanti	Director
Michael Cassidy	Director
Jasmine Higgins	Director
Caitlin O’Brien	Ex-Officio, Designee of Chairperson of County Legislature
Michael McLaughlin	Ex-Officio, Designee of County Executive

EXCUSED:

ADDITIONAL PERSONS PRESENT INCLUDED THE FOLLOWING:

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Jeremy Smith	Senior Vice President
Kevin Catalano	Senior Vice President
Thomas M. Owens, Esq.	Alliance Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 2026-05-01

**RESOLUTION ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE
NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW (“SEQR”) ACT**

WHEREAS, pursuant to the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the “Enabling Act”), the members of the County Legislature (the “Legislature”) of Albany County, New York (the “County”) adopted a resolution on November 9, 2020 (A) authorizing the incorporation of Advance Albany County Alliance Local Development Corporation (the “Alliance”) under the Enabling Act and (B) approving the proposed form of certificate of incorporation (the “Certificate”) of the Alliance; and

WHEREAS, in November, 2020, the Certificate was filed with the New York Secretary of State’s Office creating the Alliance; and

WHEREAS, the Alliance is authorized and empowered by the provisions of the Enabling Act to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Alliance will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Alliance is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; to apply for and make grants and loans and to execute any and all documents necessary in connection therewith; and otherwise to carry out its corporate purposes in the territory in which the operations of the Alliance are principally to be conducted; and

WHEREAS, the Alliance is the owner of the real property and improvements consisting of one (1) tax parcel totaling approximately 1.55 acres located at 106 South Pearl Street, Albany, New York improved by an approximately 3,148 square feet, one-story, slab on grade building (the site is formerly known as the “South End Grocery”); and

WHEREAS, the Alliance is considering an action (the “Proposed Action”) involving the renovation of the existing building located at 106 South Pearl Street for the purpose of establishing a new bus facility, including modern interior and exterior improvements to accommodate transit operations and passengers, passenger waiting areas, ticketing, restrooms, and related facilities, with potentially an approx. _____ sq. ft. expansion of the building footprint possible; and

WHEREAS, pursuant to SEQR and the regulations adopted pursuant to SEQRA (“Regulations”) (SEQR and the Regulations collectively may be referred to as “SEQRA”), the Alliance must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Proposed Action; and

WHEREAS, pursuant to the Regulations, the Alliance has examined the Proposed Action in order to make a determination as to the potential environmental significance of the Proposed Action and the number of agencies that may be involved with respect to the Proposed Action; and

WHEREAS, the Alliance has identified the Proposed Action as an “Unlisted Action” as defined under SEQRA, and although the Proposed Action may involve more than one “involved agency” (as defined under SEQRA), “coordinated review” (as defined under SEQRA) and notification of other involved agencies is strictly optional; and

WHEREAS, the Alliance determines not to undertake a coordinated review of the Proposed Action; and

WHEREAS, the Alliance has completed, reviewed and analyzed the appropriate environmental review documentation, including Parts 1, 2 and 3 of the Full Environmental Assessment Form (“FEAF”, attached to this Resolution), and any other supporting materials deemed relevant; and

WHEREAS, the Alliance has reviewed the Proposed Action in accordance with SEQRA, including consideration of potential impacts to land, water, air, traffic, noise, community character, and historic and archaeological (cultural) resources, and has determined that the work will occur within an existing developed urban site and existing building footprint, with any ground disturbance limited to previously disturbed areas such as existing greenspace strips and/or paved parking areas; and

WHEREAS, based on the Alliance’s hard look at the information contained in the FEAF and the record of review, the Alliance finds that the Proposed Action will not result in any significant adverse environmental impacts as such determination is documented in Part 3 of the FEAF; and

NOW, THEREFORE, BE IT RESOLVED, that the Alliance hereby determines, pursuant to SEQRA, that the Proposed Action will not have a significant adverse impact on the environment and hereby adopts a Negative Declaration (as documented in Part 3 of the FEAF) for the Proposed Action; and be it further

RESOLVED, that the Alliance hereby directs that the Negative Declaration (FEAF, including Part 3) be filed, published, and/or distributed in the manner required by SEQRA, including placement in the Alliance’s SEQRA file; and be it further

RESOLVED, that the Chair or CEO (or any other officer) of the Alliance is hereby authorized to execute the Negative Declaration and any related documents, and to take such other and further actions as may be necessary or appropriate to implement this resolution.

The question of the adoption of the foregoing resolution was duly put to vote, which resulted as follows:

Alan Goldberg	VOTING	_____
Richard Rosen	VOTING	_____
Alan Alexander	VOTING	_____
Helen Brooks	VOTING	_____
Michael Cinquanti	VOTING	_____
Michael Cassidy	VOTING	_____
Jasmine Higgins	VOTING	_____

The resolution was thereupon declared duly adopted.

