

**MOHAWK VALLEY HEALTH SYSTEM (“MVHS”)  
INTEGRATED HEALTH CAMPUS (“IHC”)  
STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)  
DRAFT SCOPING DOCUMENT  
FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

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## **1.1 INTRODUCTION**

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Pursuant to New York State Environmental Conservation Law Article 8 (State Environmental Quality Review Act, “SEQRA”), Part 617 of Chapter 6 of the New York Code of Rules and Regulations, and the adoption of a Notice of Determination of Significance (“Positive Declaration”) by the City of Utica Planning Board, acting as SEQRA Lead Agency in a coordinated review process, the City of Utica Planning Board intends to prepare a Draft Environmental Impact Statement (“DEIS”) for the Integrated Health Campus Project (“IHC Project”) proposed by the Mohawk Valley Health System (“MVHS” or “Project Sponsor”). In accordance with SEQRA, the DEIS is required to address specific adverse environmental impacts, which can be reasonably anticipated.

Pursuant to SEQRA implementing regulations (6 NYCRR § 617.9(a)(1)), the Project Sponsor or the Lead Agency, at the Project Sponsor's option, will prepare the DEIS. As the Project Sponsor, MVHS has prepared this Draft Scoping Document. The primary goals of scoping are to focus the DEIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant. As a draft scoping document, the following information is contained herein (6 NYCRR § 617.8) for public and agency review:

- A brief description of the proposed action (Section 1.3)
- The potentially significant adverse impacts identified in the “Positive Declaration” and as a result of consultation with the other involved agencies and the public, including an identification of those aspects of the environmental setting that may be impacted (Section 1.4)
- The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information (Section 1.4)
- An initial identification of mitigation measures to avoid or minimize adverse environmental impacts (Section 1.4)
- The reasonable alternatives to be considered (Section 1.9)
- An identification of the information/data that should be included in an appendix rather than the body of the DEIS (Section 1.10)

As Lead Agency, the City Planning Board will provide a copy of the draft Scoping Document to all involved agencies, post it on the Project's website, and make it available to any individual or interested agency that has expressed an interest in writing to the Lead Agency. Involved agencies should provide written comments reflecting their concerns, jurisdictions and informational needs sufficient to ensure that the EIS will be adequate to support their SEQRA Findings<sup>1</sup>. Failure of an involved agency to participate in the scoping process will not delay completion of the final written scope. Written comments will be accepted by the Lead Agency at the address noted below from May 18, 2018 to June 20, 2018. Written comments should be forward to:

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<sup>1</sup> SEQRA Findings (Findings Statement) means a written statement prepared by each involved agency, in accordance with SEQRA implementing regulations (6 NYCRR § 617.11), after a final EIS has been filed, that considers the relevant environmental impacts presented in an EIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for the agency's decision and certifies that the SEQRA requirements have been met.

City of Utica Planning Board  
Attention: Mr. Brian Thomas, Commissioner  
City of Utica, Department of Urban & Economic Development  
1 Kennedy Plaza  
Utica, NY 13502  
Phone Number: (315) 792-0181  
Email: [bthomas@cityofutica.com](mailto:bthomas@cityofutica.com)

The scoping process will also include an opportunity for public participation. The City Planning Board has scheduled a public scoping meeting for June 7, 2018, which will be held in Conference Rooms A and B at the New York State Office Building, 207 Genesee Street, Utica, New York 13501. A presentation will begin at 5:30pm and a Public Hearing will begin at 6:00pm. Oral comments received at the public scoping meeting will be recorded.

A Final Scoping Document will be prepared and issued by the City Planning Board, as SEQRA Lead Agency, which incorporates substantive comments received during the public and agency comment period. The Final Scoping Document will also identify those prominent issues that were raised during scoping and determined by the Lead Agency to be not relevant or not environmentally significant or that have been adequately addressed in prior environmental review (Section 1.11).

All relevant issues should be raised before the issuance of a final written scope. Any agency or person raising issues after that time must provide to the Lead Agency and Project Sponsor a written statement that identifies:

- The nature of the information
- The importance and relevance of the information to a potential significant impact
- The reason(s) why the information was not identified during scoping and why it should be included at this stage of the review

The Project Sponsor may incorporate information submitted after the issuance of a final written scope into the DEIS at its discretion. Any substantive information not incorporated into the DEIS must be considered as public comment on the DEIS.

Information on the project and scoping process are available on the project's SEQRA website (<http://www.cityofutica.com/departments/urban-and-economic-development/planning/mvhs-seqra/index>). The project website is also accessible from the City of Utica's home page (<http://www.cityofutica.com/>).

## 1.2 PROJECT PURPOSE

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Faxton St. Luke's Healthcare ("FSLH") and St. Elizabeth Medical Center ("SEMC") affiliated in 2014 to become MVHS<sup>2</sup>. MVHS's mission is to provide excellence in healthcare for its communities. Substantial effort has been focused on consolidating existing resources, eliminating redundancies, expanding the depth and breadth of services, improving access and elevating the quality of healthcare services in the region. MVHS has been successful in its efforts thus far, but has been constrained by the age and physical limitations of the existing facilities.

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<sup>2</sup> Mohawk Valley Health System is the Sole Corporate Member of Faxton-St. Luke's Healthcare, St. Elizabeth Medical Center, St. Luke's Home Residential Health Care Facility, Senior Network Health, LLC, Visiting Nurse Association of Utica and Oneida County, Inc., and Mohawk Valley Home Care, LLC. Together, the system is governed by one Board of Directors. As referenced in its certificate of need application for construction of the new hospital, MVHS plans to apply for a certificate of need from the Department of Health pursuant to Article 28 of the Public Health Law pursuant to which it also would be the sole operator of the new integrated hospital campus.

As summarized below, FSLH and SEMC are currently comprised of three locations (see Figure 1).

FSLH Campus Locations	SEMC Campus Location
St. Luke's Campus 1656 Champlain Avenue Utica, NY	SEMC Campus 2209 Genesee Street Utica, NY
Faxton Campus 1676 Sunset Avenue (1675 Bennett Street) Utica, NY	

To support goals to deliver higher quality, more effective care with better community outcomes and at a lower cost, the proposed MVHS IHC, will combine services from both St. Luke's and SEMC. The new MVHS IHC and hospital will replace the St. Luke's and SEMC campuses, reduce the number of beds in the community, and consolidate patient services to one campus; Faxton Campus services will not move to the new IHC.

