

State Environmental Quality Review
Notice of Completion of Draft / Final EIS

Project Number _____

Date: 05/19/2025

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

A ☐ Draft or ☒ Final (check one) Environmental Impact Statement has been completed and accepted by the City of Utica Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until _____

Name of Action:

St. Elizabeth's Campus Reuse Master Plan

Description of Action:

MVHS in conjunction with the City and MVE (collectively, the "Redevelopment Team") have embarked on a process to develop a master reuse plan for the former St. Elizabeth Medical Center Campus (the "Campus" or "Project Site"). The Campus is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage. It includes the former hospital complex, former Marian Hall, former convent of the Sisters of St. Francis of the Neumann Communities, ancillary utility and maintenance buildings, the parking garage, surface parking, and the existing St. Elizabeth College of Nursing.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the St. Elizabeth College of Nursing intends to remain in operation, the remainder of the Project Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (Single-Family Houses, Townhouses, Residential Reuse, and Multifamily New) to be vetted as potential strategies for redevelopment of the Project Site. These four alternatives were viewed as the most likely redevelopment options for the Project Site and have been vetted through community input. The alternatives range from fifty-one (51) residential units up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team has submitted the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board ("Planning Board"). It is not anticipated that a particular option would be chosen or "approved" by the Planning Board, but rather potential impacts associated with each alternative evaluated in the DGEIS. The SEQRA process now culminates in the Lead Agency's adoption of a FGEIS and Findings Statement, setting the stage for a future Request for Proposals to solicit Campus redevelopment proposals from the private development community.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

2209 Genesee Street, Utica, New York 13501 (SBL Nos. 329.012-8-59.1 and 329.012-8-59.2)

Potential Environmental Impacts:

Potential impacts of the Proposed Actions and any applicable proposed mitigation measures that would eliminate or minimize each impact are described in the DGEIS. The summary of potential impacts and mitigation measures is presented in each subsection of Sections 3.0 and 4.0 of the DGEIS. Consistent with the scoping process, the DGEIS thoroughly evaluates the potential impacts of the Proposed Actions and presents mitigation measures, as applicable and appropriate, in the following categories: impacts on community character; permanent impacts on historic resources; impacts on traffic, parking and pedestrians; impacts on public services and community plans; impacts on land and zoning; impacts from construction on human health including asbestos abatement and potential to encounter hazardous materials; permanent impacts on aesthetic resources; impacts of extension of an energy transmission or supply system for greater than 50 single-family homes; impacts on stormwater and drainage; and impacts on noise, odor, and light. A summary of potential impacts and associated mitigation measures, as applicable, are provided in Section 3.1 of the DGEIS.

Based on comments received on the DGEIS, no revisions to the DGEIS were required. Comments received are detailed further in the FGEIS.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Brian Thomas, Commissioner of Urban & Economic Development

Address: 1 Kennedy Plaza, Utica, NY 13502

Telephone Number: (315) 792-0181

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Utica

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).

**Final Generic Environmental Impact Statement
St. Elizabeth Campus Reuse Master Plan
2209 Genesee Street, Utica, NY, 13501**



Lead Agency:

City of Utica Planning Board
Utica City Hall
1 Kennedy Plaza
Utica, New York, 13502

Lead Agency Contact:

Brian Thomas, AICP
Commissioner
Utica City Hall
1 Kennedy Plaza
Utica, New York, 13502

Sponsor/Applicant:

Mohawk Valley Health Systems (MVHS)
Contact: Caitlin McCann
1676 Sunset Avenue
Utica, New York 13502
(305) 725-7277

Prepared by:

Fisher Associates
Contact: Frank Armento, AICP CEP
55 Chicago Street, Suite 200
Buffalo, New York 14202
(716) 858-1234

Date:

May 14, 2025

TABLE OF CONTENTS

1.0 INTRODUCTION1

2.0 SUMMARY OF THE PROPOSED ACTION.....2

3.0 DESCRIPTION OF REVISIONS TO THE DGEIS.....2

4.0 RESPONSE TO COMMENTS.....2

 4.1 Introduction.....2

 4.2 Comments on the Draft Generic Environmental Impact Statement3

5.0 APPENDICES.....16

TABLES

Table 1: Index of Comments and Responses.....3

APPENDICES

Appendix A DGEIS

Appendix B Written Comments Received on the DGEIS

Appendix C Public Notices

1.0 INTRODUCTION

The City of Utica Department of Urban and Economic Development (the “City”), in coordination with Mohawk Valley Health Systems (“MVHS,” or the “Project Sponsor,” or Applicant”) sought to develop of a collaborative, neighborhood-based re-use master plan for MVHS’s former St. Elizabeth’s Medical Center Campus located at 2209 Genesee Street, Utica, New York (the “Campus,” or “Project Site”). See **Appendix “A”** of the Draft Generic Environmental Impact Statement (“DGEIS”) for Site Location map. A consultant team consisting of Rupp Pfalzgraf, Fisher Associates, Architectural Resources, and MRB Group were chosen to assist in the preparation of the St. Elizabeth Campus Re-Use Master Plan. A steering committee was formed to guide the project which included MVHS, the City of Utica Mayor’s Office and Department of Urban and Economic Development, Mohawk Valley Edge (“MVE”), and the Utica IDA. The steering committee was later updated to include local councilmembers, nearby homeowners, and members of Friends of South Utica, a neighborhood-based advocacy group for the South Utica neighborhood.

Throughout the Master Planning process, MVHS, the City of Utica, and MVE (collectively, the “Redevelopment Team”) engaged the public through two public meetings held on November 16, 2023, and May 7, 2024 (see **Appendix “B”** of the DGEIS for a summary of public engagement conducted as part of the master planning process). Members of the public were given information regarding the history of the Campus, updates on the master planning process and coordination with various resource agencies, market and legal analyses, and were presented with opportunities to ask questions, discussion of the project with the Redevelopment Team, and provide feedback.

On July 26, 2024, an application for Sketch Plan review from MVHS was submitted to the City of Utica Planning Board (“Planning Board”) which included four potential reuse proposals associated with the Campus (see **Appendix “C”** of the DGEIS for Sketch Plan application). On August 16, 2024, the City of Utica Planning Board circulated a notice to potentially involved and interested agencies expressing its interest in serving as Lead Agency for the Proposed Action pursuant to the State Environmental Quality Review Act (“SEQRA”). No objections to the Planning Board serving as Lead Agency were received and on September 19, 2024, the Planning Board classified the Proposed Action as a “Type 1,” declared itself SEQRA Lead Agency, and issued a Positive Declaration in accordance with 6 NYCRR part 617, §§ 617.7 and 617.12 of SEQRA. One written comment letter was received from the NYSDEC regarding the Project (see **Appendix “D”** of the DGEIS for SEQRA documentation).

The reasons provided in the Positive Declaration supporting the Planning Board decision included potential impacts on growth and character of community, historic resources, transportation, consistency with community plans, land use, human health, aesthetic resources, energy, and noise odor and light. Based on these potential impacts, a draft scoping document was prepared to focus on potential impacts on community character; permanent impacts on historic resources; impacts on traffic, parking and pedestrians; impacts on public services; impacts on land and zoning; impacts from construction on human health including asbestos abatement and potential to encounter hazardous materials; permanent impacts on aesthetic resources; impacts of extension of an energy transmission or supply system for greater than 50 single-family homes; impacts on stormwater and drainage; and impacts on noise, odor, and light. Thereafter, the Planning Board initiated a scoping process that focused on these ten categories. A Draft Scoping Document was prepared and submitted to the City. The Planning Board accepted the Draft Scoping Document on September 19, 2024, and the City in turn circulated the document to Involved and Interested agencies for comment. The Draft Scoping Document was made available on the City’s website on October 10, 2024 to allow for public comments, and a notice of Positive Declaration and Availability of Draft Scope was published in the Environmental Notice Bulletin on October 16, 2024. No comments were received on the Draft Scoping Document and the Final Scoping Document was subsequently issued by the City on December 19, 2024 (see **Appendix “D”** of the DGEIS for SEQRA documentation).

On or about January 31, 2025, a DGEIS was prepared by the Project Sponsor pursuant to SEQRA, to provide a means for Involved and Interested Agencies and the public to systematically consider possible adverse environmental impacts, alternatives, and relevant mitigation measures for the Proposed Action. The DGEIS was prepared to provide

information and analyses in accordance with the Planning Board’s Positive Declaration and Final Scoping Document (see **Appendix “D”** of the DGEIS for SEQRA documentation).

The DGEIS was accepted by the Planning Board as complete for public review on February 20, 2025, and a public comment period commenced thereafter, with public comments accepted for at least 60 days through May 5, 2025. Two public hearings were also held on March 20 and April 17, 2025, by the City of Utica Planning Board to further receive comments on the DGEIS. The following FGEIS has been prepared to address substantive comments received on the DGEIS with responses to those comments.

