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: Colgate Rochester Crozer Divinity School Campus Re-Deveviopment		
Project Location (describe, and attach a general location map): 1100 S. Goodman Street		
Brief Description of Proposed Action (include purpose or need): The objective of the project is to re-purpose and reuse the existing historic buildings and to further develop the property with 2 new apartment buildings, to support the sustainable use and maintenance of the historic buildings, and to provide the income stream necessary to ensure the project's financial viability. The project will require a zoning map amendment and text amendment as well as other development approvals. ALSO SEE ATTACHED PROJECT DESCRIPTION		
Name of Applicant/Sponsor: Roc Goodman LLC	Telephone: 585 225 0140 E-Mail:	
Address: 550 Latona Rd Bldg. E Suite 591		
City/PO: Rochester	State: New York	Zip Code: 14626
Project Contact (if not same as sponsor; give name and title/role): Angelingrassia Roc Goodman LLC	Telephone: 585 225 0140 E-Mail: autoange@aol.com	
Address: same SAME AS ABOVE		
City/PO: SAME AS ABOVE	State: New York	Zip Code: 14626
Property Owner (if not same as sponsor): Colgate Rochester Crozer Divinity School	Telephone: 585-271-1320 E-Mail: SAME AS ABOVE	
Address: Village Gate, 274 N. Goodman Street		
City/PO: Rochester	State: New York	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 ☑Yes ☐No	City Council; Zoning Map and Text Amendment with Development Concept Plan	8/2019
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Commission, Subdivision Approval	~~8/2019~~ 8/12/19
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Rochester Preservation Board, Certificates of Appropriatness; Manager of Zoning, Site Plan App	9/2019 8/2019
e. County agencies ☑Yes ☐No	~~Monroe County Department of Planning, 239.m. referral and recommendation;~~ MCDOH; SUBD.	~~4/2019~~ 5-24-19 ~~4/2019~~ 6-14-19
f. Regional agencies ☐Yes ☑No	Monroe County Director of Planning & Development	
g. State agencies ☐Yes ☑No	AIRPORT REFERRAL	6-26-19
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. ~~Is the project site within a Coastal Erosion Hazard Area?~~ ☐Yes ☑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):
NYS Heritage Areas:West Erie Canal Corridor

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?
IPD-Institutional Planned Development

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? Planned Development District (SEE ALSO ZMA/ZTA APPLICATION)

C.4. Existing community services.

a. In what school district is the project site located? Rochester

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

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

d. What parks serve the project site?
Highland Park, immediately adjacent to 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)? Residential, Commercial mixed use-Potential components: banquet, hotel, offices, bed & breakfast, elementary school, apartments (in existing buildings as well as 2 new apartment buildings.)

b. a. Total acreage of the site of the proposed action? 22.42 acres
b. Total acreage to be physically disturbed? 3.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 22.42 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)? % 370 (28 EXISTING) Units: 104 RESIDENTIAL UNITS NEW

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? 6
iv. Minimum and maximum proposed lot sizes? Minimum Lot 5 .59A Maximum Lot 13.6A

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 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:

Remodeling of the 3 historic structure would begin subsequent to identification of new tenants and construction of the new apartment buildings would begin in 2020 and proceed to completion

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				104
At completion of all ~~phases~~				104

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

If Yes,

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: storm water management facility (SMF)

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: storm water

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

iv. Approximate size of the proposed impoundment. Volume: 12,394,00 APPROX # ~~million~~ gallons; surface area: V acres 382 ac-ft ± ±

v. Dimensions of the proposed dam or impounding structure: n/a height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

TBD SEE ATTACHED DRAINAGE REPORT FOR EXACT DIMENSIONS - TBD

1 AC-FT = 326,000 gal. (APPROX)

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? Building foundations/Subsurface parking areas

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- ~~Volume (specify tons or cubic yards)~~: 15,500 CY 4703 CY NET
- Over what duration of time? MAXIMUM DURATION 18 MONTHS

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Excess general subgrade material to be exported from site to fill site

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? 3.6 acres

vi. What is the maximum area to be worked at any one time? 3.6 acres

vii. What would be the maximum depth of excavation or dredging? 8 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? SEE ALSO ATTACHED WATER DISTRIBUTION REPORT ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: <11,440 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: Rochester NY2704518
- 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: Water Distribution lines to provide sprinkler and domestic demands.
- Source(s) of supply for the district: Hemlock and Candice Lakes

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: 11,440 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):

Sanitary waste consistent with residential use.

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

If Yes:

- Name of wastewater treatment plant to be used: Van Lare
- Name of district: Rochester
- 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 1.0 acres (impervious surface)

_____ Square feet or 22.4 acres (parcel size)

ii. Describe types of new point sources. Buildings and parking areas

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)?

Stormwater to be collected in inlets and conveyed by a combination of overland travel and closed piping network to engineered stormwater management facilities.

- 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑Morning ☑Evening ☐Weekend

☑Randomly between hours of 7:15 AM to 5:45 PM AM- 7:45 to 8:15 PM 4:45 to 5:45.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): SEE ALSO ATTACHED TRAFFIC STUDY

iii. Parking spaces: Existing 264 Proposed 276 Net increase/decrease +12

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: NONE

vi. Are public/private transportation service(s) or facilities available within ½ 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 N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 445 K VA [62.0 A - 3ph, 185 A - 1ph]

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8AM-6PM
- Saturday: NONE
- Sunday: NONE
- Holidays: NONE

ii. During Operations: VARIABLE (RESIDENTIAL 24/7)

- Monday - Friday: Non-residential 7AM - 6:30PM
- Saturday: SAME
- Sunday: none
- Holidays: none

* BANQUET 12PM - 11 PM M-F, Sat, Sun.

* note banquets typically Fri, SAT, Sunday

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:

Short duration increases in noise levels above ambient noise levels may be experienced during construction and will be those typically associated with building construction. Construction activity noises levels will be only experienced during normal daytime working hours.

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

Describe: Portions of existing treed area will be removed associated with constructing the northern building.

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

If yes: SEE ALSO LIGHTING CALCULATION SUMMARY ATTACHED

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Site lighting to provide safety and security will be installed in parking areas, pedestrian walkways, and building entrances. Light source to be LED, all fixtures to be utilized will be full-cut off night sky friendly fixtures designed to minimize point source visibility and light trespass.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Portions of existing treed area will be removed associated with constructing the northern building. Addition landscaping and light fixture ~~location and selection will be incorporated to minimize~~ any impacts.

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 N/A

If Yes:

i. Describe proposed treatment(s):

NO NEW COMMERCIAL DEVELOPMENT — will have lawn maintenance & pest control typical of residential developments to ensure good maintenance for ornamental appearance and good care of south lawn.

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: 10 tons per _____ month (unit of time)
- Operation: 93 tons per month (unit of time)

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

- Construction: Construction planning and methods to be employed to minimize waste generation and reclamation of waste where applicable.
- Operation:

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

- Construction: Construction debris to be disposed of in licensed land fill.
- Operation: Refuse to be collected and disposed of in licensed landfill. Recycling to be be collected and picked up by refuse carrier to be recycled.

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): Park

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.8	5.8	+ 1.0
• Forested	3.5	3.2	-.3
• 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: lawn and landscape areas	14.1	13.4	-.7

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: ☐Yes ☐No

i. Has the facility been formally closed?

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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: ☐Yes ☐No

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:

☐ 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? 40+ 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: Urban 100 %
SILT & SAND 100 %
_____ %

d. What is the average depth to the water table on the project site? Average: 40+ feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 37 % of site
☑ 10-15%: 19 % of site
☑ 15% or greater: 44 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: glacial moraine, steep slopes, undulating topography, heavily wooded Area on Slope.

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: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
TYPICAL URBAN

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- 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? ☐ Yes ☑ No
If Yes:
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? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. 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? ☑ Yes ☐ No
If Yes:
i. CEA name: Not named
ii. Basis for designation: Environmentally sensitive, HISTORIC RESOURCES, CHANNEL 48 CITY COVE
iii. Designating agency and date: Agency:Rochester, City of, Date:3-14-86

Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? YES

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:MONTGOMERY HOUSE (President's House), Eligible property:TREVOR HALL , Eligible property.STRONG HALL..

iii. Brief description of attributes on which listing is based:

Architecture and History ; SITE & BUILDINGS ARE DESIGNATED LOCAL LANDMARKS

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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local ~~scenic or aesthetic resources~~? ☑ Yes ☐ No

If Yes:

i. Identify resource: ~~Mt. Hope Highland Historic District~~, David Hagman House, Roch City School 24, Seaway Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National Scenic Byway, Local Preservation District

iii. Distance between project and resource: 0.23 -3.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

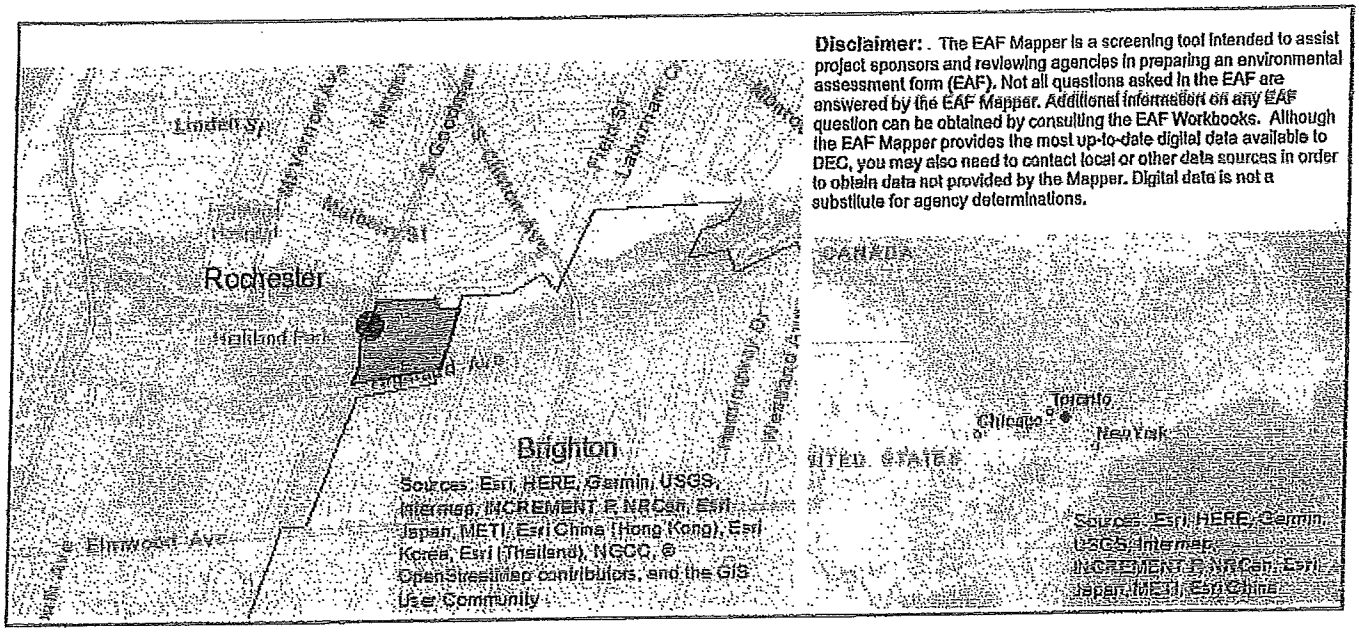
Applicant/Sponsor Name Angelo Ingressia Date 3/11/19 UPDATED 6/30/19

Signature Title Manager

PRINT FORM

EAF Mapper Summary Report

Wednesday, February 27, 2019 11:15 AM



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

B.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:West Erie Canal Corridor
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]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 05/31/2017

Staff: James Finelli

USN Number: 05540.009246

Name: Colgate Rochester Crozer Divinity School Campus

Location:

Resource Status:

1. **Determination:** Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. [ ] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [X] Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or posses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. [ ] Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:

Project Description:

The project sponsor proposes to rezone the Landmark property from an IPD (Institutional Planned Development) district to a PD (Planned Development) district. The sponsor's goal is to provide a path forward for these historic buildings, and the breathtaking landscape. The redevelopment must satisfy two main goals (among others). The first being the long-term sustainability of these historic buildings, and landscape, and the second being the perpetual preservation and continued upkeep of the south lawn. The sponsor feels he can achieve both of these goals with this development plan. The first goal of long-term sustainability can be achieved by the re-use of the existing buildings as well as the construction of two new 52-unit apartment buildings. The second goal can be achieved by a perpetual landmark preservation easement covering the south lawn (approximately 10.2 acres) with the responsibility to maintain this area by the sponsor. The location of the new buildings is also very important considering all of the stakeholders, including but not limited to, the surrounding property owners, Preservation Board, Landmark Society, and City Agencies. Through the expansive process of interacting with the stakeholders the sponsor feels he has now put forth the best possible redevelopment plan.

The proposed Development Concept Plan will accommodate the use and reuse of the existing historic buildings, Strong Hall, Montgomery House and Trevor Hall; and, maintain and continue the use of Saunders House and Andrew Hall as apartment buildings (28 units total). Two new apartment buildings will be constructed, one a 4 story, 52-unit building (#100) to the north of Strong Hall, and the other a 4 story, 52-unit building (#200) immediately south of Saunders House and Andrews Hall. Accessory shared parking will be provided in existing parking lots, new parking lots adjacent to Saunders House and Andrews Hall, and a parking lot extension adjacent to, and immediately north of Strong Hall and Montgomery Hall.

The property will be subdivided into 6 lots, resulting in each of the 3 existing historic buildings, Strong Hall, Montgomery House and Trevor Hall, being located on separate lots. Additionally, Saunders House and Andrews Hall would share a single lot and the 2 new apartment buildings would also share a single subdivision lot. A common lot would house site access, a connecting driveway, some existing and new parking, and the preservation easement for the south lawn. This preservation easement to the Landmark Society of Western New York (LMSWNY) and the City of Rochester will serve to protect the dramatic south lawn foreground to the historic buildings on the hilltop, even beyond the Landmark designation. As a result of the agreement to this preservation easement (essentially giving up any future development on the south lawn in perpetuity) the new residential development at the north area of the site and behind the 3 historic buildings is very more important from an economic and project feasibility standpoint.

There are no changes or alterations proposed for the exterior of the 3 historic buildings. In fact, the PD regulations prohibit additions to any of the historic buildings as well as any new development within their designated lot areas. There are no changes proposed for the interior designated area of Strong Hall.

The project, as originally conceived in mid-2018, anticipated new residential construction at the foot of the south lawn adjacent to Highland Ave. Thereafter, meetings with the City, the Landmark Society of Western New York (LSWNY), and with our neighbors, clearly demonstrated that the south lawn was the most significant portion of the site to be preserved and protected. Further, it was indicated that any new development on the south lawn would be highly objectionable as it would cause critical damage to the historic site and would be seen as most detrimental to the

neighborhood and the community. There have been 11 meetings since that time with the neighbors and with the LSWNY. The position of the neighborhood with regard to the south lawn has never wavered.

Neighborhood/Landmark Society Meetings

June 11, 2018 - Angelo first introduced to NBN6 Neighbors at Olmsted Lodge

June 18, 2018 - Neighbors meeting at Strong Hall Attendees: Marie Via (worked on original Landmark Application), Mike Thompson (Vice Chair Highland Park Neighborhood Association), Judy Hay (NBN6 and Swilburg), Karl Walder (Highland Park Neighborhood Association), Marjorie Searl (Summit Drive and Conservancy)

June 21, 2018 - Neighbors and Landmark Society meeting at Strong Hall Attendees: Marjorie Searl, Marie Via, Chris Brandt, Wayne Goodman, Barb Zinker, Joanne Beck, Roger Ramsey

October 29, 2018 - Neighborhood leaders and Landmark Society at Strong Hall Attendees: Karl Waelder and Matt from Highland Park NA, Larry Francer and Wayne Goodman Landmark Society, JoAnn Beck Conservancy, two Summit Drive residents, Monica McCullough Azalea neighborhood, Judy Hay NBN6, Marie Via original Landmark sponsor

December 20, 2018 - Meeting with Landmark Society *(W*ayne Goodman)

February 13, 2019 - Meeting with Landmark Society Attendees: Wayne Goodman, Larry Francer

April 8, 2019 – Neighborhood Meeting at Olmsted Lodge in Highland Park (Approximately 70 attendees)

April 18, 2019 - Meeting with Landmark Society Attendees: Wayne Goodman, Tom Castelein, Matt Lenahan, Jim Marasco

April 22, 2019- Pre application meeting with agencies; 3 neighborhood association leaders attending; Roxanne Townsend – Chair of Highland Park Neighborhood Association; Monica McCullough - Azalea Neighborhood Association; Joan Gray Lindberg - Lilac Neighbors.

June 13, 2019-Meeting with the Highland Park neighbors at Strong Hall (approximately 22 attendees)

June 19, 2019- Neighborhood Meeting at St. Anne Church (approximately 109 attendees)

Modifications to Plans:

Several significant changes have been made to the plans as a result of the aforementioned meetings and neighborhood engagement. In addition, input from the LMSWNY and the City staff have guided site development plans and have also resulted in many positive changes to the plan. In each case, the changes that have been made to eliminate or reduce impacts, or provide greater mitigation measures than the original plan.

Those changes are as follows:

1. Initial plans to construct buildings at the foot of the south lawn, adjacent to Highland Ave., were abandoned in favor of preservation of the south lawn in perpetuity via a preservation easement to the LMSWNY and the City of Rochester. This south lawn area was very early on understood to be the most significant site feature to protect, and one that had the greatest value to the community. The relinquishing, in perpetuity, of any development on the south lawn relegated necessary new construction to the only available space on the previously disturbed north part of the campus.

2. The "east" building was moved away from the Brighton Town line to the current location adjacent to, and south of, Saunders House and Andrews Hall; the eastern extension of the Lot 6 parking lot has been eliminated and will result in a smaller retaining wall in that area with much less excavation. A parking lot extension will, however, be made in the western part of the site adjacent to Strong Hall and Montgomery Hall, where the terrain in this area is more accommodating and fire access is better provided.

3. The setback for building #100 has been increased from 65' then to 75' and now to 100'; further from the north lot line, and further away from the residences to the north along Highland Parkway. The building has been skewed to a 120ft setback at its northwest corner, putting it on axis with the historic buildings and giving further relief to the neighbors to the North.

4. The height of building #100 has been lowered from 5 stories to 4 stories, from 75' to 65' to 60' to 55' (slab to midpoint of eaves and peak); reducing impacts associated height, views and shadowing.

5. Building #100 has gone through several iterations reducing its size from 30,300 sf. (L shaped Building) to 23,800 to the current footprint of 15,600 sf. The corresponding building length has decreased accordingly from 373' to 215', and number of units from 115 to 90 to 52; all significant reductions in the in the scale and mass of the building and reductions in impacts related to views and shadowing as well.

6. The roof style for building #100 had been changed to a flat roof to offer more in terms of height impact mitigation. Based on public input with respect to design and architectural advice, the building height has been lowered to 55' (slab to midpoint of eaves and peak) and the roof type changed to a gable roof with a portion as flat. These changes, together with its reduction in length, further reduce the scale and mass of Building #100.

7. The underground parking garage originally planned for Building #100 has been removed such that the depth of excavation for that building pad will be approximately 2+- ft. as compared to the original plan, that included the underground garage, where that depth would have been 25'.

8. The cut volume has been reduced from 31,500 cubic yards to 15,500 cy; the fill volume has been reduced from 7,200 cy to 5,500 cy; and, the net cut from 24,200 cy to 9,900 cy to 4,703cy.

9. The total area of disturbance on the site was reduced from 4.7 acres to 3.8 acres to 3.6 acres.

10. The linear footage of retaining walls has been reduced from 1598 ft. to 1006 lf..

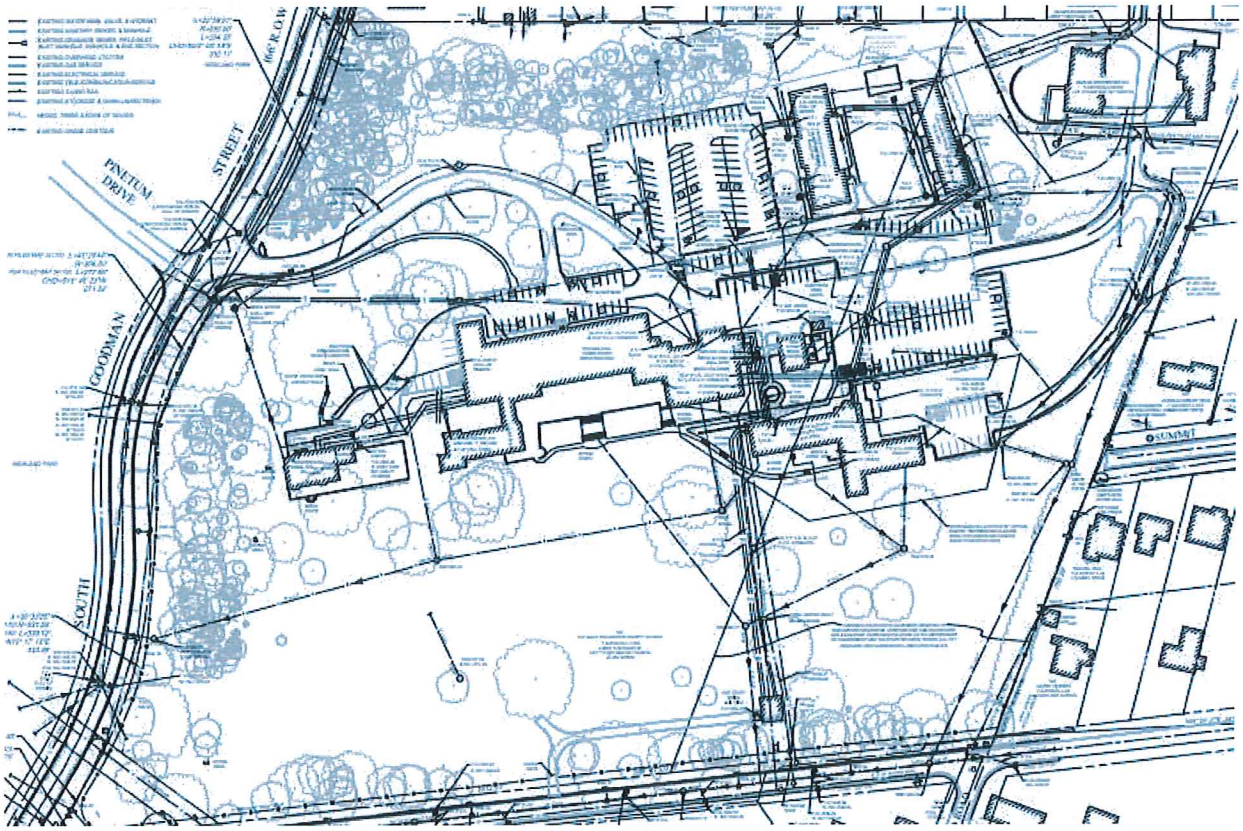
11. The number of trees to be removed has been reduced from 208 +- to 108, in total.

12. The number of parking spaces has been reduced from 393 to 276.

13. The original historic configuration of the access driveway will be undisturbed. Whereas, in the prior plan it was moved southward losing some of its curvilinear appeal, disrupting landscape elements along its path, and causing an impact to an important feature of the landmark site.

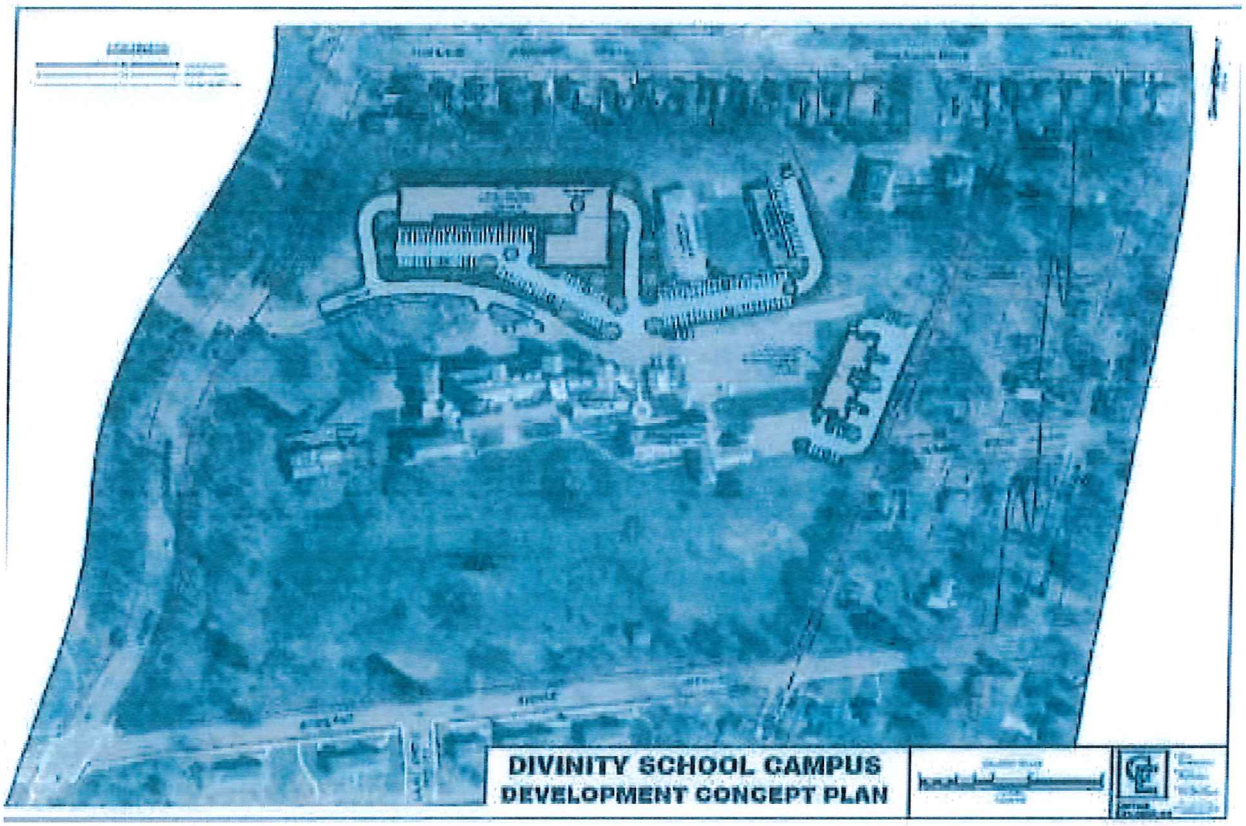
New Construction Plan Progression

Initial Planning



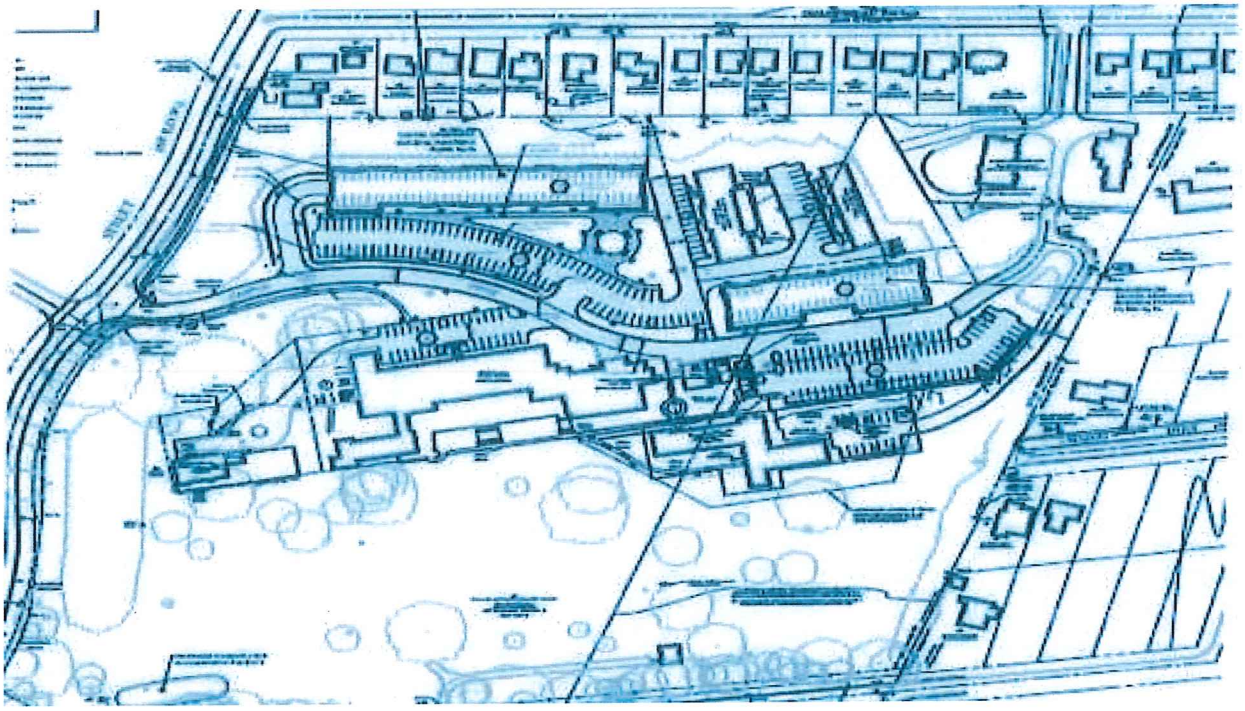
The initial planning for the project contemplated residential development in the south lawn area, between the historic buildings and Highland Avenue. There were no specific plans submitted at that point but consideration was given to a village like setting most likely including 2 story townhouses.