The decision to consolidate these two campuses to a single facility was motivated by several key factors:

- The desire and need to build a facility with the newest technology, services and advancements in patient safety and quality so that our community can receive the most up-to-date healthcare services that rivals those found in large cities
- The growing demand for healthcare due to the rapidly increasing and aging population in this region
- The increasing need to improve accessibility and availability by attracting specialists and providing services that otherwise would not be available to our community
- The opportunity to gain greater operational efficiencies through the elimination of duplicative and redundant functions will help to reduce the rate of increase in healthcare spending and to achieve improved financial stability

Funding for the project has been provided, in part, by New York State via the Oneida County Health Care Facility Transformation Program, which provided capital funding (\$300 million) "in support of projects located in the largest population center in Oneida County that consolidate multiple licensed health care facilities into an integrated system of care." (<https://www.nysenate.gov/legislation/laws/PBH/2825-B>)

### 1.3 PROJECT DESCRIPTION

As depicted on Figure 2 (Site Location Map), the MVHS IHC will generally be bounded by Oriskany Boulevard (NYS Route 69) to the north, Broadway to the east, Columbia Street and NYS Route 8 to the west, and City Hall and Kennedy Apartments to the south. The MVHS IHC will encompass approximately 25-acres and will include the following elements:

- Hospital building
- Central utility plant
- Parking facilities (including one municipal parking garage and multiple surface lots)
- Potential future medical office building (by private developer)
- Campus grounds
- Helistop

To accommodate the proposed MVHS IHC, the proposed project will involve the acquisition of properties and modifications to existing public/private utility infrastructure.

Descriptions of the project elements are provided below, as well as a description of the intended future use of the two existing St. Luke's and SEMC campuses. These descriptions represent the project as currently envisioned.

## **HOSPITAL BUILDING**

The proposed ±670,000 square foot (sf) hospital building will be constructed on parcels located west of Broadway and will extend through Cornelia Street onto parcels located east of State Street. The hospital building consists of a 2-story podium and a 7-story bed tower.

The main entrance to the hospital will be located south of Lafayette Street, proximal to Cornelia Street. In addition to the main entrance, Emergency Department ("ED") walk-in and ED ambulance entrances will be located on the western portion of the hospital. Vehicular and pedestrian entries will be marked by canopy systems that provide adequate coverage for public drop off, ED walk-in and loading activities. Ambulance traffic will be provided with a large drive-thru canopy adjoined to the podium.

A service entrance will be located on the eastern portion of the hospital building, which will be accessible via Columbia Street.

Most services currently provided at the St. Luke's and SEMC campuses will be transitioned to the MVHS IHC including ±373 inpatient beds.

## **CENTRAL UTILITY PLANT**

A three-story Central Utility Plant ("CUP") will service the hospital. The CUP will adjoin the eastern portion of the podium of the hospital building. The CUP will house three centrifugal chillers, a heat recovery chiller and four steam and eight hot water heating condensing boilers, each which will be fueled by both natural gas and No. 2 Fuel oil. A 50,000-gallon underground storage tank ("UST") used to store the No. 2 fuel oil will be installed south of the CUP in the service yard. A 30,000-gallon aboveground storage tank ("AST") used to store emergency water for fire protection will also be located in the service yard.

## **PARKING FACILITIES**

Parking facilities will consist of a three-story, municipally-owned parking garage and multiple parking lots. The parking garage will provide approximately 1550 parking spaces and the parking lots will allow for an additional ±1100 parking spaces. These parking facilities will be available for use by patients, visitors, staff, and volunteers, as well as the community for non-hospital related events.

## **POTENTIAL FUTURE MEDICAL OFFICE BUILDING**

A future medical office building is proposed. It is anticipated that the medical office building would be owned and operated by a private developer. As illustrated on Figure 2, the proposed location of the medical office building is south of Columbia Street and east of Cornelia Street.

## **CAMPUS GROUNDS**

The campus will be designed as an urban park with enhanced lighting, trees, pedestrian walkways and seating areas. A pedestrian walkway will replace a portion of Lafayette Street. This walkway will extend from the main entrance to the west, terminating just adjacent to the North-South Arterial Highway. An additional segment of the walkway will provide access to the ED entrance. Outdoor areas will include gardens and other design considerations to create a healing environment.

## HELISTOP

A helistop<sup>3</sup> will be situated to the west of the hospital building, adjacent to the ED ambulance entrance and north of Columbia Street. Approximately 40± annual emergency flights to the hospital are anticipated.

## PROPERTY ACQUISITION

The project includes the acquisition of the 25± acres of property in an area of Utica that is designated as a Federal “Historically Underutilized Business” (“HUB”) Zone<sup>4</sup>, a distressed area and a New York State Department of Environmental Conservation (“NYSDEC”) designated “Potential Environmental Justice Area.” While it is anticipated that most of the property will be acquired through voluntary negotiation, it is likely that some property may need to be acquired via eminent domain. Many of the existing property owners and businesses will be required to relocate to other parts of Utica or Oneida County. The magnitude of the acquisition of 25+/- acres will be large, but most impacts are expected to be beneficial because it will better position the hospital to serve the largest and most diverse population in Oneida County, as well as creating the potential for secondary economic development opportunities.

## STREET CLOSURES

As currently proposed, the project would require the following public street closures or changes in designation:

- Lafayette Street from the North-South Arterial Highway to Broadway will be abandoned by the City
- Cornelia Street from Columbia Street to Oriskany Street will be abandoned by the City
- Carton Avenue, Sayre Alley, and Pine Street will be abandoned by the City
- The former Lafayette Street from Broadway to Cornelia Street will become the main entrance to the IHC
- The former Cornelia Street from Lafayette Street to Oriskany Street will become the entrance to the new public parking garage and an alternate hospital entrance/exit

## UTILITY INFRASTRUCTURE

Based on a preliminary assessment of existing utilities and project needs, modifications to the existing infrastructure in the project area are anticipated. A summary of anticipated modifications is provided below.

### Sanitary Sewers

It is anticipated that the existing sanitary sewer line within the right-of-way (“ROW”) of Cornelia Street between Columbia and Lafayette Streets, and in the ROW of Lafayette Street between Cornelia and State Streets, will be abandoned/removed. A new sewer line within the ROW of Columbia Street will be constructed from Cornelia Street to the 48” (diameter) trunk sewer along State Street. A new sewer line would be constructed to divert upstream flow from the south on Cornelia Street to the existing sewer on Broadway via a rehabilitated existing or newly constructed sewer in Columbia Street between Cornelia Street and Broadway. Other potential new sewers lines may be needed along Lafayette Street, abutting the north side of the hospital.

The location and size of sanitary laterals and connections will depend on the plumbing/mechanical design of the new hospital buildings. It is assumed each new structure will have its own service lateral(s) connecting to the City mains.

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<sup>3</sup> A helistop is a minimally developed helicopter facility for boarding and discharging passengers or cargo, without the support facilities found at a heliport.

<sup>4</sup> HUBZone means a historically underutilized business zone, which is an area located within one or more: (1) Qualified census tracts; (2) Qualified non-metropolitan counties; (3) Lands within the external boundaries of an Indian reservation; (4) Qualified base closure areas; (5) Re-designated areas; or (6) Qualified disaster areas.

Wastewater associated with hospital operations is anticipated to be ±187,000 gallons per day (gpd) and will be discharged to Oneida County's Water Pollution Control Plant via City sanitary sewers and Oneida County interceptor sewers.

### **Storm Sewers**

The overall percent impervious surfaces resulting from development of the IHC is anticipated to be less than the amount of coverage under existing conditions. In addition, the buildings and paved impervious surface areas of the MVHS IHC may be further minimized or reduced using "Green Infrastructure" design features such as pervious pavement/pavers, planting beds, and subsurface rainwater detention.

It is anticipated that the existing storm sewer lines within the ROW of Cornelia Street between Columbia and Lafayette Streets will be abandoned/removed. Removal of portions of storm sewer lines may also be required along Lafayette Street between Cornelia and State Streets. New storm sewer piping will be installed in the ROW along State Street and connect to the existing New York State Department of Transportation ("NYSDOT") storm sewer line, which connects to the north side of Oriskany Street West/Route 5S, west of the Utica Memorial Auditorium ("Aud"). Alternatively, storm sewers will be constructed from the intersection of State Street and Oriskany Street west to the existing storm sewer at Cornelia Street and Oriskany Street. New branch lines will tie-in catch basins along the west end of Columbia Street. Flow from the east side of the campus and upstream flow from Broadway will be conveyed through existing storm sewers in Cornelia Street, north of Lafayette, Lafayette Street east of Cornelia, and Broadway.

### **Water Mains**

Water mains located in the ROW along portions of Lafayette Street may need to be removed/abandoned, as would other smaller mains within the new building footprint. Where new supply mains are required, the older mains would be replaced. Fire hydrants will be located along the public streets and private fire hydrants will be located within the IHC campus, as required for fire protection. Each building will be provided with its own backflow prevention device to comply with Mohawk Valley Water Authority requirements.

Water mains to be replaced or installed include: 1) older 6" and 16" mains on State Street will be replaced with a new 16" water main; 2) a 6"/8" main on Broadway that will be replaced with a 12" pipe connecting large mains on Columbia to Whitesboro Street; 3) 12" water main along Oriskany Street East between State Street and Broadway; and 4) 12" water main (private) along Lafayette Street to serve the IHC.

### **Electric and Natural Gas**

Electric and gas utilities in the area of the proposed IHC are operated and maintained by National Grid. The gas mains and underground electric conductors are owned by National Grid. The underground conduits and vaults are owned by the City of Utica, and leased to National Grid for use.

Both electric and gas assets exist extensively throughout the IHC project footprint, including a 13.2 KV underground feed in Cornelia and Lafayette Streets. All assets, both electric and gas, will need to be relocated out of the IHC footprint, into public rights-of-way; locations are to be determined through on-going coordination between MVHS, National Grid and the City.

## **INTENDED FUTURE USE OF EXISTING HOSPITALS**

### **Disposition and Repurposing of Existing Hospital Campuses**

With the exception of certain existing ancillary facilities within which existing operations will be maintained (see below), MVHS' objective is to facilitate redevelopment of the existing St. Luke's and SEMC campuses consistent with the Town of New Hartford's and the City of Utica's long-term development plans and capable of making an economically positive contribution to each community. In support of this objective, MVHS will be conducting an evaluation of the properties and potential "as-of-right"<sup>5</sup> redevelopment opportunities

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<sup>5</sup> Consistent with existing zoning designations and regulations.

concurrent with planning for the proposed hospital. In addition to the disposition and redevelopment of the primary facilities, existing ancillary facilities will also be reused. A description of the anticipated continued use of portions of the existing campuses is provided below.

### **St. Luke's**

Most of the inpatient and outpatient services performed at the existing St. Luke's campus will be transitioned to the MVHS downtown IHC. However, it is anticipated that ±24 physical medical and rehabilitation beds, as well as some outpatient services will remain at this site. Unused medical supplies and certain medical equipment will be brought to the MVHS IHC. Medical equipment that is beyond its useful life will be disposed of in accordance with applicable federal and state regulations.

### **SEMC**

The non-hospital buildings located at the SEMC Campus will be converted into an outpatient extension clinic. Services provided at the clinic will include sleep center services, cardiac and thoracic surgery-related physician offices, primary care services and a laboratory patient service center. Unused medical supplies and certain medical equipment will be brought to the MVHS IHC. Medical equipment that is beyond its useful life will be disposed of in accordance with applicable federal and state regulations.

## **1.4 POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS**

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During the Lead Agency Coordination, Notice of Determination, and Scoping processes, potentially significant adverse environmental impacts were identified including both short-term, construction related activities, and long-term impacts associated with the operation of the proposed IHC. The table below identifies these potential impacts by topic and includes the following information for each:

- The potentially significant adverse impacts identified in the "Positive Declaration", and as a result of consultation with the other involved agencies and the public, including an identification of those aspects of the environmental setting that may be impacted
- The extent and quality of information needed to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information
- An initial identification of mitigation measures to avoid or minimize adverse environmental impacts

Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Land (Geology, Soils, Topography)</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Physical alteration of &gt;10-acres of land and construction that continues for more than one year or in multiple phases</li> <li>■ Excavation and removal of more than 1,000 tons of material including removal and disposal of unsuitable fill material and/or impacted soil, if encountered</li> <li>■ Increase in erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ No significant adverse impacts anticipated; proposed post-construction conditions will result in an increase in pervious greenspace</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Limited Phase I Environmental Site Assessment (Phase I ESA)</li> <li>■ Previous geotechnical investigations on properties proximal to the proposed project area</li> <li>■ Information from the Soil Survey of Oneida County, New York published by the United States Department of Agriculture (“USDA”) Natural Resources Conservation Services (“NRCS”) and other readily available existing resources (e.g., <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>) will be relied on to describe surface (soil) and subsurface (bedrock) conditions</li> <li>■ Additional desktop/web-based environmental database reviews</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Topographical survey</li> <li>■ Subsurface geotechnical investigation (evaluate constructability issues such as depth to bedrock and groundwater, seismicity, soil permeability, erosion potential, etc., as well as potential surface and subsurface impacts associated with past land use)</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Obtain coverage under NYSDEC’s General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002)</li> <li>■ Preparation and implementation a of Stormwater Pollution Prevention Plan (“SWPPP”) including an Erosion and Sedimentation Control (“E&amp;SC”) Plan prepared in accordance with local and State standards to mitigate construction phase stormwater runoff-related impacts</li> <li>■ Restricting the limits of construction to the minimum practicable area required to complete the work</li> <li>■ Management (handling and disposal) of impacted soils/subsoils in accordance with applicable local, state and federal requirements</li> <li>■ Timely and effective restoration of temporarily disturbed areas</li> <li>■ Constructability issues identified in the geotechnical investigation will be considered in the design of the IHC</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Implementation of long-term stormwater management controls to control the rate and quality of runoff prior to leaving the site</li> <li>■ Use of landscaping to minimize erosion potential</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Geologic Features (i.e., unique or unusual land forms)</b></p>	<p>Based on review of existing information sources, no unique or unusual land forms were identified within or proximal to the project site.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Information from the Web Soil Survey developed by the USDA NRCS (Available at: <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>)</li> <li>■ National Natural Landmarks Program, <i>National Registry of Natural Landmarks</i>, June 2009 (<a href="https://www.nps.gov/subjects/nnlndmarks/upload/NNLRegistry.pdf">https://www.nps.gov/subjects/nnlndmarks/upload/NNLRegistry.pdf</a>)</li> </ul>	<p>No significant impacts to geologic features were identified; no mitigation measures are warranted.</p>
<p><b>Impact on Surface Water</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Potential temporary impacts (sediment-laden runoff) to surface waters from demolition/construction activities including ground disturbances (e.g., excavation or installation of utilities), construction of temporary roads and access facilities, grading, and landscaping</li> <li>■ Potential to encounter impacted surface/groundwater due to past land use(s)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Potential impacts from outdoor storage of materials (if any) and runoff from impervious areas (including parking lots)</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ NYSDEC’s Environmental Resource Mapper (<a href="http://www.dec.ny.gov/gis/erm/">http://www.dec.ny.gov/gis/erm/</a>)</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Topographical survey</li> <li>■ Site layout illustrating outdoor storage areas</li> <li>■ Project grading and E&amp;SC plan</li> <li>■ Construction sequencing</li> <li>■ SWPPP</li> <li>■ Subsurface data</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Preparation and implementation of a SWPPP including an E&amp;SC Plan prepared in accordance with local and State standards to mitigate construction phase impacts</li> <li>■ Management (handling and disposal) of impacted soils/subsoils and groundwater in accordance with applicable local, state and federal requirements</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Management of stormwater runoff in accordance with local and state requirements</li> <li>■ Conveyance of wastewater/sanitary discharges to Oneida County’s Water Pollution Control Plant in accordance with the local sewer ordinance</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Groundwater</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>Potential impacts to groundwater associated with dewatering during construction activities</li> <li>Potential to encounter aboveground and/or underground storage tanks (ASTs and USTs, respectively) during demolition/excavation activities, as well as, impacted soil/groundwater from past land use(s)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>Potential impacts relating to the bulk storage of oil/fuel and/or chemicals</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>Information from the Web Soil Survey developed by the USDA NRCS (Available at: <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>) and other readily available existing resources will be relied on to describe groundwater conditions</li> <li>Limited Phase I ESA</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>Subsurface data</li> <li>Project-related bulk storage requirements and locations</li> <li>Stormwater management (conceptual design)</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>Preparation and implementation of a SWPPP including an E&amp;SC Plan prepared in accordance with local and State standards to mitigate construction phase impacts (including a ground water management plan, if encountered)</li> <li>Preparation and implementation of a Construction Health and Safety Plan (“CHASP”) to protect construction workers and the community from exposure to potential impacted materials</li> <li>Removal of any encountered ASTs and USTs will be conducted in accordance with NYSDEC-regulated PBS and/or CBS closure requirements, as well as waste characterization, management, handling and disposal, as applicable</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>Installation and operation of NYSDEC-regulated PBS and/or CBS tanks will be conducted in accordance with applicable NYSDEC regulations, including design requirements including secondary containment, PBS and CBS registration certificates, operation and maintenance requirements. In addition, spill prevention plans (e.g., Spill Prevention, Control and Countermeasure Plan, Spill Prevention Report) will be developed and implemented, as applicable</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Impacts on Flooding</b>	Based on review of existing information sources, the proposed project area is not located within a floodway or 100- or 500-year floodplain	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) (2013, Community Panel No. 36065C0751F)</li> </ul>	No significant impacts on or from flooding were identified; no mitigation measures are warranted.
<b>Impact on Air</b>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>Dust generation during construction (including demolition activities)</li> <li>Short-term emissions from construction equipment</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>Operation phase emissions including combustion sources (e.g., boilers, emergency back-up generators) and process sources (e.g., sterilizers, refrigeration equipment)</li> <li>The proposed action will include state regulated air emission sources</li> <li>The action will result in the emission of one or more greenhouse gases in excess of 1000 tons/year of carbon dioxide (CO<sub>2</sub>)</li> <li>The proposed action will require a state air facility registration</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>Sources to identify existing air quality conditions include the NYSDEC, United States Environmental Protection Agency (“USEPA”), and NYSDOT (i.e., existing traffic flow conditions), such as: <ul style="list-style-type: none"> <li>United States Environmental Protection Agency. 2018. <i>Current Nonattainment Counties for All Criteria Pollutants</i>. Available at: <a href="https://www3.epa.gov/airquality/greenbook/ancl.html">https://www3.epa.gov/airquality/greenbook/ancl.html</a></li> <li>New York State Ambient Air Quality Report (NYSDEC, 2016). Available at: <a href="https://www.dec.ny.gov/chemical/8536.html">https://www.dec.ny.gov/chemical/8536.html</a></li> </ul> </li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>Listing of proposed combustion sources, including size and fuel type, and process sources (including exempt/trivial sources)</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>The contractor(s) will be required to implement measures to minimize impacts including proper maintenance of vehicles and equipment, dust suppression, the use of low sulfur diesel fuel and best available technology to achieve the greatest reduction in particulate emissions</li> <li>Adherence to NYS-required vehicle/equipment idling requirements</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>Acquisition of and adherence to a NYSDEC-issued air permit/registration</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Impact on Plants and Animals</b>	<p><b>Construction</b> Significant adverse impacts to the Northern Long-eared Bat (“NLEB”) from construction activities (e.g., tree removal) are not anticipated.</p> <p><b>Operation</b> Significant adverse impacts to plants and animals (endangered/threatened, rare, critical habitats) are not anticipated.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ United States Fish and Wildlife (“USFWS”) Information for Planning and Consultation (“IPaC”) website (<a href="https://ecos.fws.gov/ipac/">https://ecos.fws.gov/ipac/</a>).</li> <li>■ NYSDEC’s New York Nature Explorer. Available at: <a href="http://www.dec.ny.gov/natureexplorer/app/?jsessionid=A6A00C61145343FD4309.+p15">http://www.dec.ny.gov/natureexplorer/app/?jsessionid=A6A00C61145343FD4309.+p15</a></li> <li>■ NYSDEC’s Environmental Resource Mapper. Available at: <a href="http://www.dec.ny.gov/gis/erm/">http://www.dec.ny.gov/gis/erm/</a></li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Construction planning to minimize work during ecologically sensitive time periods (e.g., tree cutting activities will be restricted to November 1st through March 31st.)</li> </ul>
<b>Impacts on Agricultural Resources</b>	<p>Based on review of existing information sources, the proposed project area is not located within a State-designated agricultural district. In addition, the project area does not currently include agricultural land or resources suitable for wide agriculture use.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ New York State Agricultural District Boundary Maps for Oneida County. Available at: <a href="https://cugir.library.cornell.edu/catalog/cugir-007975">https://cugir.library.cornell.edu/catalog/cugir-007975</a></li> <li>■ Information from the Web Soil Survey developed by the USDA NRCS (Available at: <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>)</li> </ul>	<p>No significant impacts on agricultural resources were identified; no mitigation measures are warranted.</p>





Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Impacts on Aesthetic Resources (including Lighting Impacts)</b>	<p><b>Construction</b></p> <ul style="list-style-type: none"><li>■ Temporary construction-related lighting impacts from mobile sources (e.g., trucks, heavy machinery)</li></ul> <p><b>Operation</b></p> <ul style="list-style-type: none"><li>■ Outdoor lighting will include signage, lamp posts and building-mounted fixtures in exterior parking areas, walkways and entrances to the hospital, as applicable, which may result in light shining onto adjoining properties and creating sky-glow brighter than existing area conditions</li><li>■ Potential impacts on viewshed due to the proposed height of the building</li></ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"><li>■ Utica City Code. Available at: <a href="https://ecode360.com/UT2994">https://ecode360.com/UT2994</a></li></ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"><li>■ Conceptual lighting design (types and locations)</li><li>■ Architectural renderings</li></ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"><li>■ The project will require approval of a site plan by the City Planning Board, as well as City issuance of building permits based on compliance with the New York State Building Code.</li></ul> <p><b>Operation</b></p> <ul style="list-style-type: none"><li>■ Adherence to New York Building Code requirements including the use and placement of outdoor lighting fixtures that reduce glare and spillover</li></ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Historic and Archaeological Resources</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Potential impacts to archaeological resources due to in ground disturbances</li> </ul> <p><b>Construction/Operation</b></p> <ul style="list-style-type: none"> <li>■ Potential impacts to historic properties located within or substantially contiguous to the IHC project area, including:               <ul style="list-style-type: none"> <li>» parcels listed or eligible for listing on the State or National Registers of Historic Places</li> <li>» parcels located in the Upper Genesee Street Historic District</li> </ul> </li> <li>■ The proposed action will result in the destruction or alteration of all or part of the site or property</li> <li>■ The proposed action may result in the introduction of visual elements, which are out of character with the site or property, or may alter its setting</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ The New York State Historic Preservation Office (“SHPO”) online Cultural Resource Information System (“CRIS”). Available at: <a href="https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f">https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f</a></li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Historic Structure &amp; Building Inventory Survey</li> <li>■ Phase 1A Cultural Resource Survey</li> <li>■ Architectural renderings</li> <li>■ SHPO consultation</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Approval, in consultation with SHPO, of a Programmatic Agreement for the minimization and mitigation of potential adverse effects on historic or archaeological resources</li> <li>■ Adherence to conditions identified in the Programmatic Agreement</li> </ul>
<p><b>Impacts on Open Space and Recreation</b></p>	<p>Based on a review of existing information sources, the proposed project area does not currently contain open space or recreational resources.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Aerial photography/Site reconnaissance</li> <li>■ Tax parcel information</li> </ul>	<p>No significant impacts on open space and recreation were identified; no mitigation measures are warranted.</p>
<p><b>Impacts on Critical Environmental Areas (“CEAs”)</b></p>	<p>Based on a review of existing information sources, the proposed project area is not located within a NYSDEC-designated CEA.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ NYSDEC-identified CEAs available at <a href="https://www.dec.ny.gov/permits/6184.html">https://www.dec.ny.gov/permits/6184.html</a></li> </ul>	<p>No significant impacts on CEAs were identified; no mitigation measures are warranted.</p>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Transportation</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Temporary road closures</li> <li>■ Construction vehicle &amp; equipment/material staging</li> <li>■ Impacts to bus service (routes, stops)</li> <li>■ Increased demand for parking (construction workers)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Increased traffic flow and operating conditions, which may exceed capacity of existing road network</li> <li>■ Impacts to bus service (routes, stops, capacity)</li> <li>■ Impacts to pedestrian facilities (sidewalk, crosswalks)</li> <li>■ Increased demand for parking (employees, patients) resulting in the construction of parking area/garage for 500 or more vehicles</li> <li>■ Alterations to the present pattern of movement of people or goods (including road closures)</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Traffic flow data compiled by NYSDOT (<a href="https://www.dot.ny.gov/divisions/engineering/applications/traffic-data-viewer">https://www.dot.ny.gov/divisions/engineering/applications/traffic-data-viewer</a>)</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Traffic Impact Study with study limits coordinated with NYSDOT and City of Utica</li> <li>■ Maintenance &amp; Protection of Traffic Plan</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Development and implementation of a Maintenance and Protection of Traffic Plan</li> <li>■ Temporary changes to street signals, signage, and traffic routes</li> <li>■ Temporary bus lanes or bus stops to account for service disruptions</li> <li>■ Traffic control personnel (flaggers)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Addition and/or relocation of bus service stops</li> <li>■ Increase bus fleet to allow for additional capacity</li> <li>■ Parking regulation modifications</li> <li>■ Addition of or modification to pedestrian facilities</li> <li>■ Implementation of road improvements to maintain adequate flow of vehicles on streets (<i>i.e.</i>, levels of service) proximal to the project (as specified in the Traffic Impact Study)</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Impacts on Utilities</b>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Temporary impacts due to the abandonment/removal; and installation of utilities (e.g., sanitary and storm sewer, water, electric and natural gas). Specific construction-related impacts are identified elsewhere in this scoping document</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Although improvements/modifications to the existing utility infrastructure will be necessary to provide adequate services to the IHC, the utility systems themselves currently have sufficient capacity to service the IHV. Therefore, no significant adverse impacts on utility infrastructure capacities are anticipated</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Existing, readily available information will be relied upon to assess impacts on utilities including a comparison to the current utility needs of St. Luke's and SEMC</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Will-serve letters from purveyors or other documentation that the project will not result in significant adverse impacts on existing utility capacities</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Implementation of E&amp;SC measures during installation of utility improvements</li> <li>■ Implementation of a Maintenance &amp; Protection of Traffic Plan to maintain traffic flow during installation of utilities within road ROWs (including acquisition of highway work permits from jurisdictional authorities)</li> </ul> <p><b>Operation</b></p> <p>No significant impacts on utilities from operation of the project were identified; no mitigation measures are warranted.</p>





Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Impacts on Energy (Including the Use and Conservation of Energy)</b>	<p><b>Construction</b> Significant adverse impacts to energy are not anticipated.</p> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>The peak electrical demand load for the proposed MVHS IHC is estimated to be 4.2 Megavolt-Amperes (“MVA”). Although upgrades to the exiting electrical distribution system may be required to adequately service the IHC, the electrical demand is not anticipated to significantly impact the grid</li> <li>The proposed action will involve heating and/or cooling of more than 100,000 sf of building area when completed</li> <li>Diesel-fueled emergency generators will also be used at the proposed MVHS IHC</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>Existing, readily available information will be relied upon to assess impacts on energy including comparisons to the current energy consumption of St. Luke’s and SEMC</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>Estimated energy usage information, including any need to upgrade existing services, will be obtained from National Grid</li> <li>Energy conservation efforts (including LEED certification requirements, if applicable)</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>Implementation of E&amp;SC measures during installation of utility improvements</li> <li>Implementation of a Maintenance &amp; Protection of Traffic Plan to maintain traffic flow during installation of utilities within road ROWs (including acquisition of highway work permits from jurisdictional authorities)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>Implementation of energy-saving measures (e.g., LEED certification)</li> </ul>



Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Noise and Odor</b></p>	<p><b>Construction</b> Temporary construction-related noise impacts from the following:</p> <ul style="list-style-type: none"> <li>■ Equipment necessary to prepare the project area (including demolition) and construct the proposed MVHS IHC</li> <li>■ Vehicles and equipment accessing and egressing the site including trucks hauling C&amp;D debris for off-site management</li> <li>■ Temporary power generators</li> </ul> <p>Significant adverse odor impacts are not anticipated.</p> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Sporadic noise in excess of existing ambient levels during operation may be generated by incoming ambulances and helicopter flights</li> </ul> <p>Significant adverse odor impacts are not anticipated.</p>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Existing, readily available information will be relied upon to assess noise and odor impacts (including construction equipment noise data published on the internet)</li> <li>■ Utica City Code. Available at: <a href="https://ecode360.com/UT2994">https://ecode360.com/UT2994</a></li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Identification of construction and operation phase noise sources</li> <li>■ Identification of construction and operation phase odor sources.</li> <li>■ Traffic Impact Study</li> <li>■ Proposed operational equipment needs, quantities, and locations</li> <li>■ Projected number of annual helicopter flights</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Noise impacts will be short-term and intermittent and mitigated through implementation of controls identified in the DEIS which may include: <ul style="list-style-type: none"> <li>» Adherence to a City-approved construction schedule (The NYSDEC Program Policy “Assessing and Mitigating Noise Impacts” suggests that limiting activity to normal workday hours is an effective mitigation measure)</li> <li>» Use and maintenance of appropriate mufflers on vehicles and equipment</li> <li>» Compliance with the municipal noise ordinance and City code requirements</li> </ul> </li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Compliance with City Code requirements</li> </ul>



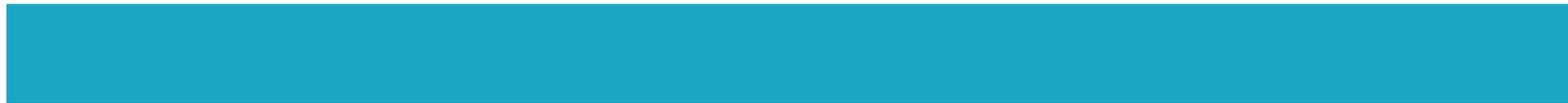
Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<p><b>Impact on Human Health</b></p>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Vehicles and equipment accessing and egressing the project site</li> <li>■ Disturbance of hazardous building materials during demolition activities (e.g., asbestos, lead, etc.)</li> <li>■ Potential to encounter impacted soils/groundwater (from past or existing land use)</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Use of hazardous materials and generation of solid and hazardous wastes including Regulated Medical Waste (“RMW”)</li> <li>■ The proposed action is located within 1500 feet of three licensed day care centers (i.e., sensitive receptors)</li> <li>■ The project or adjacent area includes a site(s) with a completed emergency spill remediation, or a completed environmental site remediation</li> <li>■ The proposed action will result in an increase in the rate of disposal, or processing, of solid waste</li> <li>■ A CSX railroad is located ±900 feet north of the proposed project area.</li> <li>■ The proposed action will include the use of pesticides or herbicides</li> </ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"> <li>■ Desktop environmental database review</li> <li>■ Oneida County Comprehensive Emergency Management Plan available at: <a href="http://www.ocgov.net/oneida/sites/default/files/E911/CEMP/Final%20CEMP.pdf">http://www.ocgov.net/oneida/sites/default/files/E911/CEMP/Final%20CEMP.pdf</a></li> <li>■ Limited Phase I ESA</li> </ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"> <li>■ Maintenance and Protection of Traffic Plan</li> <li>■ Geotechnical investigation (including an assessment of potential surface and subsurface impacts associated with past land use)</li> <li>■ Waste management practices</li> </ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>■ Preparation and implementation of a CHASP to protect construction workers and the community from exposure to potential impacted materials</li> <li>■ Contractors will be required to perform hazardous building material surveys of proposed demolition properties</li> <li>■ Disposal of regulated materials/wastes in accordance with local, State and federal requirements</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>■ Operation of the IHC will require the use of chemicals and other potentially hazardous materials and generation of hazardous wastes. These materials and wastes will be stored, handled and managed in accordance with applicable local, State and federal requirements</li> <li>■ Use of herbicides and pesticides will be in accordance with applicable local, State and federal requirements</li> <li>■ Coordination with the State Emergency Response Commission (i.e., Homeland Security and Emergency Services) and Local Emergency Planning Committee(s) (“LEPC”)</li> <li>■ Implementation of existing emergency response plans</li> </ul>





Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
<b>Consistency with Community Character and Plans</b>	<p><b>Construction</b></p> <ul style="list-style-type: none"><li>Acquisition (via voluntary negotiation and eminent domain) and demolition or alteration of properties in the proposed project area</li></ul> <p><b>Operation</b></p> <ul style="list-style-type: none"><li>Land-use components will be different from current surrounding land use pattern(s)</li><li>Potential to result in secondary economic development impacts (e.g., residential or commercial development)</li><li>Potential to replace or eliminate existing facilities, structures, or areas of historic importance to the community</li><li>Potential to displace affordable or low-income housing</li><li>The proposed action may be inconsistent with the predominant architectural style and character of the area</li></ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"><li>Conceptual site plan</li><li>SHPO CRIS; <a href="http://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f">http://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f</a></li><li>Zoning ordinance</li><li>City Master Plan. Available at: <a href="http://www.uticamasterplan.org/mp_downloads.htm">http://www.uticamasterplan.org/mp_downloads.htm</a></li></ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"><li>Historic Structure &amp; Building Inventory Survey</li><li>Architectural renderings</li><li>Public Participation Plan</li><li>SHPO consultation</li></ul>	<ul style="list-style-type: none"><li>The project will require approval of a site plan by the City Planning Board, as well as City issuance of building permits based on compliance with the New York State Building Code</li><li>Adherence to conditions identified in the SHPO-approved Programmatic Agreement</li></ul>





Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
Impacts on Solid Waste Management	<p><b>Construction</b></p> <ul style="list-style-type: none"><li>■ Temporary increase in the rate of disposal or processing of solid waste from construction/demolition activities</li><li>■ The need to manage impacted soils/groundwater and/or hazardous building materials</li></ul> <p><b>Operation</b></p> <ul style="list-style-type: none"><li>■ Waste generation (solid waste, hazardous waste and RMW)</li></ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"><li>■ 2010 Oneida-Herkimer Solid Waste Management Plan</li></ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"><li>■ Project-related solid waste generation estimates</li><li>■ Management methods and locations</li></ul>	<p><b>Construction</b></p> <ul style="list-style-type: none"><li>■ Evaluation of material selection for interior and exterior building materials for recycled content and local materials</li><li>■ Diversion of construction and land clearing debris from landfill disposal (if applicable)</li><li>■ Redirecting recyclable-recovered resources (including demolition materials) back to the manufacturing process</li><li>■ Redirecting reusable materials to beneficial applications</li></ul> <p><b>Operation</b></p> <ul style="list-style-type: none"><li>■ Solid waste and recyclables will be managed in accordance with applicable local, State and federal requirements</li><li>■ Consistency with the County's Solid Waste Management Plan</li><li>■ RMW will be hauled by a NYSDEC-permitted RMW transporter from the new hospital to the existing state-permitted autoclave and shredder located on the St. Luke's campus prior to ultimate management off-site in accordance with applicable local, State and federal requirements</li></ul>