2.0 SUMMARY OF THE PROPOSED ACTION

The Redevelopment Team has embarked on a process to develop a master reuse plan for the Campus. The Campus is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage (see **Appendix “E”** of the DGEIS for floor plans of Campus buildings). It includes the former hospital complex, former Marian Hall, former convent of the Sisters of St. Francis of the Neumann Communities, ancillary utility and maintenance buildings, the parking garage, surface parking, and the existing St. Elizabeth College of Nursing.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the St. Elizabeth College of Nursing intends to remain in operation, the remainder of the Project Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (Single-Family Houses, Townhouses, Residential Reuse, and Multifamily New) to be vetted as potential strategies for redevelopment of the Project Site. These four alternatives were viewed as the most likely redevelopment options for the Project Site and have been vetted through community input. The alternatives range from fifty-one (51) residential units up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team has submitted the four potential redevelopment scenarios for sketch plan review by the Planning Board. It is not anticipated that a particular option would be chosen or “approved” by the Planning Board, but rather potential impacts associated with each alternative evaluated in the DGEIS and FGEIS. The SEQRA process would culminate in the Lead Agency’s adoption of an FGEIS and Findings Statement, setting the stage for a future Request for Proposals (“RFP”) to solicit Campus redevelopment proposals from the private development community.

3.0 DESCRIPTION OF REVISIONS TO THE DGEIS

Based on comments received on the DGEIS (see **Appendix “B”** of this FGEIS for written comments received), no revisions to the DGEIS were required.

4.0 RESPONSE TO COMMENTS

4.1 Introduction

This section addresses the substantive comments on the DGEIS that were received during the DGEIS comment period including the public hearings, which closed at the close of business day on May 5, 2025. Table 1 below lists the sources and dates of all the comments received on the DGEIS. These comments are addressed in section 4.2 of this FGEIS. Written comments received by the City on the DGEIS are provided in **Appendix “B”** of this FGEIS.

Table 1: Index of Comments and Responses

Comment #	Author	Comment Source	Date
1.a.	Ronald Cuccaro	Public Hearing	3/20/25
1.b.	Michael Brigano	Public Hearing	3/20/25
1.c.	Walter Babrowicz	Public Hearing	3/20/25
1.d.	Donald McCann	Comment Letter	4/4/25
1.e.	Phillip Thomas (NYSDEC)	Comment Letter	5/14/25
2.a.	Donald McCann	Comment Letter	3/31/25
2.b.	Donald McCann	Comment Letter	3/31/25
2.c.	Donald McCann	Comment Letter	3/31/25
2.d.	Donald McCann	Comment Letter	3/31/25
2.e.	Donald McCann	Comment Letter	3/31/25
2.f.	Donald McCann	Comment Letter	3/31/25
3.a.	Jason D. Flemma	Email	4/21/25
4.a.	Phillip Thomas (NYSDEC)	Comment Letter	5/14/25
5.a.	Donald McCann	Public Hearing	3/20/25
5.b.	Donald McCann	Comment Letter	5/1/25
5.c.	Donald McCann	Comment Letter	5/1/25
5.d.	Donald McCann	Comment Letter	5/1/25
5.e.	Donald McCann	Comment Letter	5/1/25
5.f.	Donald McCann	Comment Letter	5/1/25
5.g.	Phillip Thomas (NYSDEC)	Comment Letter	5/14/25
6.a.	Donald McCann	Comment Letter	4/11/25
6.b.	Donald McCann	Comment Letter	4/11/25
6.c.	Donald McCann	Comment Letter	4/11/25
6.d.	Donald McCann	Comment Letter	4/11/25
6.e.	Donald McCann	Comment Letter	4/11/25
6.f.	Jason D. Flemma	Email	4/21/25
6.g.	Donald McCann	Comment Letter	5/2/2025

4.2 Comments on the Draft Generic Environmental Impact Statement

The following subsections present each comment (summarized for brevity), after which the corresponding response is provided. The subsections follow the same titles and sequence as were presented in the DGEIS, for convenient reference back to that prior document. As indicated in 4.1 above, written comments received by the City on the DGEIS are provided in **Appendix “B”** of this FGEIS.

4.2.1 Comments on Section 1.0 Executive Summary

No comments received.

4.2.2 Comments on Section 2.0 Description of the Proposed Action and Process

No comments received.

4.2.3 Comments on Section 3.0 Environmental Setting, Impacts, and Mitigation

See comments below organized by sub-sections of Section 3.0.

4.2.3.1 Section 3.1 Summary of Potential Impacts and Proposed Mitigation Measures

No comments received.

4.2.3.2 Section 3.2 Community Character

Comment 1.a.

The conservation easement on the property was put in place after years of controversy and concern about MVHS's growth into the surrounding neighborhood. The future development should respect the conservation easement and should be complimentary of the surrounding neighborhood.

Response to comment 1.a.

As noted in the DGEIS, the Single-Family Houses Alternative, Townhouses Alternative, and Residential Reuse Alternative all propose adding additional greenspace to the area of the existing conservation easement and none propose buildings or other encroachments into the conservation easement. The Multi-Family Alternative essentially maintains the existing surface parking area in the conservation easement at the western end of the property which is necessary to accommodate the parking needs of the site with the parking garage removed. All of the concept alternatives were designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. These features may include but are not necessarily limited to new tree plantings and modifications to the drive loop consistent with the character of the surrounding neighborhood. The alternatives evaluated also include an emphasis on architectural features in keeping with the historic character of the surrounding neighborhood. Additionally, the project would undergo a site plan review process with the City of Utica Planning Board and would be required to demonstrate that it meets the City's design and zoning requirements.

Comment 1.b.

Future development should preserve original Olmsted design while adding more single-family housing.

Response to comment 1.b.

Comment noted. See Response to Comment 1.a. above. All of the concept alternatives were designed to complement the Olmstedian design and character of the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard, and preservation of that design and character would not be compromised in any of the four concept alternatives. Including a single-family component as part of the concept alternatives development process was identified early in the public outreach process. This resulted in the inclusion of attached and/or detached single-family residential housing components to varying degrees in the Single-Family Houses Alternative, Townhouses Alternative, and Residential Reuse Alternative. The Multi-Family Alternative does not specify whether the units would be for rent or for sale and therefore it is possible this alternative would include single-family attached units as well.

Comment 1.c.

The future development should "keep the neighborhood a neighborhood" and should preserve the character of the surrounding neighborhood.

Response to comment 1.c.

Comment noted. See Response to Comment 1.a. and Response to Comment 1.b. above.

Comment 1.d.

The St. Elizabeth Campus currently is one of the largest unsubdivided properties in the City of Utica.

A Settlement and Conservation Easement Agreement was signed on March 12, 1999 granting a permanent easement to run with the land around the entire existing perimeter of the Medical Center. One of the activities expressly prohibited is “Division-any division or subdivision of the property is prohibited”.

The Donor (MVHS) retains the right to sell, mortgage, bequeath or donate the property. Any conveyance will remain subject to the terms and conditions of the Conservation Easement and the subsequent interest holder will be bound by the terms and conditions of the Conservation Easement. In light of this stipulation regarding subdivision, can the Single-Family Houses Alternative be constructed if it involves subdivision of the property?

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 1.d.

As noted in the DGEIS, the Single-Family Houses Alternative proposes 33 three-bedroom single-family homes located along a winding boulevard throughout the Campus, 18 townhouses fronting Genesee Street, and the St. Elizabeth College of Nursing remaining in its current location. Also noted in the DGEIS and in the comment above, the construction of single-family houses would require subdivision of a portion of the property and sale to private owners, and the Single-Family Houses Alternative would result in small portions of the rear yards of individual lots extending into portions of the conservation easement. The limitation on subdivision of the land is limited to subdividing the conservation area, not the entire Site. The various alternatives preserve the conservation easement even if the unencumbered portions are likely to be divided in some fashion. If the Single-Family Houses Alternative were to be advanced, it would be the responsibility of the developer to coordinate with the City of Utica Planning Board during the site plan review process, with input from surrounding neighborhood representatives, to address any conservation easement issues, as applicable, to achieve a mutually beneficial outcome.

Comment 1.e.

The project area is located immediately adjacent to a mapped Disadvantaged Community (DAC). The Environmental Justice (EJ) Siting Law required projects that are located within a DAC, or within 0.5 miles of a DAC, to undergo review during the SEQRA process. The project team should consider whether any of the scenarios may cause or increase a disproportionate pollution burden on a DAC as part of the determination of significance for a proposed project and include an evaluation of whether the proposed action causes or increases any disproportionate pollution burden in a DAC.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 1.e.

Comment noted. All four concept alternatives consist of the conversion of the existing vacant hospital campus to primarily residential uses, with some neighborhood commercial uses in some of the alternatives. These proposed uses are consistent with the existing uses in the general vicinity of the campus. Although the referenced DAC is located across Genesee Street proximate to the campus, none of the four concept alternatives will pose a disproportionate pollution burden on that DAC, as the proposed uses are all residential/commercial in nature and will represent a substantial decrease in land use intensity compared to the previous hospital use. Moreover, any potential pollution burden that may have been associated with the former hospital (e.g., air emissions from the heating plant, hazardous materials, noise) would not apply to any of the four concept alternatives include primarily residential uses with some neighborhood commercial.