Dated: May 12, 2026

Secretary

Motion made by:

Seconded by:

Vote:

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

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

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? Yes 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?

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? _____

b. What police or other public protection forces serve the project site?

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)

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 the 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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, Existing 3,200+/- SF building to be renovated; small addition to the building is possible

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify:

 iii. If other than water, identify the type of impounded/contained liquids and their source.

 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

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? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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: _____ gallons/day

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

If Yes:

- Name of district or service area: _____
- 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), what is the 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: _____ gallons/day

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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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 a 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 _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the 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)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

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

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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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? Yes No
Project will redistribute traffic within road network associated with existing bus station.
 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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 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: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 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: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

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:

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

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:

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: _____

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
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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):

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: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

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 the 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.1. 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): _____
 ii. If mix of uses, generally describe:

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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:

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:

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:

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): _____
 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): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % 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: _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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 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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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 type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 _____ Date _____

Signature *John R. Wild* for applicant Title _____



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
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]	NYS Heritage Areas: Mohawk Valley Heritage Corridor, NYS Heritage Areas: Albany
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	546031, 401054, 401061, V00466
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Tidal River, Freshwater Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	74248.64, 2013.77
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon, Atlantic Sturgeon, Shortnose Sturgeon
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 or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:South Mall Towers, Mansion Historic District, Pastures Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

Project :

Date :

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 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 type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input 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 type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input 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).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input 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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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 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 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 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 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input 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 type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater 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 type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input 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>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (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>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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 ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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.	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"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	E2o	<input 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.	E2o	<input 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 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

9. Impact on Aesthetic Resources 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 type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input 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.	E3h, C2b	<input 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	E3h	<input type="checkbox"/> <input 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 ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input 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 type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources 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 type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input 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.	E3f	<input 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. Source: _____	E3g	<input 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"/>

11. Impact on Open Space and Recreation			
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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

12. Impact on Critical Environmental Areas			
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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	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.	D2m	<input 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health			
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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input 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.	E1g, E1h	<input type="checkbox"/>	<input 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).	E1g, E1h	<input type="checkbox"/>	<input 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.	E1g, E1h	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input 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.	E1f, E1g E1h	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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 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%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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"/>

Project :

Date :

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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 617.7(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:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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>

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
RESOLUTION AUTHORIZING AN AWARD TO A REQUEST FOR PROPOSALS TO
PROVIDE DESIGN & BUILD SERVICES FOR AN INTERCITY BUS/TRANSIT FACILITY**

A regular meeting of the board of directors (the “Board of Directors”) of the Advance Albany County Alliance Local Development Corporation (the “Alliance”) was convened in public session in the offices of the Alliance located at 111 Washington Avenue in the City of Albany, Albany County, New York on Tuesday, May 12, 2026 at 8:30 am.

The meeting was called to order by the (Vice) Chairperson of the Board of Directors and the following members of the Board of Directors were:

PRESENT:

Alan Goldberg	Chairperson
Richard Rosen	Vice Chairperson
Alan Alexander	Treasurer
Helen Brooks	Secretary
Michael Cinquanti	Director
Michael Cassidy	Director
Jasmine Higgins	Director
Caitlin O’Brien	Ex-Officio, Designee of Chairperson of County Legislature
Michael McLaughlin	Ex-Officio, Designee of County Executive

EXCUSED:

ADDITIONAL PERSONS PRESENT INCLUDED THE FOLLOWING:

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Jeremy Smith	Senior Vice President
Kevin Catalano	Senior Vice President
Thomas M. Owens, Esq.	Alliance Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 2026-05-02

**RESOLUTION AUTHORIZING AN AWARD TO A REQUEST FOR PROPOSALS TO
PROVIDE DESIGN & BUILD SERVICES FOR AN INTERCITY BUS/TRANSIT
FACILITY**

WHEREAS, pursuant to the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the “Enabling Act”), the members of the County Legislature (the “Legislature”) of Albany County, New York (the “County”) adopted a resolution on November 9, 2020 (A) authorizing the incorporation of Advance Albany County Alliance Local Development Corporation (the “Corporation”) under the Enabling Act and (B) approving the proposed form of certificate of incorporation (the “Certificate”) of the Alliance; and

WHEREAS, in November, 2020, the Certificate was filed with the New York Secretary of State’s Office creating the Corporation and

WHEREAS, the Corporation is authorized and empowered by the provisions of the Enabling Act to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Corporation will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Corporation is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; to apply for and make grants and loans and to execute any and all documents necessary in connection therewith; and otherwise to carry out its corporate purposes in the territory in which the operations of the Corporation are principally to be conducted; and

WHEREAS, the stated mission of the Corporation is to foster economic development, promote increased employment and the development and retention of economic activity in Albany County, and to otherwise act in the public interest; and

