

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.

The proposed action entails a land transaction between the current owner and the City of Niagara Falls, Site Plan approvals from the City of Niagara Falls, and construction of an event campus as described in this document. The Project Site is located on two parcels of land, located at 907 Falls Street and a portion of property along John Daly Memorial Parkway. The site is east of the Seneca Niagara Casino and the entertainment district, hotels, and Niagara Falls State Park. It is also in close proximity to the existing residential areas to north, northwest and northeast. The site acts as a physical and visual buffer to the more industrial areas of the city.

The Centennial Park campus will consist of several structures that could be used for sporting events, concerts, and a host of other uses. Currently, the site is a collection of vacant properties bordered by John Daly Boulevard, 10th Street and Falls Street, with the Seneca Niagara Resort and Casino directly to the west across John Daly Boulevard.

The City of Niagara Falls envisions the project would become a multifaceted year-round Event Campus that keeps tourists and Falls residents in the Niagara Falls area over a 12-month period, while also taking advantage of the winter months. Initial renderings of the campus, provided by CJS Architects, showcases a 6,000-7,000-seat arena for sporting and entertainment events, a smaller arena for sporting and entertainment events as well as small scale events, and a splash pad which could be converted into an ice-skating rink during the winter months. The plan also includes a parking ramp with exterior walls that could be used for rock climbing, while the rooftop of the ramp can be utilized as a location for concerts or movie screenings.

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
See attached supporting information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Niagara Falls _____ 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: Centennial Park

Name of Lead Agency: City of Niagara Falls

Name of Responsible Officer in Lead Agency: Robert Restaino

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer) Leanne Voit, Wendel



Date:

11.7.2022

For Further Information:

Contact Person: Robert Restaino

Address: P.O.Box 69, Niagara Falls, NY

Telephone Number: 716-286-4310

E-mail: Robert.Restaino@niagarafallsny.gov

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>

SEQR Part 3 Attachment 11/7/22 Centennial Park

Based on Part 1 and Part 2 of the FEAF, information submitted by the applicant, correspondence received, and additional discussions, the following potentially moderate to large impacts were identified and analyzed:

Project Description and Action

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Impact on Land

- e. The proposed action may involve construction that continues for more than one year or in multiple phases
- f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides)

The proposed action (as described in this document and the EAF) involves several components that will change the land, but none of these changes will result in significant impacts. The most notable changes to the site will include the construction of new improvements on the site. These major changes include the addition of a 6,000-seat arena, a smaller event space that has capacity for performances and sporting events, a splash pad with capacity for multi-seasonal activities, and the construction of a parking garage with rooftop space.

Existing green space will be impacted by the proposed project. However, the existing green space is vacant, and does not have an active use. Approximately 1.77 acres of trees will be removed from the site, while a little over 6.15 acres of roads, buildings, and other paved or impervious surfaces will be added. The contiguous acreage owned is approximately 12 acres in size. The Project site is approximately 10.3 acres in size and the total acreage to be physically disturbed is ±6.33 acres.

There will be no excavation required on this site other than the need for site preparation, grading, installation of utilities and construction of foundations.

The construction of the project will utilize best management practices and will be in accordance with erosion control requirements of the City of Niagara Falls and New York State. The site is not located in a Coastal Erosion Area.

Based on the above, the Project will have no significant adverse impacts on land

Impact on Plants or Animals

Based upon the lack of surface water on the site, the appropriate environment to support Mussels and Waterfowl does not exist. In addition, the site is mostly mowed or treed, therefore it would not appear to support Forest Blue Grass.

Also, it should be noted that the design has been developed to incorporate a majority of the existing trees. The proposed action will not involve, or increase the need for, the use of herbicides or pesticides.

Based on the above, the Project will have no significant adverse impacts on plants or animals

Impact on Aesthetic Resources

- d. The situation or activity in which viewers are engaged while viewing the proposed action is:
 - i. Recreational or tourism-based activities
- f. There are similar projects visible within the following distance of the proposed project:
 - 0-0.5 mile
 - 0.5 -3 mile
 - 3-5 miles
 - 5+miles

The project site is located across the street from the large-scale Seneca Niagara Hotel and Casino, and within steps of the large-scale buildings of the Niagara Falls Entertainment District (hotels, parking garages, etc). It is also located immediate northwest of large-scale industrial buildings. The site is currently vacant and contains a large, treed area, and a line of mature trees along John Daly Boulevard. The current plan calls for maintaining many of the existing trees both along the street fronts and within the site. This will continue to contribute to the positive aesthetics of the streetscape. The proposed large scale buildings generally fit in with the large-scale buildings found in the area. The new buildings will provide a visual buffer between the residential area to the north and the industrial area to the south. Based on the above, the Project will have no significant adverse impacts to Aesthetic Resources.