Environmental Topic	Potential Significant Adverse Impacts	Information Sources/Needs	Potential Mitigation Measures
Environmental Justice	<ul style="list-style-type: none"><li>Potential displacement of affordable or low-income housing in NYSDEC-designated “Potential Environmental Justice Area”</li></ul>	<p><b>Existing Information Sources</b></p> <ul style="list-style-type: none"><li>NYSDEC-designated Potential Environmental Justice Areas in the City of Utica. Available at: <a href="http://www.dec.ny.gov/docs/permits_ej_operations_pdf/oneidaej.pdf">http://www.dec.ny.gov/docs/permits_ej_operations_pdf/oneidaej.pdf</a></li></ul> <p><b>Additional Information Needs</b></p> <ul style="list-style-type: none"><li>Public Participation Plan</li></ul>	<ul style="list-style-type: none"><li>Implementation of the Public Participation Plan</li></ul>



## 1.5 CUMULATIVE IMPACTS

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The DEIS will summarize the potential cumulative impacts of the proposed project in conjunction with other proposed and existing projects in the area. As defined in the NYSDEC's SEQRA Handbook, cumulative impacts occur when multiple actions affect the same resource(s). These are impacts on the environment that result from the "incremental or increased impact of an action(s) when the impacts of that action are added to other past, present and reasonably foreseeable future actions. Cumulative impacts can result from a single action or a number of individually minor but collectively significant actions taking place over a period of time."

([http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seqrhandbook.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf))

Cumulative impacts must be assessed when actions are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in a way that the combined impacts may be significant. As with direct impacts, assessment of cumulative impacts should be limited to consideration of reasonably foreseeable impacts, not speculative ones. Based on an initial consultation with the City's Department of Urban & Economic Development, the following projects were identified as potentially occurring within or proximal to the project area and within a similar timeframe as the proposed IHC project:

- Expansion of the Utica Memorial Auditorium, including the proposed NEXUS Center ("NEXUS"). NEXUS will be an approximately 170,000 sf tournament-based recreation play facility, utilized for ice hockey, box lacrosse, soccer, and other field sports that can be performed on a 200 x 85-foot playing surface. NEXUS will include three playing surfaces, 25± locker rooms, commercial office space, college classroom space, retail space, food and beverage services, and other multi-purpose training space. NEXUS is proposed to be developed on the block immediately east of the existing Auditorium, and will include the removal of Charles Street, an existing City street
- NYSDOT Route 5S (Oriskany Street) safety improvement project. Construction on this 2-year project began in April 2018, and will include reconstruction, re-aligning, and re-configuring intersections along Oriskany Street between Broadway and Broad Street
- City of Utica Combined Sewer Overflow ("CSO") Control Project A9.2. Construction on this 6-month project will begin in May 2018, and will include construction of a large-diameter storm sewer from John Street to Broad Street, the rehabilitation and re-purposing of the existing Old Erie Canal Conduit between Seneca Street and John Street, and other incidental storm and sanitary sewer modifications within the project limits. The project will convey previously separated stormwater flows to a dedicated stormwater discharge point at Broad Street (Ballou Creek)

Cumulative impacts on the following resources will be evaluated:

- Traffic
- Utility infrastructure.

The evaluation will rely on existing, readily available information including environmental impact assessments prepared by others for those projects (if available). In addition, potential cumulative traffic impacts will be incorporated into the IHC project's traffic impact study.

## 1.6 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

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The DEIS will summarize unavoidable adverse environmental impacts; these are impacts that cannot be avoided or fully mitigated. Both short- and long-term impacts will be identified.

## 1.7 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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The DEIS will summarize the natural and human resources that will be consumed, converted, or made unavailable for future use by the proposed project.

### **Construction**

- Commitment of previously developed land
- Commitment of resources (*e.g.*, building materials)

### **Operation**

- Commitment of infrastructure (*e.g.*, water, sewer, police/fire protection, electricity, natural gas, transportation network, solid waste management)
- Commitment of workforce

## 1.8 GROWTH INDUCING ASPECTS

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While growth-inducing effects (economic and social) of the IHC project may be beneficial to the region, induced growth may also be the prime source or cause of secondary environmental impacts. The growth inducement section of the DEIS will describe any further development, which the proposed action may support or encourage, such as:

- Attracting significant increases in local population by creating or relocating employment
- Providing support facilities or services
- Increasing the development potential of the surrounding area

The growth inducement section of the DEIS will rely on growth projections/predictions, which are based on available information. The purpose of the discussion of growth inducement in the DEIS is to enable Involved Agencies to reach findings concerning both positive and negative effects of induced growth in the area of the proposed project.

Growth inducing impacts will also address the future use/re-use of the existing facilities. MVHS is conducting an evaluation of the potential adaptive reuse of its existing facilities, which will form the basis of evaluation in the DEIS.

## 1.9 REASONABLE ALTERNATIVES

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To support the goal of delivering higher quality, more effective care with better community outcomes and at a lower cost, MVHS made the decision to consolidate the St. Luke's and SEMC campuses to a single facility. This decision was spurred by several key objectives:

- The desire and need to build a facility with the newest technology, services and advancements in patient safety and quality so that our community can receive the most up-to-date healthcare services that rivals those found in large cities
- The growing demand for healthcare due to the rapidly increasing and aging population in this region
- The increasing need to improve accessibility and availability by attracting specialists and providing services that otherwise would not be available to our community

In addition, funding for the project has been provided, in part, by New York State via the Oneida County Health Care Facility Transformation Program, which provided capital funding (\$300 million) "in support of projects located in the largest population center in Oneida County that consolidate multiple licensed health care facilities into an integrated system of care." (<https://www.nysenate.gov/legislation/laws/PBH/2825-B>)

Considering these objectives and the capabilities of MVHS, a description and evaluation of reasonable project alternatives will be included in the DEIS. In addition to the required “no action” alternative, the DEIS will discuss:

- Alternative sites<sup>6</sup>
  - » Downtown Utica Site (proposed Project Site)
  - » Former NYS Psychiatric Center (“Old Main”) – 1213 Court Street, Utica, NY
  - » St. Luke’s Hospital Campus – 1656 Champlin Avenue, New Hartford, NY
  - » New Hartford Shopping Center<sup>7</sup> – 120 Genesee Street, New Hartford, NY
- Alternative scale/magnitude
- Alternative design
- Alternative timing

Under the “no action” alternative, MVHS would not relocate and consolidate the St. Luke’s and SEMC campuses to the proposed downtown MVHS IHC location.

## 1.10 ELEMENTS OF THE DEIS

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**Draft Table of Contents for Draft Environmental Impact Statement  
Mohawk Valley Health System (“MVHS”)  
Integrated Health Campus (“IHC”)  
Utica, New York  
[Notice of Completion Date]**

**Cover Sheet** (including items listed in 6 NYCRR 617.9(b)(3))

**Table of Contents**

**Executive Summary**

**Chapter 1: Project Overview**

1.1. Project Description

- 1.1.1 Project Purpose (Public Need and Benefit)
- 1.1.2 Background and History
- 1.1.3 Project Location
- 1.1.4 Conceptual Design
  - 1.1.4.1 Facilities
  - 1.1.4.2 Access/Egress
  - 1.1.4.3 Infrastructure
  - 1.1.4.4 Storm Water Management
- 1.1.5 Construction Activities

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<sup>6</sup> The evaluation of alternatives will rely, in part, on “Draft Hospital Site Selection Process Summary Memo” provided by Mohawk Valley EDGE for MVHS (prepared by Elan Planning and O’Brien & Gere, June 2015).