4.2.3.3 Section 3.3 Historic Resources

Comment 2.a.

Is the St. Elizabeth Campus currently or is eligible for listing on the National Register of Historic Places? Throughout the DGEIS document there is a reference that the campus is eligible but currently is not historic. The campus deemed historic would require the submission of a Nomination Application to SHPO to list the campus on the National Register of Historic Places. DGEIS does not disclose if the application has been filed.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 2.a.

The Campus is currently “Eligible” for Listing in the National Register of Historic Places, as noted in section 3.3.1 of the DGEIS. From SHPO’s and the SEQRA environmental impact perspective, there is no distinction between properties that are “Eligible” for or “Listed” on the National Register of Historic Places. This is supported by the SEQRA regulations which consider both “Eligible” and “Listed” properties equally when determining if a proposed project is a Type I action (6 NYCRR 617.4 (b)(9)) which is more likely to require the preparation of an EIS than Unlisted actions. While it is accurate to state that an application would need to be submitted to nominate the Campus buildings for listing on the National Register and that such buildings would need to officially obtain that listing before a developer is eligible for historic rehabilitation tax credits to support the Residential Reuse Alternative (this has not yet occurred and would be up to a future developer to advance as part of a reuse project), the Campus’ contributing eligible buildings as determined by SHPO are indeed considered “historic” and therefore receive a certain level of protection if State funding or approvals are sought for the project regardless of whether or not they are formally added to the National Register. Moreover, at the local level, the Campus is located in the City of Utica Scenic and Historic Preservation District, which when designated, sought to protect the former hospital buildings from inappropriate modification and/or demolition. This designation classifies the contributing buildings and structures on the Campus as “historic” from a local historic resources perspective, and any modification and/or demolition would require approval by the Utica Preservation Commission.

Comment 2.b.

The campus consisting of the main hospital, a boiler house and Marion Hall were the only buildings constructed around 1915 according to Sanborn Fire Insurance Maps. Aerial photography indicates that no other structures, pavements and driveways were present on the campus until the 1960s when the hospital parking garage was constructed. The original three buildings would be the only buildings that would be deemed eligible for listing on the National Register of Historic Places. All other structures, additions, pavements and driveways would not.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 2.b.

The Project Team consulted with SHPO which led to an updated Evaluation of Eligibility for the Campus dated March 5, 2024, which indicates that in addition to the original three structures from 1915 (the Main Hospital and Boiler House) and 1926 (Marian Hall) being considered contributing structures, additional structures constructed within the period of significance, which extends from 1915 to 1969 with the completion of the School of Nursing, would also be considered contributing to their listing on the National Register of Historic Places. These buildings include an addition to the Main Hospital building in the 1950s, the Convent, later Medical Library (constructed 1959-60) and the School of Nursing, Regina Hall and Education Building (constructed 1966-69). The Parking Garage (constructed 1973-74), the Boiler Building (constructed in the 2000s), recent additions to the Main Hospital building (1970s to 2000s), and the Maintenance Garage (constructed in the 2000s), are not considered contributing due to utilitarian character (parking garage) and age (boiler building and maintenance garage). Therefore, contrary to the comment above, the Main Hospital, Boiler House, Marian Hall, Convent, and School of Nursing would all be considered “contributing” as historic structures to the potential Listing of the Campus on the National Register of Historic Places.

Comment 2.c.

Now after over 110 years there is concern about the historical structures after the campus was developed into an industrial site. Most of the structures have been altered due to their expansion, renovation and adding of updated mechanical systems. The campus, currently, with its industrial appearance, no longer compliments the historic residential streets that surround the property. Some of the structures, due to their age and maintenance over the years visually are no longer appealing. Within the DEIS [sic] document there is mention that Genesee Street gives the appearance of an urban setting. Most of the property in the vicinity of the campus are former residential structures that have been adapted to commercial use. In my opinion, there was a change in culture where homeowners did not want to reside on a four-lane highway and an urban setting, so there was a movement to surrounding streets. The result being vacant homes became commercial properties.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 2.c.

We disagree that the Campus is an “industrial site” as it has been in continuous operation as an institutional, hospital facility between 1915 and 2023. While the hospital buildings have been modified to varying degrees over that period, they are not “industrial” from a land use or zoning perspective.

From an aesthetic or visual perspective, this is subjective, and any previous modifications to and conditions of the contributing Campus buildings were already considered by SHPO and deemed not a factor in its Resource Evaluation or Determination of Eligibility. It is noted that “visual appeal” is not a consideration in SHPO’s Determination of Eligibility. And as noted in 2.b above, this determination provides a certain level of protection if State funding or approval are sought regardless of whether the contributing buildings are formally added to the National Register. If the Nomination process is advanced by a developer in the future and the Campus buildings are listed on the National Register, any proposed modifications would be subject to the National Park Service Secretary of Interior’s Standards for the Treatment of Historic Properties to take advantage of historic rehabilitation tax credits. Any previous modifications to listed buildings that are deemed inappropriate to the historic integrity of those buildings would be addressed during the SHPO project review process.

Regarding Genesee Street in the vicinity of the Campus which was formerly predominantly residential, the comment that those residential structures transitioned to commercial uses is generally accurate regardless of the reasons for the transition in use. The DGEIS properly characterized Genesee Street as a commercial corridor which is consistent with this comment. As noted in the DGEIS, all of the proposed alternatives include elements that are meant to complement the surrounding residential neighborhood and land uses to the greatest extent possible.

Additional information is available in Section 3.3.2. of the DGEIS.

Additionally, although specific architectural details and typology would be decided by the developer after the RFP process, any project advanced on the Campus would be required to go through the City of Utica’s site plan review process, which would ensure that the development follows the City’s design guidelines, adheres to the City’s zoning code and seeks appropriate variances if necessary, and includes architectural and landscaping elements that are cohesive with the surrounding neighborhood.

Comment 2.d.

Architectural significance is another crucial factor in determining historical status. The question is are the building's design, construction materials, and craftsmanship representative of a particular architectural style or movement.

There is no reference in the CHA Phase 1 Environmental Site Assessment that specific structures or the campus are deemed historic.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 2.d.

See Response to Comment 2.a., 2.b, and 2.c above regarding SHPO’s updated Resource Evaluation and Determination of Eligibility for the Campus. Regarding the referenced Phase I Environmental Site Assessment report, identification of historic resources is beyond the scope and purpose of that assessment which is to identify any recognized environmental conditions that may be present on the property. The fact that there is no reference to specific structures or the Campus being deemed historic is typical, and such absence is not an indication of whether the Campus buildings are historic or not.

Comment 2.e.

The current condition of the campus is also a point of concern. It is necessary to assess any changes or alterations that may have occurred over time. Such modifications can affect the historical integrity of the campus or structures.

Response to comment 2.e.

See Response to Comment 2.a. As noted above, a thorough Resource Evaluation was conducted by SHPO which considered the previous modifications and current condition and integrity of the Campus buildings before issuing its Determination of Eligibility. Although the determination does not guarantee that the Campus buildings will be added to the National Register after being nominated, their eligibility is a first step in the process which is often a precursor to National Register listing. After a developer is selected for the Campus, the developer would submit a Preliminary Determination for Individual Listing (“PDIL”) to the National Park Service, as well as Part 1, Part 2, and Part 3 of the National Register Nomination form for review by the National Park Service.

Comment 2.f.

Considering the points mentioned above, I respectfully request that the Utica Planning Board conduct a thorough evaluation of the campus in question. This evaluation should include an assessment of its historical, architectural, and community character significance.

Response to comment 2.f.

The DGEIS and this FGEIS are part of the thorough SEQRA review process being completed by the Utica Planning Board as lead agency for the Proposed Action. Following acceptance and filing of the FGEIS, the Planning Board, as lead agency, will afford agencies and the public a reasonable time period (not less than 10 calendar days) in which to consider this FGEIS before issuing its written Findings Statement. This will represent the Planning Board’s final decision on the Proposed Action pursuant to SEQRA. As noted, any project advanced on the Campus subsequent to issuance of the Findings Statement would be required to go through the City of Utica’s site plan review process, which would ensure that the proposed development meets the conditions and thresholds established in the SEQRA DGEIS/FGEIS and referenced in the Findings Statement while adhering to the City’s design guidelines, zoning, and architectural and landscaping elements taking into account the surrounding neighborhood. Additionally, the Utica Preservation Commission will review the project for consistency with the Scenic and Historic Preservation District requirements and be required to issue a Certificate of Appropriateness, if appropriate. SHPO and the National Park Service will also be consulted for any modifications and/or demolition of the Campus buildings in the context of State-related funding or approvals or in support of a Nomination application.

4.2.3.4 Section 3.4 Traffic and Pedestrian Safety

Comment 3a.