Based on the above, the Project will have no significant adverse impacts to aesthetic resources.

Impact on Historic and Archaeological Resources

The proposed action, which has been entered into the CRIS, may occur near buildings, archaeological sites or districts listed on the National or State Register of Historical Places, or that have 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. However, there will be no physical impact on such resources, the site itself is vacant and not the location of any archaeological site, it was repeatedly disturbed site, formerly used for transportation and recreational purposes. Despite the absence of any historic or archaeological resources, a protocol is in place that if during construction any artifact is discovered or evidence of historical or archaeological impacts, construction will be halted until an investigation is completed.

Based on the above, the Project will have no significant adverse impacts on historic or archaeological resources

Impact on Transportation

- a. Projected traffic increase may exceed capacity of existing road network
- b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.
- e. The proposed action may alter the present pattern of movement of people or goods.

The proposed facility, as mentioned above consists of a 6,000-7,000-seat large arena, a smaller arena for ice rink and other assembly purposes and an area that can be denoted as a public park. A Traffic Impact Study was performed (attached) that considered existing and proposed conditions and analyzed traffic operations with an arena event and without. Full analysis can be found in the attached TIS.

Comparing traffic operations for the 2025 Combined Build Analysis without an Arena Event to 2025 Background Operations indicate that there are no significant impacts to traffic operations associated with development of Centennial Park. Intersection Levels of Service are within acceptable ranges with sufficient storage to accommodate the queue lengths. Therefore, no mitigation measures are warranted for this scenario.

Comparing traffic operations for the 2025 Combined Build Analysis with an Arena Event to 2025 Background Operations indicate that there are no significant impacts to traffic operations associated with development of Centennial Park. With the use of proposed temporary traffic control measures, intersection Levels of Service are within acceptable ranges with sufficient storage to accommodate the queue lengths. Therefore, no mitigation measures are warranted for this scenario.

Based on the above, the Project will have no significant adverse impacts on transportation

Impact on Energy

- a. The proposed action will require a new, or an upgrade to an existing, substation.
- c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.
- d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

Since the proposed Project will consist of the construction and operation of new buildings, there will be an increase in electrical demand to support additional program, and it is anticipated to require an upgrade to the existing substation. Early estimates based on the proposed scope show that the site is expected to require ± 7000 MWh annually. While the additional electrical demand will be met by the local utility company/electrical grid, it is anticipated that this project will most likely require an upgrade. The project team will continue to work with the utility companies to confirm and design for capacity. The project will be designed to meet or exceed New York State energy codes.

In addition, the project will be working with local utilities to pursue energy incentive programs that will allow for further improvements to the existing building performance, premium efficiency strategies and equipment, and other responsible and sustainable design initiatives for the entire complex.

Based on the above, the Project will have no significant adverse impacts to energy.

Impact on Noise, Odor, and Light

The proposed action will not result in any permanent increases in noise or odors. Outdoor lighting will be in conformance with City of Niagara Falls standards. During construction, earth moving, and foundation equipment will be present on-site. These pieces of machinery may temporarily generate noises that rise above ambient levels. Construction will be completed during daylight hours and any increases in noise levels will be temporary. Noise levels may be higher during outdoor events, but that should also be temporary. No odor or adverse outdoor lighting impacts are anticipated during construction or after the expansion is completed. No blasting will occur, and no odors will be generated during construction.

The casino and its surrounding facilities are lit up consistently throughout the year. It can be assumed that the event campus will be lit up as well, especially during events such as concerts and sporting events, and any activities that are done on the rooftop of the parking garage. The project will be designed per City of Niagara Falls zoning ordinances to minimize the impact to surrounding properties.

Construction equipment and trucks making deliveries will utilize John Daly Boulevard, 10th Street, and Falls Street, depending on the phase of development and where the construction is occurring. A more detailed access management plan will be developed with the City and New York State DOT during the completion of construction documents. It is anticipated that construction would occur during daylight hours, generally between 7am and 5 pm, Monday through Friday. The construction period is expected to last approximately 24 months but may extend due to phasing and financing requirements.

Based on the above, the Project will have no significant adverse impacts to noise, odor, and light.

