



City of Niagara Falls, New York

745 Main Street, Niagara Falls, NY 14301

**SEQR NOTICE
PUBLIC COMMENT PERIOD
DEIS SCOPING
NORTH EAST DATA LLC DATA CENTER**

March 8, 2024

NAME OF ACTION: North East Data LLC Data Center

LOCATION: 5380 Frontier Avenue, Niagara Falls, New York SBL # 160.14-1.12

PROJECT SPONSOR: North East Data (a wholly-owned subsidiary of Blockfusion USA, Inc.)

LEAD AGENCY: City of Niagara Falls City Council

SEQR CLASSIFICATION: Type I

PROJECT DESCRIPTION: The proposed action involves the operation of the Facility's data center at the 5380 Frontier Avenue Site. The data facilities operation is considered to be high energy use (HEU), which requires a rezoning of the Site to a HEU overlay district. The property is currently zoned industrial I2, which is eligible to be placed within a HEU overlay. The proponent is seeking the HEU overlay rezoning from City Council.

Blockfusion submitted its application to the City for all required authorization to continue with the project operations at the Site consistent with the HEU Amendments. Upon the review of the application, the City Council, as Lead Agency, identified that there may be the potential for significant adverse project-related noise impacts. The project's potential for impacts on noise levels is the single source of potentially significant adverse environmental impact that was identified by the Lead Agency in a Full Environmental Assessment Form, pursuant to SEQR guidelines.

-
1. The Niagara Falls City Council adopted a SEQR Positive Declaration on July 26th, 2023.
 2. City Council determined that the petitioners attached Draft Scope be circulated for review by involved and interested agencies and the public in accordance with §617.8 and §617.12 of the SEQR Regulations. City Council will consider all comments in issuance with the final scope.
 3. All involved agencies are requested to provide written feedback reflecting their concerns. Some appropriate scoping comments may include raising potential issues or suggesting specific studies, protocols, or alternatives.



City of Niagara Falls, New York

745 Main Street, Niagara Falls, NY 14301

4. Scoping comments are not an appropriate forum to argue the merits of the project, nor is it an appropriate forum to advocate for or against any specific decision.
5. City Council gives notice that it will provide a 20 day public comment period on the Draft Scope. As Lead Agency, City Council requests that all comments be directed back to the Planning Department in writing no later than 4 pm on Friday, March 29th. If you do not reply by that date, we will assume that you have no comments at this stage of project development. Please forward your written comments to the below addresses:

Email: NFNYPPlanning@niagarafallsny.gov

Mailing address: Department of Planning
P.O. Box 69
Niagara Falls, NY 14302-0069

We look forward to your comments and response to this request.

Regards,

Planning Department

City of Niagara Falls, NY

NFNYPPlanning@niagarafallsny.gov