There should be only 1 entrance and exit on Genesee St. for the entire property. The current cut of an "exit" onto Ballantyne Brae should be closed - people also used it as an entrance, which presents a hazard. There is already a traffic light at the Genesee St. entrance. I don't want an additional light put up on Ballantyne.

Response to comment 3.a.

As noted in the DGEIS, a traffic impact study (TIS) indicated that there are no concerns with existing traffic operations on Genesee Street and that none of the four alternatives would cause the intersections in the vicinity of the Project Site to operate at an unacceptable Level of Service. The TIS did not identify a traffic hazard on Ballantyne Brae due to existing circulation patterns. Additionally, all four alternatives would create traffic that is less than the former hospital use. None of the four alternatives recommend an entrance/exit onto Ballantyne Brae.

4.2.3.5 Section 3.5 Public Services

Comment 4a.

Any new public water connection must be reviewed and approved by the water service provider to certify their ability and willingness to service the development. Sewer and storm water plans must be submitted to the NYSDEC for review; additionally, any new connections must be reviewed and approved by the sewer service provider. Projects that include a connection to a combined sewer system must be evaluated for potential environmental impacts.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 4.a.

Comment noted. Sections 3.5 and 3.10 of the DGEIS address potential impacts to sewer and water service and capacity, stormwater management, and related coordination and permitting required that would apply to any alternative advanced on the site. After a developer is selected to develop the site, that developer will submit applicable permit applications to appropriate regulatory agencies, including local water and sewer providers, and will comply with the SPDES stormwater general permit requirements.

[Reference **Appendix “A”** of this FGEIS for a complete copy of the DGEIS]

4.2.3.6 Section 3.6 Land Use, Zoning, and Community Plans

No comments received.

4.2.3.7 Section 3.7 Human Health

Comment 5.a.

The Phase I Environmental Site Assessment included in the DGEIS is five years old and states potential concerns about asbestos, lead, potential radioactive waste from the radiology department, and potential transformers in the basement with PCBs. There has not been enough testing done on the site to identify environmental hazards.

Response to comment 5.a.

As stated in the DGEIS, none of the proposed alternatives are expected to have an adverse environmental impact on human health as abatement, management, and disposal of hazardous materials will occur in accordance with all regulations and requirements imposed by their respective regulatory bodies in advance of redevelopment. If asbestos, lead and/or other hazardous materials are identified in the Campus buildings during demolition and/or rehabilitation activities, such hazardous materials would be removed, managed and disposed of off-site in accordance with applicable federal and state safety requirements and therefore would not pose an adverse environmental impact to human health. There are 10 active petroleum bulk storage tanks on the site that are registered with the NYSDEC which would be properly removed from the Campus as part of a redevelopment project in accordance with NYSDEC Petroleum Bulk Storage requirements. This includes any testing required by NYSDEC during and/or following closure and removal. MVHS has confirmed that all but one piece of X-ray equipment has been removed from the site. The remaining X-ray equipment will be removed by MVHS prior to property transfer in accordance with appropriate safety regulations and will not cause an adverse environmental impact to human health.

Comment 5.b.

The DGEIS and CHA Phase I Environmental Site Assessment state comprehensive studies for asbestos, lead, petroleum, decommissioned equipment, etc. have not been completed. The CHA Phase I Environmental Site Assessment was prepared in accordance with the scope of service and limitations outlined in the contract with MVHS. There was no testing, but to identify the presence or absence of recognized environmental conditions in connection with the site, based on the results of historical and regulatory record review, interviews and a site reconnaissance.

CHA states the investigation was not intended to represent an exhaustive research of all potential hazards which may exist. The report is not intended to assess the condition of the subsurface environment at the site or propose to be representative of the future site conditions or events.

Response to comment 5.b.

A Phase I Environmental Site Assessment (“Phase I ESA”) (per ASTM standards) is commonly prepared as part of the environmental due diligence process preceding a property transaction. The Phase I ESA is intended to identify the potential or likely presence of Recognized Environmental Conditions (“RECs”) involving releases to, conditions indicative of a release, or a material threat of a future release of hazardous substances or petroleum products to the environment. If RECs are identified in the course of completing a Phase I ESA, then a Phase II Environmental Site Assessment (Phase II ESA) is recommended to further understand the potential scope and presence of the potential REC identified in the Phase I report. It is not uncommon for a Phase II ESA to include a subsurface investigation to clarify the scope of potential RECs. If a certified environmental professional does not identify potential RECs in the Phase I ESA, a Phase II ESA is typically not recommended or deemed necessary. In the case of the Phase I ESA

conducted for the property, no RECs were identified and therefore, a Phase II ESA was not recommended. Any developer who takes ownership of the property with the intent to develop it will be responsible under state and/or federal regulatory requirements to conduct appropriate environmental due diligence activities prior to removal or closure of storage tanks and abatement of any asbestos, lead and/or hazardous on the property. Additionally, as noted in the DGEIS Section 3.7.3, an updated Phase I ESA would be appropriate to conduct before any construction is to occur on the Campus.

Comment 5.c.

Page 13 and 14 of the CHA Phase I Environmental Site Assessment states FOIL requests were submitted to the City of Utica, Oneida County Department of Health, NYSDEC and NYSDOH on January 27, 2020, requesting records of any code violations or tank registrations for the site. The report was issued on February 18, 2020, without receiving a response from the above agencies.

Response to comment 5.c.

Comment noted. The certified environmental professional who issued the report completed their required due diligence in accordance with the Phase I ASTM standards by attempting to contact the above listed regulatory agencies. Additionally, as noted in the DGEIS Section 3.7.3, an updated Phase I ESA and other environmental due diligence activities, as appropriate, will be conducted prior to initiating construction on the Campus in furtherance of environmental due diligence activities to support redevelopment.

Comment 5.d.

Please review pages 7 and 8 for the listing of Petroleum Bulk Storage Inventory under Permit Number 6-021792. At the time of the report many of the tanks were still in service. It is also not clear what tanks were Underground Storage Tanks (UST's). Please review Page 18, 5.3 Exterior & Interior Observations, CHA states according to the PBS registration, several USTs were installed on the site. All have been closed and removed or closed in place. How do we know all the USTs have been removed? Based on Table 1, Page 7, where are tank 001 and 002? The tank size is 10,000.

For example, there is a gas or diesel fuel pumping station near the entrance of the parking garage. Prior to MVHS vacating the site, fuel trucks would be seen supplying fuel to this pumping station. As there is no above ground tank, there must be an active underground tank. Has this tank been decommissioned? There is also a GAS House on the northern mortgage line. Based on a review of the property map #1739, there is a natural gas line that runs along the sites north mortgage line.

In my opinion, an extensive review of all petroleum and natural gas inventory needs to be performed prior to an RFP being issued. Regardless of the project alternative, a diligent study of all ASTs & USTs regardless of whether they are open, closed, in service and out of service is needed.

Response to comment 5.d.

As stated in the DGEIS, there are a total of 28 Petroleum Bulk Storage tanks that have been registered with NYSDEC on the Campus. Ten (10) of these tanks remain in service, all of which are aboveground tanks with a total capacity of 10,400 gallons. Fourteen (14) tanks are classified as "Closed – Removed" by the NYSDEC, two (2) tanks are classified as "Closed Prior to Micro Conversion," and two (2) tanks are classified as "Temporarily Out of Service." The NYSDEC keeps diligent records of aboveground and underground petroleum bulk storage tanks. Additional information about each tank listing is available on the NYSDEC Petroleum Bulk Storage database at <https://appfactory.dec.ny.gov/DERExternalSearch/BulkStorageSearch>

We disagree with the comment that "an extensive review of all petroleum and natural gas inventory needs to be performed prior to an RFP being issued" as an extensive review was completed in the referenced Phase I ESA. Furthermore, as previously indicated, any developer who takes ownership of the property with the intent to develop it will be responsible under state and/or federal regulatory requirements to conduct appropriate environmental due diligence activities prior to removal or closure of storage tanks and abatement of any asbestos, lead and/or hazardous on the property.

Comment 5.e.

CHA states based on the construction of the initial site, the potential to encounter asbestos containing material and lead paint is high. Based on historical records there were only two inspections, years 2005 and 2014. The inspection on 1/26/2005 was a limited asbestos survey for renovations of the emergency/kitchen departments. The inspection on 9/3/2014 was a limited asbestos survey-roof testing.

Response to comment 5.e.

As noted in the DGEIS, one of the interested agencies in the project is the NYS Department of Labor which would issue approvals for asbestos abatement during building demolition and rehabilitation. The DGEIS also notes in Section 3.7.2 that asbestos containing material (“ACM”) can likely be found throughout the Campus, and that lead-based paints are likely present throughout the Campus. Before any demolition and/or rehabilitation work were to occur, the developer would be required by law to complete a full asbestos survey by a licensed professional and would undertake any asbestos remediation under the direction of a licensed professional, and all ACM would be disposed of in accordance with all NYSDOH and Environmental Protection Agency regulations. A lead-based paint survey would also be conducted under the direction of a licensed professional, as applicable, before the demolition of the hospital campus, and all materials containing lead-based paint would be properly disposed of according to all regulations.

Comment 5.f.

Both DGEIS and CHA Phase I Environmental Site Assessment mention potential hazardous equipment. Equipment such as X-Ray, Liquid Oxygen Tank, Emergency Generators and Oil Containing and suspect PCB Transformers. The equipment, if not properly decommissioned can present significant health impacts to the general public.

Response to comment 5.f.

As stated in the DGEIS in Section 3.7.3, most if not all X-ray equipment had been properly decommissioned or removed from the hospital campus. In follow-up coordination with MVHS, the hospital confirmed that only one additional piece of equipment, which does not pose any risk to people, still remains in the building, and will be properly disposed of before the sale of the Campus.

Comment 5.g.

C&D debris must be appropriately disposed of according to NYSDEC regulations. Additionally, friable asbestos-containing waste must be packaged appropriately in accordance with EPA, OSHA, and NYSDOL requirements to be accepted at a landfill. Lead based paint debris is considered “de minimis” and should be managed as Construction & Demolition debris.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 5.g.

Comment noted. As stated in Section 3.7 of the DGEIS, all C&D debris, asbestos-containing materials, and materials containing lead-based paint will be disposed of in accordance with all state and federal regulations.

[Reference **Appendix “A”** of this FGEIS for a complete copy of the DGEIS]

4.2.3.8 Section 3.8 Aesthetic Resources

No comments received. See Response to Comment 2.c. above for response on the Campus’ aesthetic / visual character regarding the nature of the existing site and impact of the proposed alternatives on the character of the Campus and surrounding community.

4.2.3.9 Section 3.9 Energy

No comments received.

4.2.3.10 Section 3.10 Stormwater and Drainage

See NYSDEC comment related to stormwater management in Section 4.2.3.5 above.

4.2.3.11 Section 3.11 Noise, Odor, and Light

No comments received.

4.2.4 Comments on Section 4.0 Other Environmental Impacts

See comments below organized by sub-sections of Section 4.0.

4.2.4.1 Section 4.1 Unavoidable Adverse Environmental Impacts

No comments received.

4.2.4.2 Section 4.2 Irreversible and Irretrievable Commitment of Resources

No comments received.

4.2.4.3 Section 4.3 Growth-Inducing, Cumulative, and Secondary Impacts

No comments received.

4.2.4.4 Section 4.4 Energy Use and Conservation

No comments received.

4.2.4.5 Section 4.5 Climate Change

No comments received.

4.2.5 Comments on Section 5.0 Alternatives

See comments below organized by sub-sections of Section 5.0.

4.2.5.1 Section 5.1 No Build Alternative

No comments received.

4.2.5.2 Section 5.2 Single-Family Houses Alternative

No comments received.

4.2.5.3 Section 5.3 Townhouses Alternative

No comments received.

4.2.5.4 Section 5.3 Residential Reuse Alternative – Initial Build Out and Full Build Out

Comment 6.a.

The DGEIS states that the Residential Reuse Alternative will include 152 units in the Initial Build Out Phase (Phase 1) and 100 units in the Full Build Out (Phase 2). During the RFP process, a developer may choose to alter the original design in Phase 1 & 2 and there is no guaranty a developer will follow through with the completion of Phase 2.

[Reference **Appendix “B”** of this FGEIS for a complete copy of this comment.]

Response to comment 6.a.

Four different concept alternatives were evaluated in the DGEIS, which provide a range of development opportunities to facilitate future reuse of the site. The final site plan that will be advanced for the Campus will be determined by a

developer that is selected after an RFP is issued. A site plan review process will be initiated by that developer after taking ownership of the site and coordinated with by the City of Utica Planning Board. The DGEIS / FGEIS establishes conditions and thresholds to allow the Planning Board to determine if a future project undergoing site plan review meets or exceeds those conditions and thresholds from a SEQRA impact perspective. The Residential Reuse Alternative, Phase 1 and Phase 2, as presented in the DGEIS, is merely a concept presented for environmental impact assessment and to facilitate a SEQRA process that seeks to position a future project for a streamlined review and approvals. As indicated in the comment, there is no guarantee such alternative will be proposed or contemplated, and it is unknown if it will be a single or multi phased project. If a developer takes a phased approach and advances a Phase 1 rehabilitation, it is an accurate statement that there is no guarantee that Phase 2 will be constructed. Moreover, the four concept alternatives represent potential development on the site, but none are guaranteed to be carried out exactly as presented in the DGEIS.

The City of Utica and MVHS will be heavily involved in the RFP process to ensure that the selected developer who will advance a redevelopment project is prepared to advance a development scenario that is financially feasible, consistent with the SEQRA process to the extent practicable, and aligned with the interests of the community as expressed throughout this planning process.

Comment 6.b.

DGEIS states the Residential Reuse Alternative will include market rate units and the potential for senior and workforce housing. Once the RFP is created, the developer will evaluate design concepts of phase 1 & 2, concentrating on the buildings or structures from the original design to attract potential tenants based on the type of tenant being targeted. Factors such as the aesthetic value, type of housing, ease of maneuvering throughout the property or distance between buildings or structures, slope or elevation and the weather will influence a potential tenant's decision. Mohawk Valley and Utica, NY weather consists of more days of rain, snow and cold temperatures, than sunshine and warm temperatures.

Response to comment 6.b.

See Response to Comment 5.a. above. The City of Utica and MVHS will be closely involved in the RFP process and selection of a developer to ensure that the developer intends to meet the needs of the community and the parameters for the site as outlined in the DGEIS.

Comment 6.c.

C&S Companies evaluated the structural integrity of the parking garage in the Parking Garage Separation Report included in the DGEIS. The report recommended slope stability and design review recommendations to avoid detrimental impact to the south garage and hospital to support the proposed demolition of the northern leg of the parking garage, as proposed in the Residential Reuse Alternative. C&S also recommended any portion of the existing garage that is to remain, receive a full structural assessment and rehabilitation by a specialty contractor. However, the existing slope of the land is consistent with surrounding streets. Altering this may change the character of the property and may make it difficult for tenants to navigate the property due to elevation changes.

[Reference **Appendix “B”** in this FGEIS for a complete copy of this comment.]

Response to comment 6.c.

The proposed design of the site and whether it is navigable, comfortable, and intriguing to prospective tenants would be the responsibility of the developer who would be motivated to ensure the design is attractive to tenants, vacancies are minimized, and the project is financially successful. Additionally, a future proposal will be required to go through a site plan review process with the City of Utica Planning Board, which will ensure any proposed development is consistent with the conditions and thresholds established in the SEQRA process and meets the requirements of the City's zoning and design guidelines.

Comment 6.d.

The number of units proposed in the Full Build Out of the Residential Reuse Alternative is 100. Phase 2 includes new construction of townhouses, apartments, offices and commercial space on Genesee Street. Depending on the success of Phase 1, a developer may choose to alter or completely abandon the completion of Phase 2. Phase 2 will most likely start a new RFP process if not completely abandoned, so discussing potential impacts at this time would not be relevant.

[Reference **Appendix “B”** in this FGEIS for a complete copy of this comment.]

Response to comment 6.d.

The developer is not bound to follow one of the four development alternatives exactly as presented. While it is technically possible for a developer to alter a proposed Phase 2 design as part of Residential Reuse Alternative proposal, that possibility is speculative and would be addressed by the Planning Board as part of the site plan review process.

The construction of Phase 2 associated with a Residential Reuse Alternative proposal would not require a separate RFP process. The RFP process is intended to select a developer who will purchase the site from MVHS for future redevelopment. Phase 2, if a Phase 2 were proposed as part of a two-phase residential reuse proposal, would require a site plan review process through the City of Utica Planning Board to ensure that the proposed site plan is within the conditions and thresholds established in the SEQRA process and meets the City’s zoning and design requirements.

Comment 6.e.

Considering the points mentioned above, I respectfully request that the Utica Planning Board conduct a thorough evaluation to determine if Option 3, Phase 1 is the best project alternative that will blend with the surrounding neighborhoods of South Utica. In addition, the City of Utica already has a large inventory of vacant apartments throughout the city.

Response to comment 6.e.

See Response to Comment 5.a., Response to Comment 5.b., Response to Comment 5.c., and Response to Comment 5.d. above. As lead agency, the Utica Planning Board has thoroughly evaluated the Residential Reuse Alternative in the DGEIS/FGEIS which contemplated the potential for a two-phase project. Further, the City of Utica will conduct a review of the developer’s proposal for the Campus, which may vary from the four concept alternatives evaluated in the SEQRA process. The concept alternatives are presented to provide a range of development opportunities and facilitate future reuse of the site.

Comment 6.f.

The property’s residential reuse should be of a lower density.

Response to comment 6.f.

