PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action University at Buffalo School of Medicine and Biomedical Sciences, Phase 1

Location of Action (include Street Address, Municipality and County)
Main Street at High Street, Southeast Corner, Buffalo, Erie County

Name of Applicant/Sponsor State University Construction Fund

Address 353 Broadway

City/PO Albany State NY Zip Code 12246

Business Telephone (518) 320-3200

Name of Owner (if different) University at Buffalo

Address 12 Capen Hall

City/PO Buffalo State NY Zip Code 14260

Business Telephone (716) 645-2000

Description of Action:

The University at Buffalo (UB), as part of their larger UB 2020 initiative, is proposing to construct new facilities for the School of Medicine and Biomedical Sciences (SMBS) at the rapidly expanding Buffalo Niagara Medical Campus (BNMC) as part of its new downtown campus. The medical school now resides on UB's South Campus. In order to facilitate this move, UB is proposing to construct two new buildings (Phase 1 and 2 of the SMBS, see below) to house the SMBS on the BNMC, where the Buffalo General Medical Center, Gates Vascular Institute, Roswell Park Cancer Institute, Hauptman-Woodward Medical Research Institute, and other medical facilities are all currently located. The BNMC is located in downtown Buffalo, in the area generally circumscribed by Goodrich, Michigan, Virginia, and Ellicott Streets. Locating the school here will draw from and contribute to the synergy of this burgeoning medical and research corridor. Other efforts proposed (not directly part of this project), such as the extension of Allen Street into the heart of the BNMC, and the relocation of the Women and Children's Hospital to will further add to the corridors assets and enhance the connectivity of the campus to the surrounding neighborhoods - adding to the advantages of locating the SMBS here.

Phase 1 of the SMBS will be a 520,000 gross square-foot (GSF) building at the southeast corner of Main and High Streets. UB is currently in the process of negotiating to purchase and/or use the parcels involved from the current owners (HSBC Bank, Evergreen Real Estate, NFTA, and Roosevelt Housing Associates). Construction of Phase 1 will occur between September 2013 and August 2016. This building will integrate the existing Niagara Frontier Transportation Authority (NFTA) Metro Rail station at Main and Allen Streets to serve as a gateway to the BNMC and offer connections to the community and other University assets.

Phase 2 of the SMBS is proposed to be an additional 305,000 GSF building (connected to Phase 1) at the SE corner of High and Ellicott Streets to be designed between 2019 and 2021 and completed in 2023. Phase 1 is not structurally or programmatically dependent on the construction of Phase 2. Only Phase 1 is being proposed at this time. Phase 2 is not considered to be part of the proposed project at this time.
Please Complete Each Question---Indicate N.A. if not applicable

A. SITE DESCRIPTION
Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: [✓] Urban  [ ] Industrial  [ ] Commercial  [ ] Residential (suburban)  [ ] Rural (non-farm)
   [ ] Forest  [ ] Agriculture  [ ] Other

2. Total acreage of project area: ____2.0 acres.*
   • This does not currently include parking area, only land to be purchased for the building. Currently negotiating parking location.

   APPROXIMATE ACREAGE
   Meadow or Brushland (Non-agricultural) ➔ N/A acres ➔ N/A acres
   Forested ➔ N/A acres ➔ N/A acres
   Agricultural (Includes orchards, cropland, pasture, etc.) ➔ N/A acres ➔ N/A acres
   Wetland (Freshwater or tidal as per Articles 24,25 of ECL) ➔ N/A acres ➔ N/A acres
   Water Surface Area ➔ N/A acres ➔ N/A acres
   Unvegetated (Rock, earth or fill) ➔ N/A acres ➔ N/A acres
   Roads, buildings and other paved surfaces ➔ 1.8 acres ➔ 1.8 acres
   Other (Indicate type)  Lawn/Planted Area ➔ .2 acres* ➔ .2 acres*

3. What is predominant soil type(s) on project site?  Urban land (Ud)
   a. Soil drainage:  [ ] Well drained ____% of site  [ ] Moderately well drained ____% of site.
      [✓] Poorly drained 100% of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System?  N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  [ ] Yes  [ ] No
   a. What is depth to bedrock?  59.5-64.6, (in feet)

5. Approximate percentage of proposed project site with slopes:
   [✓] 0-10% 100%  [ ] 10-15% ____%  [ ] 15% or greater ____%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  [ ] Yes  [ ] No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  [ ] Yes  [ ] No

8. What is the depth of the water table?  ____21-25 (in feet)

9. Is site located over a primary, principal, or sole source aquifer?  [ ] Yes  [ ] No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  [ ] Yes  [ ] No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? □ Yes □ No

According to:

US Fish and Wildlife Service, New York State Natural Heritage Program

Identify each species:

N/A

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

□ Yes □ No

Describe:

N/A

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

□ Yes □ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? □ Yes □ No

Site is adjacent to the Allentown Historic District (listed on the National Register of Historic Places)

15. Streams within or contiguous to project area:

N/A

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A
17. Is the site served by existing public utilities? □ Yes □ No
   a. If YES, does sufficient capacity exist to allow connection? □ Yes □ No
   b. If YES, will improvements be necessary to allow connection? □ Yes □ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? □ Yes □ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? □ Yes □ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? □ Yes □ No