WHEREAS, in support of its mission and pursuant to previous Board action, the Corporation acquired title to certain real property and improvements consisting of one (1) tax parcel totaling approximately 3.65 acres located at 106 South Pearl Street, Albany, New York improved by an approximately 3,148 square feet, one-story, slab on grade building (the site is formerly known as the “South End Grocery”), and issued a publicly advertised, open and competitive Request for Proposals (“RFP”) in accordance with the Corporation’s Procurement Policy seeking proposals (“Responses”) for design and build services to construct a new intercity bus/transit facility (“Services”) related to the Central Warehouse; and

WHEREAS, because the Services require the exercise of specialized professional and technical skills and experience, including firms with a combination of design, construction, engineering, and architectural skills (several of which are professional in nature) (“Special Skills”), the Corporation utilized a RFP process in which the “cost estimate” was not the sole determining factor on which to make an award, but one of five (5) weighted evaluation criteria (“Evaluation Criteria”) against which Responses would be reviewed, evaluated and scored; and

WHEREAS, the Corporation organized a review committee comprised of Corporation Board Members, staff and Corporation-retained consultant (the “Review Committee”) to review, analyze and score each of the Responses based on the RFP stated Evaluation Criteria contained in the RFP; and

WHEREAS, two (2) Responses were received in response to the RFP, and each of the two (2) proposers which submitted such two (2) Responses were invited to make a substantive in-person oral presentation/interview during which each such proposer responded to certain Review Committee questions, and explained and detailed their Response to the Review Committee, which then reviewed and graded each Response against the RFP Evaluation Criteria; and

WHEREAS, the Board having considered and discussed the (i) findings and evaluation/scores of the Responses of the Review Committee against the Evaluation Criteria of the RFP, and (ii) recommendation of the Review Committee and Corporation staff; and

WHEREAS, the Corporation now desires (A) to ratify the evaluation process used in the RFP including but not limited to the use of the Evaluation Criteria as a basis for an award, (B) an award of the

RFP for the Services to the Response of _____ as the proposer which scored highest against the Evaluation Criteria (even if such proposal is not the lowest cost proposal due to the need for the Special Skills, including multiple professional services such as architecture and engineering), and (B) the Chief Executive Officer to negotiate, execute and enter into a contract for the Services, or similar agreement, by and between _____ and the Corporation (the "Agreement") at an approximate cost of _____, and such other documents as may be necessary to obtain the Services; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CORPORATION, AS FOLLOWS:

Section 1. All action taken by the Corporation staff, counsel, Review Committee, and/or Chief Executive Officer with respect to procuring and obtaining the Services is hereby ratified and confirmed.

Section 2. In consequence of the foregoing and based on the recommendation of the Chief Executive Officer and staff, the review of the Responses and the findings, evaluation and scores of the Review Committee, the Corporation hereby determines and resolves to: (A) authorize and ratify the RFP process used by the Corporation, including but not limited to the fact that cost was not the sole determinative factor in making an award of such RFP, and approve and the adopt the use of the Evaluative Criteria (B) enter into the Agreement and any related documents thereto, and (C) to do all things necessary or appropriate for the accomplishment thereof.

Section 3. The Chairperson, Vice Chairperson, and/or Chief Executive Officer, with the assistance of the staff and counsel to the Corporation, is authorized to negotiate and approve the form and substance of the Agreement and other terms related to the Services.

Section 4. (A) The Chairperson, Vice Chairperson and/or Chief Executive Officer is hereby authorized, on behalf of the Corporation, to execute and deliver the Agreement and all related documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Corporation is hereby authorized to affix the seal of the Corporation thereto and to attest the same, all in the forms thereof as the Chairperson, Vice Chairperson, and/or Chief Executive Officer of the Corporation shall approve, the execution thereof by the Chairperson, Vice Chairperson, and/or Chief Executive Officer to constitute conclusive evidence of such approval.

(B) The Chairperson, Vice Chairperson, and/or Chief Executive Officer is hereby further authorized, on behalf of the Corporation, to designate any additional authorized representatives of the Corporation (each, an "Authorized Representative").

Section 5. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required or provided for by the provisions of the Agreement, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Corporation with all of the terms, covenants and provisions of the Agreement binding upon the Corporation.

Section 6. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote, which resulted as follows:

Alan Goldberg	VOTING	_____
Richard Rosen	VOTING	_____
Alan Alexander	VOTING	_____
Helen Brooks	VOTING	_____
Michael Cinquanti	VOTING	_____
Michael Cassidy	VOTING	_____
Jasmine Higgins	VOTING	_____

The resolution was thereupon declared duly adopted.

Dated: May 12, 2026

Secretary

Motion made by:

Seconded by:

Vote: