

STATE ENVIRONMENTAL QUALITY REVIEW ACT
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft Supplemental EIS
Determination of Significance

Lead Agency: **Town of Grand Island Town Board**

Date: **June 21, 2021**

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

The Town of Grand Island Town Board (the “Town Board”), as lead agency, has reviewed the proposed action and determined that it may have a significant adverse environmental impact on the environment and that a Draft Supplemental Environmental Impact Statement shall be prepared.

Name of Action: Long Road Distribution Facility (the “Project”)

Location: 2780 Long Road, Town of Grand Island.

SEQRA Status: Type I

Scoping: Scoping will be conducted as follows: The Applicant shall prepare and submit a draft scope to the Town Board in accordance with 6 N.Y.C.R.R. § 617.8. Upon receipt of the draft scope, the Town Board shall forward the same to all involved and/or interested agencies, and to any individual that has expressed an interest in writing to the lead agency. The Town Board shall provide an opportunity for public participation in writing for no less than thirty (30) days after the draft scope is submitted. The Town Board will hold a public meeting on the draft scope to receive additional comments, depending on the written comments received. A final scope will be issued in accordance with 6 N.Y.C.R.R. § 617.8.

Description of Action: The Applicant seeks the necessary zoning approvals to construct a warehouse and distribution facility at 2780 Long Road in the Town of Grand Island. Additional work includes installation all necessary site infrastructure to service the Project.

Reasons Supporting this Determination:

The Town Board has identified the relevant areas of environmental concern and has taken a hard look at each of the identified areas as required by the State Environmental Quality Review Act (“SEQRA”). The Town Board compared the action with the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3).

The Town Board has reviewed and analyzed part 1 of the EAF and has completed parts 2 and 3. As indicated below in the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the action may have a significant impact on the environment.

(i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

In general, it is expected that the Project may result in significant impacts to ground or surface water quality and quantity, traffic, noise, and may cause a substantial increase in the potential for erosion, flooding, leaching and/or drainage problems.

a. Traffic Impacts

There will be a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.

b. Noise Impacts

Significant adverse impacts are expected related to noise during construction and operation of the Project, particularly affecting the nearby residential areas.

c. Ground or Surface Water Quality Impacts

As part of the subdivision surface water impacts are expected to exceed acceptable levels. The Project anticipates the creation of a new stormwater retention water body and the introduction of significant new impervious surfaces in an area with already poorly drained soil.

d. Air Quality Impacts

Significant adverse impacts are expected related to air quality from the truck traffic.

e. Erosion, Flooding and Drainage Impacts

Potential for increased impacts due to erosion, flooding and drainage problems is high due to poorly drained soils and existing impacts to properties surrounding the Project site. The Town drainage system is impacted when heavy rains occur in the area. The Project may exacerbate the issues with the introduction of additional impervious surfaces. Additional construction in an area with already poor drainage will have significant negative impacts. The proposed amount of grading is substantial.

(ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

The use of land will change with the creation of the project. This may result in a significant adverse impact to natural resources.

(iii) the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;

There is no Critical Environmental Area within the Town or Town of Grand Island areas near the Project; thus, there will be no significant adverse impacts related to this issue.

(iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

The Project would cause a change in density that is not supported by existing infrastructure. The proposal as currently submitted impacts sewer system infrastructure on the property. The proposal size is in conflict with the Town's Comprehensive Plan, particularly the use of property not zoned for the use to support stormwater retention.

(v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

The proposed development will permanently diminish this area and the existing community, particularly due to lighting and noise, resulting in a decrease in the quality of life.

(vi) a major change in the use of either the quantity or type of energy;

No evidence as to energy usage has been provided, significant adverse impacts are expected related to a major increase in the use of energy, no information on compliance with New York's climate change goals has been provided.

(vii) the creation of a hazard to human health;

Significant adverse impacts are expected related to the creation of a hazard to human health due to substantial increase in traffic and air emissions.

(viii)

For Further Information:

Contact Person: John Whitney, Town Supervisor

Address: Grand Island Town Hall
2255 Baseline Road
Grand Island, New York 14072

Telephone Number: (716) 773-6900