First Submission



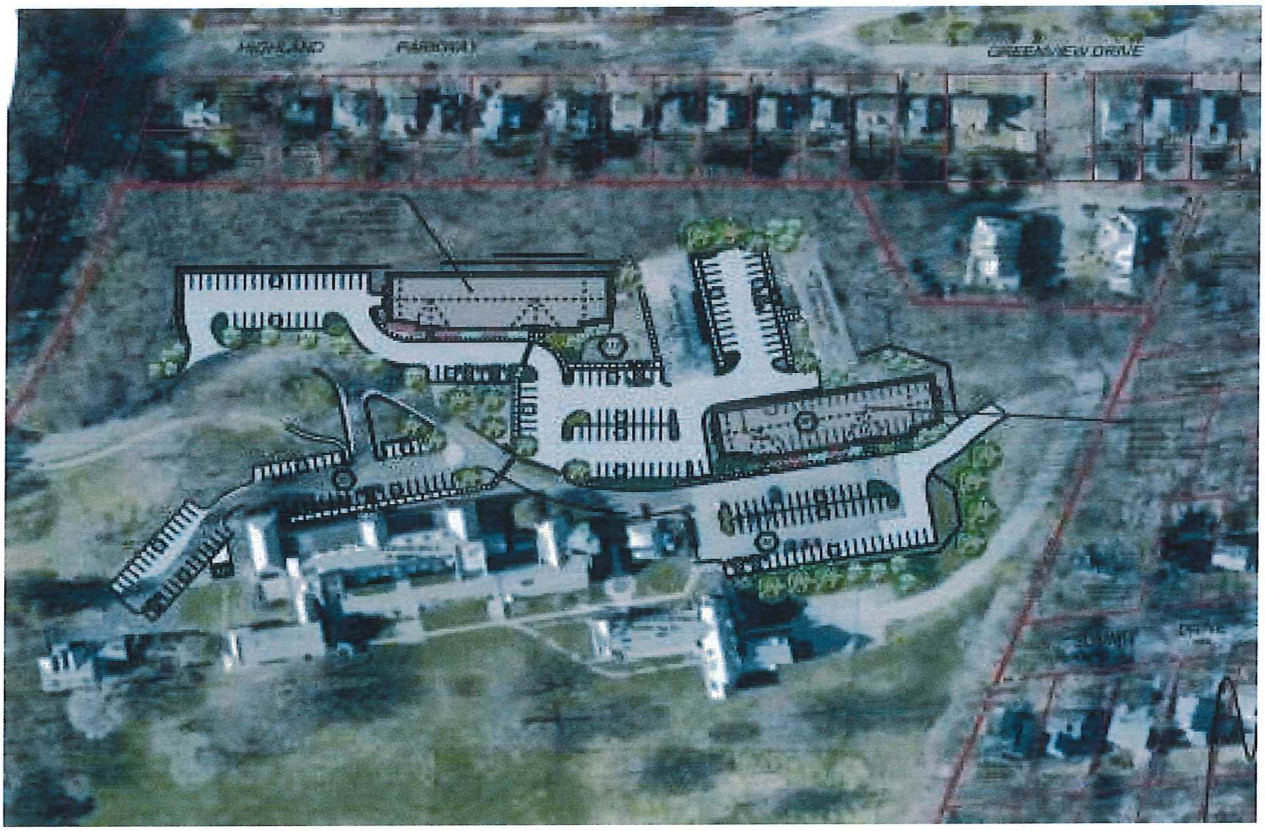
The first submission to the City reflected a 5 story, 115 unit apartment building at the north end of the campus and a 10 unit, 2-3 story apartment building at the east end of the campus, and no construction on the south lawn. The applicant had at this time initiated conversations with the Landmark Society of Western New York (LMSWNY) regarding the possibility of a preservation easement for the south lawn and the location of new construction on the site. Early dialogue with neighbors as well as the general direction of the LMSWY indicated that the northern (previously dsiturbed) portion of the site would be most appropriate for new construction.