Comment noted. Four different concept alternatives with low to medium densities were evaluated in the DGEIS that were shaped by the project steering committee and public input. Those alternatives are designed to provide a range of development opportunities and facilitate future reuse of the site. The eventual density of the site will be determined through a future site plan review process initiated by a developer who will take ownership of the site after a thorough RFP process and coordinated with the City of Utica Planning Board prior to approval.

Comment 6.g.

Regardless of the Project Alternative, all Abatement Costs should be a separate line item from the Demolition Costs. See attachment MRB Group Abatement Cost I. Having the Demo of Structures and Abatement Cost as separate line items would provide a true assessment of each cost to the developer and the public. The Abatement Cost should not be the responsibility of the developer, but MVHS. MVHS created the conditions which will now lead to the abatement of structures, so MVHS should have to be charged for that expense.

Response to comment 6.g.

The cost estimates included in the MRB documentation were generated to determine the financial viability of each concept alternative presented and evaluated in the DGEIS. Providing separate cost estimates for demolition of

structures and abatement will not impact the final cost estimates or financial analysis, as presented. The costs provided are merely estimates, and updated cost estimates for abatement, demolition, etc. will be generated by a developer to support redevelopment of the Campus

4.2.5.5 Section 5.4 Multifamily New Alternative

No comments received.

4.2.6 Comments on Section 6.0 Conditions and Thresholds

See comments below organized by sub-sections of Section 6.0.

4.2.6.1 Section 6.1 Community Character

No comments received.

4.2.6.2 Section 6.2 Historic Resources

No comments received.

4.2.6.3 Section 6.3 Traffic and Pedestrian Safety

No comments received.

4.2.6.4 Section 6.4 Public Service

No comments received.

4.2.6.5 Section 6.5 Land Use, Zoning, and Community Plans

No comments received.

4.2.6.6 Section 6.6 Human Health

No comments received.

4.2.6.7 Section 6.7 Aesthetic Resources

No comments received.

4.2.6.8 Section 6.8 Energy

No comments received.

4.2.6.9 Section 6.9 Stormwater and Drainage

No comments received.

4.2.6.10 Section 6.10 Noise, Odor, and Light

No comments received.

4.2.6.11 Section 6.11 Procedures for Further SEQRA Review

No comments received.

4.2.7 Comments on Section 7.0 References

No comments received.

5.0 APPENDICES

Appendix A

DGEIS

**Draft Generic Environmental Impact Statement
St. Elizabeth Campus Reuse Master Plan
2209 Genesee Street, Utica, NY 13501**



Lead Agency:

City of Utica Planning Board
Utica City Hall
1 Kennedy Plaza
Utica, New York, 13502

Sponsor/Applicant:

Mohawk Valley Health Systems (MVHS)
Contact: Caitlin McCann
1676 Sunset Avenue
Utica, New York 13502
(305) 725-7277

Lead Agency Contact:

Brian Thomas, AICP
Commissioner
Utica City Hall
1 Kennedy Plaza
Utica, New York, 13502

Prepared by:

Fisher Associates
Contact: Frank Armento, AICP CEP
55 Chicago Street, Suite 200
Buffalo, New York 14202
(716) 858-1234

Date of Acceptance:

February 20, 2025

Date Public Hearing opens:

March 20, 2025

Date Public Hearing closes:

April 17, 2025

Public Comment Deadline:

May 5, 2025 at 4:00 PM

Draft Generic Environmental Impact Statement

St. Elizabeth Campus Reuse Master Plan

2209 Genesee Street, Utica, NY 13501

Participating Consultants:

Name / Contact Information	Responsibility
Fisher Associates 55 Chicago Street, Suite 200 Buffalo, NY 14202 (716) 858-1234	DGEIS Preparer Civil Engineering and Planning Traffic Impact Study
Rupp Pfalzgraf 1600 Liberty Building Buffalo, NY 14202 (716) 854-3400	DGEIS Preparer Legal Services
Architectural Resources 505 Franklin St Buffalo, NY 14202 (716) 883-5566	Architectural and Concept Design Services
MRB Group 18 Division Street Saratoga Springs, NY 12866 (518) 701-2973	Market and Financial Feasibility Analysis
C&S Companies 100 S Clinton Ave, Suite 2700 Rochester, NY 14604	Parking Garage Assessment

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
1.1	Introduction	1
1.2	Brief Description of the Proposed Action	2
1.3	Lead Agency Designation	2
1.4	Interested and Involved Agencies	2
1.5	Potential Impacts and Proposed Mitigation Measures	4
1.6	Project Alternatives	4
2.0	DESCRIPTION OF THE PROPOSED ACTION AND PROCESS	5
2.1	Description of the Proposed Action	5
2.2	Site Location and Description	6
2.3	Project Purpose, Need, and Benefits	6
2.4	Required Reviews & Approvals	6
3.0	ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION	8
3.1	Summary of Potential Impacts and Proposed Mitigation Measures	8
3.2	Community Character	13
3.3	Historic Resources	18
3.4	Traffic and Pedestrian Safety	22
3.5	Public Services	25
3.6	Land Use, Zoning, and Community Plans	27
3.7	Human Health	34
3.8	Aesthetic Resources	37
3.9	Energy	40
3.10	Stormwater and Drainage	42
3.11	Noise, Odor and Light	45
4.0	OTHER ENVIRONMENTAL IMPACTS	49
4.1	Unavoidable Adverse Environmental Impacts	49
4.2	Irreversible and Irrecoverable Commitment of Resources	50
4.3	Growth-Inducing, Cumulative, and Secondary Impacts	52
4.4	Energy Use and Conservation	53
4.5	Climate Change	55
5.0	ALTERNATIVES	57
5.1	No Build Alternative	57
5.2	Single-Family Houses Alternative	58
5.3	Townhouses Alternative	58
5.4	Residential Reuse Alternative – Initial Build Out and Full Build Out	59
5.5	Multifamily New Alternative	61
6.0	CONDITIONS AND THRESHOLDS	62
6.1	Community Character	62
6.2	Historic Resources	62
6.3	Traffic and Pedestrian Safety	62
6.4	Public Services	63
6.5	Land Use, Zoning, and Community Plans	63
6.6	Human Health	63
6.7	Aesthetic Resources	63
6.8	Energy	63
6.9	Stormwater and Drainage	64
6.10	Noise, Odor and Light	64
6.11	Procedures for Further SEQRA Review	64
7.0	REFERENCES	65
8.0	APPENDICES	67

APPENDICES

Appendix A: Site Location Map
Appendix B: Public Input Summaries
Appendix C: Sketch Plan Application
Appendix D: City of Utica Planning Board SEQRA Documentation
Appendix E: Floor Plans
Appendix F: Agency Correspondence
Appendix G: Survey
Appendix H: Zoning and Land Use Maps
Appendix I: Conservation Easement Mapping
Appendix J: Site Concepts
Appendix K: Parking Garage Separation Report (C&S)
Appendix L: Structural and Maintenance Reports, MVHS
Appendix M: Traffic Impact Study
Appendix N: Asbestos Surveys
Appendix O: Phase I Environmental Site Assessment
Appendix P: Financial Feasibility Analysis
Appendix Q: Market Analysis
Appendix R: Tax Yield Calculation Report

1.0 EXECUTIVE SUMMARY

1.1 Introduction

The City of Utica Department of Urban and Economic Development (the “City”), in coordination with Mohawk Valley Health Systems (“MVHS,” or the “Project Sponsor,” or Applicant”) issued a Request for Proposals on January 20, 2023 for a consultant team to guide the development of a collaborative, neighborhood-based re-use master plan for MVHS’s former St. Elizabeth’s Medical Center Campus located at 2209 Genesee Street, Utica, New York (the “Campus,” or “Project Site”). See **Appendix “A”** for Site Location map. A consultant team consisting of Rupp Pfalzgraf, Fisher Associates, Architectural Resources, and MRB Group submitted a proposal on February 16, 2023 for the St. Elizabeth Campus Re-Use Master Plan. The Final Executed Contract between the City of Utica and consultant team was signed on June 13, 2023. A steering committee was formed to guide the project which included MVHS, the City of Utica Mayor’s Office and Department of Urban and Economic Development, Mohawk Valley Edge (“MVE”), and the Utica IDA. The steering committee was later updated to include local councilmembers, nearby homeowners, and members of Friends of South Utica, a neighborhood-based advocacy group for the South Utica neighborhood. Throughout the Master Planning process, MVHS, the City of Utica, and MVE (collectively, the “Redevelopment Team”) engaged the public through two public meetings held on November 16, 2023, and May 7, 2024 (see **Appendix “B”** for a summary of public engagement conducted as part of the master planning process). Members of the public were given information regarding the history of the Campus, updates on the master planning process and coordination with various resource agencies, market and legal analyses, and were presented with opportunities to ask questions, discussion the project with the Redevelopment Team, and provide feedback.