B. Project Description
   * An Environmental Site Assessment is currently being prepared for the project site

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
   a. Total contiguous acreage owned or controlled by project sponsor: 2.0 acres.
   b. Project acreage to be developed: 2.0 acres initially; 2.0 acres ultimately.
   c. Project acreage to remain undeveloped: 0 acres.
   d. Length of project, in miles: N/A (if appropriate)
   e. If the project is an expansion, indicate percent of expansion proposed. N/A %
   f. Number of off-street parking spaces existing 0 ; proposed 600+/-
   g. Maximum vehicular trips generated per hour: 500 (upon completion of project)?
   h. If residential: Number and type of housing units:
      
      | Type                | Initially | Ultimately |
      |---------------------|-----------|------------|
      | One Family          | N/A       | N/A        |
      | Two Family          | N/A       | N/A        |
      | Multiple Family     | N/A       | N/A        |
      | Condominium         | N/A       | N/A        |

   i. Dimensions (in feet) of largest proposed structure: 220 feet; 150 width; 400 length.
   j. Linear feet of frontage along a public thoroughfare project will occupy is? 915 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 54,800y. tons/cubic yards.

3. Will disturbed areas be reclaimed □ Yes □ No □ N/A
   a. If yes, for what intended purpose is the site being reclaimed?
      The site is currently developed with pavement, buildings, and some limited grass and vegetation and will remain so.
   b. Will topsoil be stockpiled for reclamation? □ Yes □ No
   c. Will upper subsoil be stockpiled for reclamation? □ Yes □ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 2 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
   ☐ Yes ☐ No

6. If single phase project: Anticipated period of construction: ___ months, (including demolition)

7. If multi-phased:
   a. Total number of phases anticipated ___ (number)
   b. Anticipated date of commencement phase 1: __Sep__ month 2012 year, (including demolition)
   c. Approximate completion date of final phase: n/a month 2016 year.
   d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No

9. Number of jobs generated: during construction TBD; after project is complete TBD not yet determined

10. Number of jobs eliminated by this project N/A.

11. Will project require relocation of any projects or facilities? ☐ Yes ☐ No

   If yes, explain:

   Existing parking lots on site will be removed; NFTA Metro Station will be incorporated into project; SMBS will be moved from South Campus to this site.

12. Is surface liquid waste disposal involved? ☐ Yes ☐ No

   a. If yes, indicate type of waste (sewage, industrial, etc) and amount ___________________________
   b. Name of water body into which effluent will be discharged ___________________________

13. Is subsurface liquid waste disposal involved? ☐ Yes ☐ No Type ___________________________

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No

   If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☐ No

16. Will the project generate solid waste? ☐ Yes ☐ No

   a. If yes, what is the amount per month? ___ 6, tons
   b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
   c. If yes, give name will use current UB waste disposal ______; location N/A
   d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No
e. If yes, explain:

UB recycles cardboard, paper, plastic, metal, and glass.

17. Will the project involve the disposal of solid waste? □ Yes □ No
   a. If yes, what is the anticipated rate of disposal? _____ tons/month.
   b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? □ Yes □ No

19. Will project routinely produce odors (more than one hour per day)? □ Yes □ No

20. Will project produce operating noise exceeding the local ambient noise levels? □ Yes □ No

*There is a cafe-style food service component to the project. However, odor impacts are not expected to be significant

21. Will project result in an increase in energy use? □ Yes □ No
   If yes, indicate type(s)
   Electricity, Gas

22. If water supply is from wells, indicate pumping capacity _____ N/A gallons/minute.

23. Total anticipated water usage per day 25,000 gallons/day.

24. Does project involve Local, State or Federal funding? □ Yes □ No
   If yes, explain:
   Funding from NYS appropriations to the State University Construction Fund
25. Approvals Required:

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C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☐ No

   If Yes, indicate decision required:

   ☐ Zoning amendment ☐ Zoning variance ☐ New/revision of master plan ☐ Subdivision
   ☐ Site plan ☐ Special use permit ☐ Resource management plan ☐ Other
2. What is the zoning classification(s) of the site?

CM - General Commercial District

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

98,000 square foot floor plate building built to lot line

4. What is the proposed zoning of the site?

Assuming state land ownership, project will be exempt from local zoning

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Assuming state land ownership, project will be exempt from local zoning

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  

☐ Yes  ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Classifications: CM - General Commercial, C2 - Community Business R3 - Dwelling District, AD - Allen Street District, R5 - Apartment Hotel

Land Uses: Commercial, Medical, and Multiple-Unit Residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  

☐ Yes  ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed?  N/A

a. What is the minimum lot size proposed?  

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10. Will proposed action require any authorization(s) for the formation of sewer or water districts? □ Yes □ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? □ Yes □ No

   a. If yes, is existing capacity sufficient to handle projected demand? □ Yes □ No

   Appropriate community service providers will be contacted during architectural design to confirm that sufficient capacity exists to handle project demand. Building will have a security system and appropriate security services.

12. Will the proposed action result in the generation of traffic significantly above present levels? □ Yes □ No

   a. If yes, is the existing road network adequate to handle the additional traffic. □ Yes □ No

   Impact to be determined after a site-specific traffic impact study

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name: Christopher P. Marcella

Date: 8/9/1

Signature:

Title: Director of Design

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