Second Submission



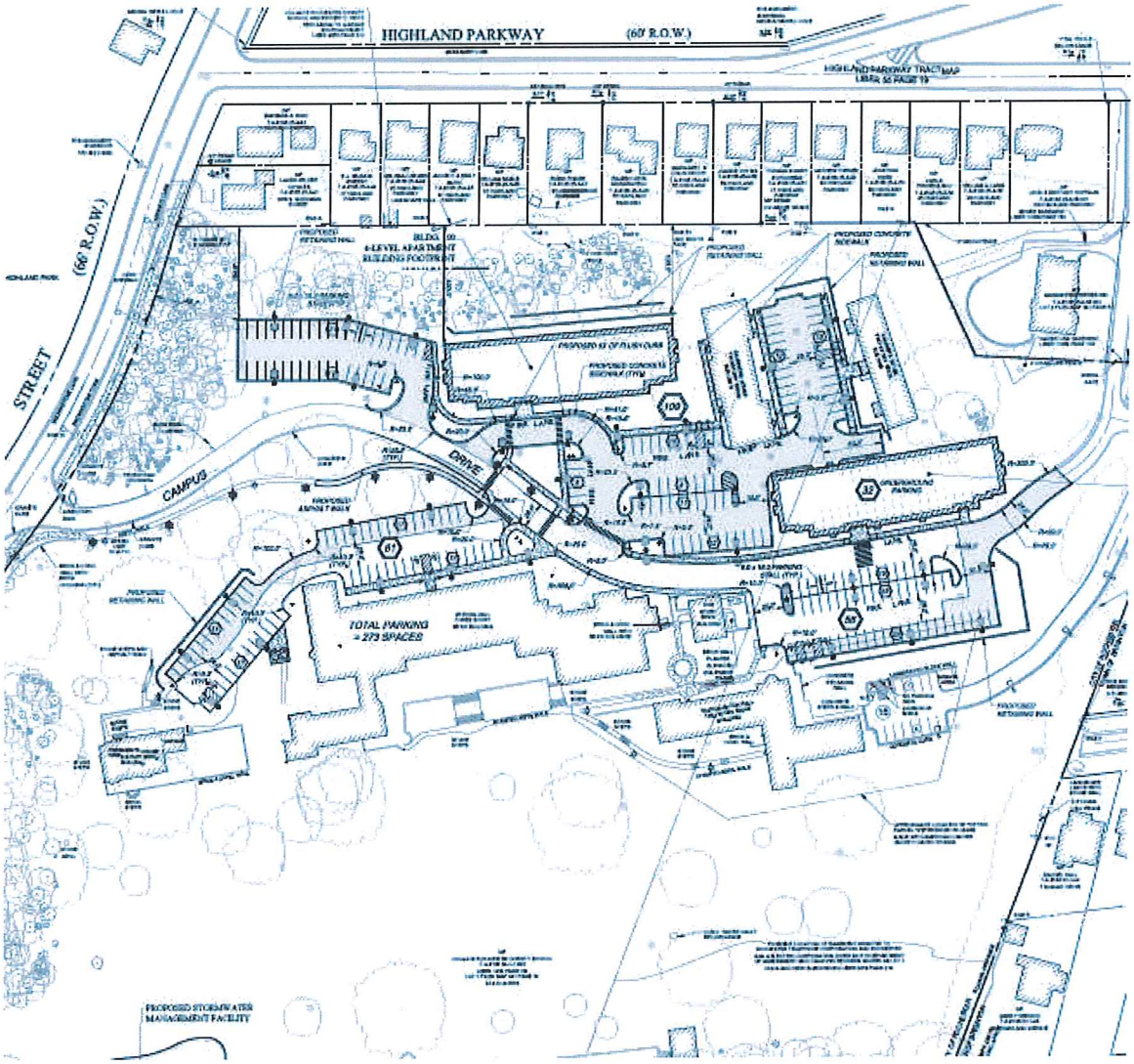
After additional dialogue with neighbors and the LMSWNY, the above plan was submitted. This plan reconfigured the proposed north apartment building and reduced the number of units, from the originally proposed 115 to 90. The east 10 unit apartment building was relocated to the area just beneath Saunders Hall and Andrews Hall and changed to 40 units. Each of the buildings were 5 stories in height with flat roofs and each building had an underground parking garage. In moving the east building to its new location an extension of the parking lot in the area of the original east building location was suggested. This Plan called for the shifting of the originally configured curvilinear access drive to the south.

Third Submission



After more dialogue with the neighbors, in particular the neighbors to the north with homes on Highland Parkway, as well as the LMSWNY the above plan has been submitted as the plan moving forward for review by City Staff, the Rochester Preservation Board, the Rochester Environmental Commission and the City Planning Commission. This plan reduces the height of both new apartment buildings from 5 stories to 4 stories; eliminates the underground parking garage from the north apartment building; increases the setback of the north building to 100' from the north lot line; and substantially, and significantly, reduces the length, footprint, number of units in the north building, onsite parking spaces. It preserves the historic location and shape of the existing curvilinear access drive. The eastern parking lot extension toward the East lot line is eliminated in favor of an extension of the existing Strong Hall parking lot to the west, involving less excavation and being more for fire access.

Current Proposal Moving Forward



Current proposal reflects modifications as a result of comments from the Rochester Preservation Board.