On July 26, 2024, an application for Sketch Plan review from MVHS was submitted to the City of Utica Planning Board which included four potential reuse proposals associated with the Campus (see **Appendix “C”** for Sketch Plan application). On August 16, 2024, the City of Utica Planning Board circulated a notice to potentially involved and interested agencies expressing its interest in serving as Lead Agency for the Proposed Action pursuant to the State Environmental Quality Review Act (“SEQRA”). No objections to the Planning Board serving as Lead Agency were received and on September 19, 2024, the Planning Board classified the Proposed Action as a “Type 1,” declared itself SEQRA Lead Agency, and issued a Positive Declaration in accordance with 6 NYCRR part 617, §§ 617.7 and 617.12 of SEQRA. One written comment letter was received from the NYSDEC regarding the Project (see **Appendix “D”** for SEQRA documentation).

The reasons provided in the Positive Declaration supporting the Planning Board decision included potential impacts on growth and character of community, historic resources, transportation, consistency with community plans, land use, human health, aesthetic resources, energy, and noise odor and light. Based on these potential impacts, a draft scoping document was prepared to focus on potential impacts on community character; permanent impacts on historic resources; impacts on traffic, parking and pedestrians; impacts on public services; impacts on land and zoning; impacts from construction on human health including asbestos abatement and potential to encounter hazardous materials; permanent impacts on aesthetic resources; impacts of extension of an energy transmission or supply system for greater than 50 single-family homes; impacts on stormwater and drainage; and impacts on noise, odor, and light. Thereafter, the Planning Board initiated a scoping process that focused on these ten categories. A Draft Scoping Document was prepared and submitted to the City. The Planning Board accepted the Draft Scoping Document on September 19, 2024, and the City in turn circulated the document to Involved and Interested agencies for comment. The Draft Scoping Document was made available on the City’s website on October 10, 2024 to allow for public comments, and a notice of Positive Declaration and Availability of Draft Scope was published in the Environmental Notice Bulletin on October 16, 2024. No comments were received on the Draft Scoping Document and the Final Scoping Document was subsequently issued by the City on December 19, 2024 (see **Appendix “D”** for SEQRA documentation).

The following constitutes a Draft Generic Environmental Impact Statement (“DGEIS”) which has been prepared by the Project Sponsor pursuant to SEQRA to provide a means for Involved and Interested Agencies and the public to systematically consider possible adverse environmental impacts, alternatives, and relevant mitigation measures for the Proposed Action. This DGEIS has been prepared to provide information and analyses in accordance with the Planning Board’s Positive Declaration and Final Scoping Document (see **Appendix “D”** for SEQRA documentation).

Once the Planning Board accepts this DGEIS as complete, a public review and comment period will follow. During that time, the Planning Board will host a public hearing on the DGEIS. Following the close of the public review period, the Lead Agency may issue a Negative Declaration if no adverse impacts are identified in the DGEIS or prepare or cause to be prepared, a Final Generic Environmental Impact Statement (“FGEIS”) which responds to comments from the public, Involved and Interested Agencies. If it is determined by the Lead Agency that a FGEIS must be prepared, it would include substantive comments received and responses to those comments, revisions to the DGEIS, and the reason(s) for those revisions.

At least ten days after the completion of the FGEIS, the Planning Board can issue a Findings Statement, in accordance with 6 NYCRR § 617.11, which identifies whether the Proposed Action minimizes or avoids potential adverse environmental impacts to the maximum extent practicable, and that mitigation measures identified through the SEQRA process were incorporated. The determinations in the Findings Statement must be based on facts and conclusions that are derived from the SEQRA process.

1.2 Brief Description of the Proposed Action

MVHS in conjunction with the City and MVE (collectively, the “Redevelopment Team”) have embarked on a process to develop a master reuse plan for the former St. Elizabeth Medical Center Campus (the “Campus” or “Project Site”). The Campus is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage (see **Appendix “E”** for floor plans of Campus buildings). It includes the former hospital complex, former Marian Hall, former convent of the Sisters of St. Francis of the Neumann Communities, ancillary utility and maintenance buildings, the parking garage, surface parking, and the existing St. Elizabeth College of Nursing.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the St. Elizabeth College of Nursing intends to remain in operation, the remainder of the Project Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (Single-Family Houses, Townhouses, Residential Reuse, and Multifamily New) to be vetted as potential strategies for redevelopment of the Project Site. These four alternatives were viewed as the most likely redevelopment options for the Project Site and have been vetted through community input. The alternatives range from fifty-one (51) residential units up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team has submitted the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board (“Planning Board”). It is not anticipated that a particular option would be chosen or “approved” by the Planning Board, but rather potential impacts associated with each alternative evaluated in this DGEIS. The SEQRA process would culminate in the Lead Agency’s adoption of a Negative Declaration or FGEIS and Findings Statement, setting the stage for a future Request for Proposals (“RFP”) to solicit Campus redevelopment proposals from the private development community.

1.3 Lead Agency Designation

On August 16, 2024, the City of Utica Planning Board circulated a notice to potentially Involved and Interested Agencies expressing its interest in serving as Lead Agency for the Proposed Action pursuant to SEQRA. No objections to the Planning Board serving as Lead Agency were received and on September 19, 2024, the Planning Board classified the Proposed Action as “Type 1”, declared itself SEQRA Lead Agency, and issued a Positive Declaration in accordance with 6 NYCRR §§ 617.7 and 617.12 of SEQRA (see **Appendix “D”** for SEQRA documentation).

1.4 Interested and Involved Agencies

The following Involved and Interested Agencies have been identified for the Proposed Action:

1. City of Utica Planning Board (Sketch and Site Plan)
2. City of Utica Common Council (ministerial)

3. Utica Preservation Commission (local historic resource designation review and Certificate of Appropriateness for Modifying Properties within the Scenic and Historic Preservation District)
4. Utica Industrial Development Agency (ministerial)
5. Oneida County Department of Water Quality and Water Pollution Control (ministerial, utilities connections)
6. Oneida County Board of Legislators (ministerial)
7. Oneida County Department of Planning (ministerial)
8. Mohawk Valley Water Authority (ministerial, water connections)
9. Mohawk Valley Edge (ministerial, possible future funding)
10. New York State Department of Transportation (Region 2) (“NYSDOT”) (ministerial, comments on access from Genesee Street; future Highway Work Permit for right-of-way work, if applicable)
11. New York State Office of Parks, Recreation and Historic Preservation / State Historic Preservation Office (“SHPO”) (ministerial, historic resource eligibility determination; potential future National Register nomination and tax credit approval)
12. New York State Department of Environmental Conservation (“NYSDEC”) (Stormwater General Permit from construction activities)
13. NYS Department of Labor (asbestos abatement approval)
14. NYS Department of Health (interested agency)
15. Empire State Development (interested agency; possible future funding)
16. New York State Homes and Community Renewal (interested agency; possible future funding)

The Project Sponsor is seeking sketch plan approval for the project from the City of Utica Planning Board. In addition, the project may require a Highway Work Permit from the NYSDOT for potential work in the Genesee Street right-of-way, and ministerial reviews/approvals from other state and local agencies more particularly described below.

Regarding utilities, the project would require permits/approvals from the Oneida County Department of Water Quality and Water Pollution Control for stormwater management and updated utilities (water and sewer service) connections. Once a developer is selected for the Proposed Action, the developer would also seek coverage under the NYSDEC’s SPDES General Permit for Stormwater Discharges from Construction Activity which includes preparation and implementation of a Storm Water Pollution Protection Plan (“SWPPP”). Additionally, the project would require permits/approvals from the NYS Department of Labor for asbestos abatement during building demolition and rehabilitation. The NYS Department of Health is an interested agency that may conduct a ministerial review of the project.

Due to the historic nature of the Campus, the project would require ministerial review and approval from the Utica Preservation Commission as it is a designated local historic resource and within the City of Utica Scenic and Historic Preservation District. The Commission would be required to issue a Certificate of Appropriateness for modifications to buildings which are located within the Scenic and Historic Preservation District. Additionally, SHPO has provided an updated Evaluation of Eligibility for the Campus and would review the project as part of a formal consultation process to provide a determination of effects on historic and archaeological resources once a detailed plan advances. Future SHPO approvals may include a National Register of Historic Places Nomination and historic rehabilitation tax credits.

Regarding ministerial reviews and/or approvals, the Oneida County Department of Environment and Planning and several other municipal agencies would conduct a ministerial review of the project, including the Utica Common Council, Utica Industrial Development Agency, Oneida County Board of Legislators, and Mohawk Valley Water Authority (“MVWA”). The City of Utica Building Department would be required to issue a building permit for the Project and, depending on the alternative that is selected, a demolition permit, once site plan approval is granted by the Planning Board.

Ministerial reviews would be conducted by agencies that have potential funding interest in the project, including Mohawk Valley Edge for a potential PILOT program and Empire State Development (“ESD”).