<sup>7</sup> Correspondence from New Hartford Shopping Center Trust to City of Utica Planning Board (received February 20, 2018).

1.1.6 Operation and Maintenance Requirements

1.1.7 Project Schedule (including phasing)

## 1.2. Regulatory Review and Approvals

1.2.1 State Environmental Quality Review Act ("SEQRA")

1.2.2 Permits and Approvals

1.2.3 New York State Executive Orders and Policies

## **Chapter 2: Alternatives Considered**

2.1. Purpose

2.2. No Action Alternative

2.3. Alternative Sites

2.4. Alternative Scale/Magnitude

2.5. Alternative Design

2.6. Alternative Timing

## **Chapter 3: Environmental Setting, Impacts, and Mitigation**

3.#. – *Applicable Environmental Topic (The following environmental topics will be included in the Draft EIS: Land, Surface Water, Groundwater, Air, Aesthetic Resources (including Light), Historic & Archaeological Resources, Transportation, Energy, Noise & Odor, Human Health, Community Character and Plans and Solid Waste Management). For each topic, the following narrative will be provided:*

3.#.1. Existing Conditions

3.#.2. Potential Impacts

3.#.3. Mitigation Measures

## **Chapter 4: Effects on the Use and Conservation of Energy**

## **Chapter 5: Cumulative Impacts**

## **Chapter 6: Unavoidable Adverse Environmental Impacts**

## **Chapter 7: Irreversible and Irretrievable Commitment of Resources**

## **Chapter 8: Growth Inducing Aspects**

## **References**

References cited in the document will be identified by title, source and date.

## **Appendices**

- SEQRA Documents (Lead Agency Coordination Materials, Full Environmental Assessment Form, Positive Declaration)
- SHPO Consultation Materials
  - » Phase IA Cultural Resource Investigation
  - » Historic Structure & Building Inventory Survey
  - » SHPO Correspondence

- Traffic Impact Study
- Subsurface Evaluations (Report & Data)
- Adaptive Reuse Report (Existing MVHS Facilities)

### 1.11 IRRELEVANT OR NON-SIGNIFICANT ISSUES OR IMPACTS

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In accordance with SEQRA implementing regulations (6 NYCRR 617.8(f)(7)), the following issues were determined not to be relevant or environmentally significant to the SEQRA process for this project (see EAF Part 2 – Identification of Potential Project Impacts):

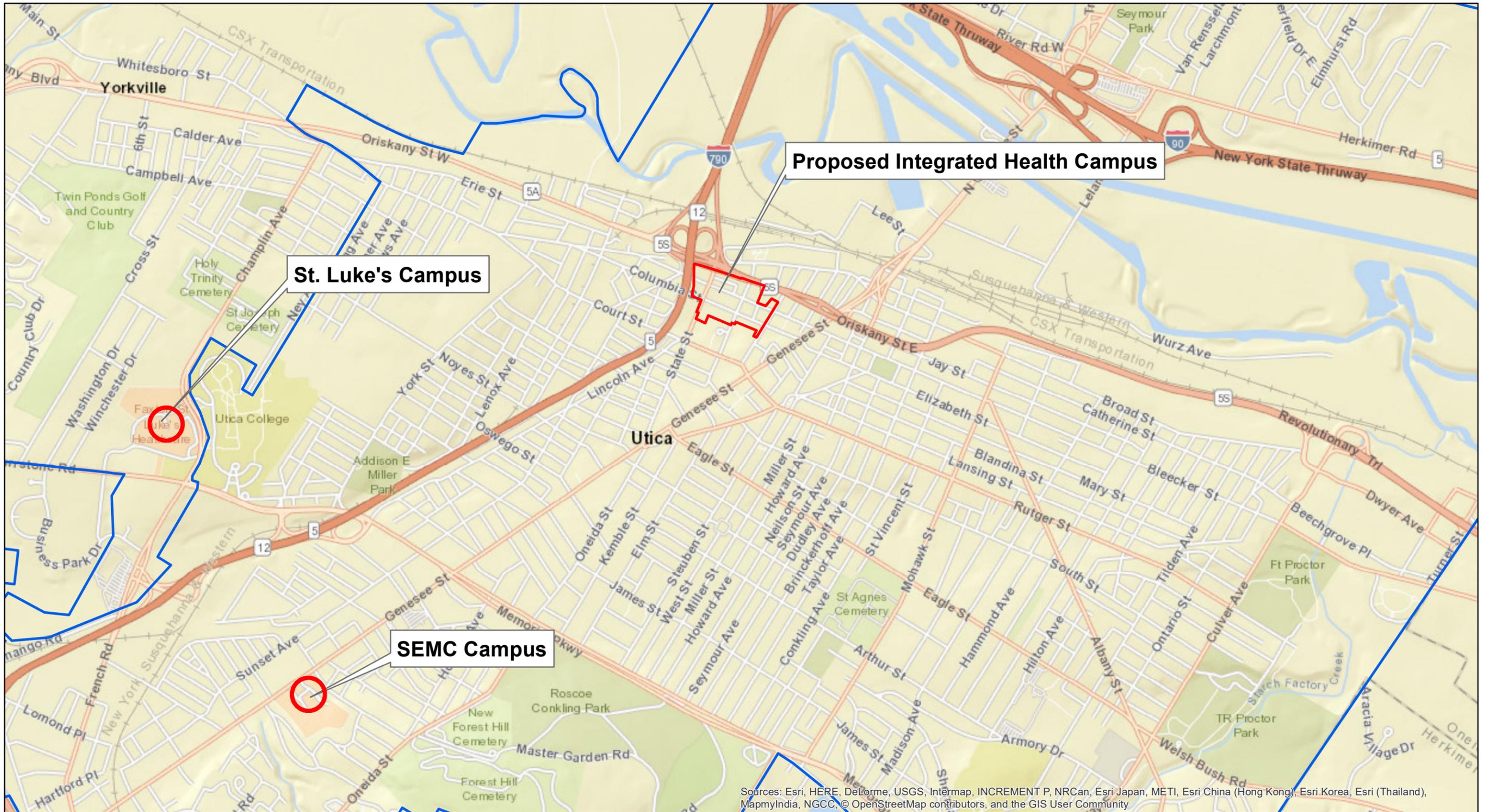
- Impacts to Geological Features (*e.g.*, cliffs, dunes, minerals, fossils, caves)
- Impacts on Flooding
- Impacts on Plants and Animals
- Impacts on Agricultural Resources
- Impacts on Open Space and Recreation
- Impact on Critical Environmental Areas (<http://www.dec.ny.gov/permits/6184.html>)



## FIGURES

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Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**Legend**

City of Utica Boundary

**EXISTING MVHS FACILITIES**

MOHAWK VALLEY HEALTH SYSTEM  
INTEGRATED HEALTH CAMPUS  
UTICA, NEW YORK