A copy of correspondence from Interested and Involved Agencies are included in **Appendix “F.”**

1.5 Potential Impacts and Proposed Mitigation Measures

Potential impacts of the Proposed Actions and any applicable proposed mitigation measures that would eliminate or minimize each impact are described in the DGEIS. The summary of potential impacts and mitigation measures is presented in each subsection of Sections 3.0 and 4.0 of the DGEIS. Consistent with the scoping process, the DGEIS thoroughly evaluates the potential impacts of the Proposed Actions and presents mitigation measures, as applicable and appropriate, in the following categories: impacts on community character; permanent impacts on historic resources; impacts on traffic, parking and pedestrians; impacts on public services and community plans; impacts on land and zoning; impacts from construction on human health including asbestos abatement and potential to encounter hazardous materials; permanent impacts on aesthetic resources; impacts of extension of an energy transmission or supply system for greater than 50 single-family homes; impacts on stormwater and drainage; and impacts on noise, odor, and light. A summary of potential impacts and associated mitigation measures, as applicable, are provided in Section 3.1.

1.6 Project Alternatives

Alternatives to the Proposed Action examined in this DGEIS include:

- No Build Alternative
- Single-Family Houses Alternative
- Townhouses Alternative
- Residential Reuse Alternative
- Multifamily Alternative

2.0 DESCRIPTION OF THE PROPOSED ACTION AND PROCESS

2.1 Description of the Proposed Action

The Redevelopment Team have embarked on a process to develop a master reuse plan for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica. The Project Site is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage. It includes the former hospital complex, former Marian Hall, former convent of the Sisters of St. Francis of the Neumann Communities, ancillary utility and maintenance buildings, the parking garage, surface parking, and the existing St. Elizabeth College of Nursing.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the St. Elizabeth College of Nursing intends to remain in operation, the remainder of the Project Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (Single-Family Houses, Townhouses, Residential Reuse, and Multifamily New) to be vetted as potential strategies for the redevelopment of the Project Site. These four scenarios were viewed as the most likely redevelopment options for the Project Site and have been vetted through community input. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal and are described briefly below and in greater detail in Section 5.0.

1. **Single-Family Houses Alternative:** this alternative consists of the demolition of the Campus buildings, with the exception of the St. Elizabeth School of Nursing/Regina Hall building, removal of existing surface parking areas, and the construction of 33 three-bedroom single-family homes located along a winding boulevard throughout the Campus and 18 townhouses fronting Genesee Street. Additional landscaping treatments are proposed throughout the development and a park is proposed in the area of the existing conservation easement towards the rear of the Campus, where a surface parking lot is currently located.
2. **Townhouses Alternative:** this alternative consists of the demolition of the Campus buildings, with the exception of the St. Elizabeth School of Nursing/Regina Hall building, removal of existing surface parking areas, and the construction of 107, mostly three-bedroom, townhouses located along a winding boulevard throughout the Campus, including several townhouses fronting Genesee Street. Additional landscaping treatments are proposed throughout the development and a park is proposed in the area of the existing conservation easement towards the rear of the Campus, where a surface parking lot is currently located.
3. **Residential Reuse Alternative:** this alternative consists of a two-phased adaptive reuse of the Campus. The Initial Build Out proposes the adaptive reuse of the original hospital building and historically-significant additions, the Marian Medical Building (formerly Marian Hall) and the Medical Library (former Convent) in a historically appropriate manner, resulting in 152 units, including 16 studios, 109 one-bedrooms and 27 two-bedrooms. The non-historic hospital additions, circa 1974 and later, would be demolished, as would the northern leg of the existing parking garage. The surface parking lot fronting Genesee Street would be removed, and the former Great Lawn would be reconstructed in a historically appropriate manner. The Full Build Out proposes the adaptive reuse of the balance of the Campus, including adaptive reuse of the former boiler and laundry as commercial or office space, and new construction. A new mixed-use building along Genesee Street would provide ground floor retail with apartments above. Newly constructed townhouses would be situated between the adaptively reused Marian Hall and adaptively reused convent. New apartments and an "amenity spine" would be constructed on the rear of the adaptively reused hospital building and would connect the hospital building to the southern leg of the parking garage. The area of the existing conservation easement would be converted to a park. In this alternative, the St. Elizabeth College of Nursing would remain in its current location.
4. **Multifamily New Alternative:** this alternative consists of the demolition of the Campus buildings, with the exception of the St. Elizabeth School of Nursing/Regina Hall building, and the construction of 175 one-bedroom units and 62 two-bedroom units for a total of 237 apartments, and three units of retail space totaling approximately 2,000 SF per unit (6,000 SF total). Additional landscaping treatments are proposed throughout

the development. The existing surface parking at the rear of the Campus would remain.

In furtherance of the master planning process, the Redevelopment Team has submitted the four potential redevelopment scenarios for sketch plan review by the Planning Board. It is not anticipated that a particular option would be chosen or “approved” by the Planning Board, but rather potential impacts associated with each alternative evaluated in this DGEIS. The SEQRA process would culminate in the Lead Agency’s adoption of a Negative Declaration or FGEIS and Findings Statement, setting the stage for a future RFP to solicit Campus redevelopment proposals from the private development community.

2.2 Site Location and Description

The Project Site is located in the city of Utica, New York (Oneida County, New York) on the southerly side of Genesee Street. The Campus is approximately 21.3 acres and is currently vacant. Vehicular access is provided off Genesee Street (see **Appendix “A”** for a Site Location map, and see **Appendix “G”** for a land survey depicting existing site conditions).

2.3 Project Purpose, Need, and Benefits

The City of Utica Department of Urban and Economic Development, in coordination with MVHS is working with the consultant team (consisting of Rupp Pfalzgraf, Fisher Associates, Architectural Resources, and MRB Group) to guide the development of a collaborative, neighborhood-based re-use master plan for the Project Site. The Redevelopment Team has coordinated with a steering committee that was formed to guide the project and has engaged the public through public meetings throughout the course of the Master Planning process.

On July 26, 2024, an application for Sketch Plan review from MVHS was submitted to the City of Utica Planning Board which included four potential reuse proposals for the redevelopment of the Campus. A future project, as envisioned in these alternatives, would eliminate the vacant buildings through reuse or removal and create much needed housing and potentially commercial and retail space in the City of Utica. Additionally, a future project would reintroduce a significant amount of taxable real estate from the currently mostly tax-exempt campus. A future project is expected to increase construction employment in the short term and may provide employment opportunities within the local area over the long term.

2.4 Required Reviews & Approvals

At the time of the Sketch Plan application submission, the City Planning Department, pursuant to City rules and regulations, referred the Proposed Action to the Planning Board for input and comment. As part of the SEQRA coordinated review process, several agencies were identified as having reviews or approvals associated with the Project.

The following Involved and Interested Agencies have been identified for the Proposed Action:

1. City of Utica Planning Board (Sketch and Site Plan)
2. City of Utica Common Council (ministerial)
3. Utica Preservation Commission (local historic resource designation review and Certificate of Appropriateness for Modifying Properties within the Scenic and Historic Preservation District)
4. Utica Industrial Development Agency (ministerial)
5. Oneida County Department of Water Quality and Water Pollution Control (ministerial, utilities connections)
6. Oneida County Board of Legislators (ministerial)
7. Oneida County Department of Planning (ministerial)
8. Mohawk Valley Water Authority (ministerial, water connections)
9. Mohawk Valley Edge (ministerial, possible future funding)
10. NYSDOT (Region 2) (ministerial, comments on access from Genesee Street; future Highway Work Permit for right-of-way work, if applicable)
11. New York State Office of Parks, Recreation and Historic Preservation / SHPO (ministerial, historic resource eligibility determination; potential future National Register nomination and tax credit approval)
12. NYSDEC (Stormwater General Permit from construction activities)

13. NYS Department of Labor (asbestos abatement approval)
14. NYS Department of Health (interested agency)
15. Empire State Development (interested agency; possible future funding)
16. New York State Homes and Community Renewal (interested agency; possible future funding)

3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

3.1 Summary of Potential Impacts and Proposed Mitigation Measures

Potential impacts of the Proposed Actions and any applicable proposed mitigation measures that would eliminate or minimize each impact are described in the DGEIS. The summary of potential impacts and mitigation measures is presented in each subsection of Sections 3.0 and 4.0 of the DGEIS. Consistent with the scoping process, the DGEIS thoroughly evaluates the potential impacts of the Proposed Actions and presents mitigation measures, as applicable and appropriate, in the following categories: impacts on community character; permanent impacts on historic resources; impacts on traffic, parking and pedestrians; impacts on public services and community plans; impacts on land and zoning; impacts from construction on human health including asbestos abatement and potential to encounter hazardous materials; permanent impacts on aesthetic resources; impacts of extension of an energy transmission or supply system for greater than 50 single-family homes; impacts on stormwater and drainage; and impacts on noise, odor, and light. A summary of potential impacts and associated mitigation measures, as applicable, are provided below:

Community Character

- The Single-Family Houses Alternative is designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard; include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood; and include modifications to the drive loop consistent with the character of the surrounding neighborhood.
- The Single-Family Houses Alternative is not anticipated to be inconsistent or in sharp contrast with existing land uses along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard, although due to financial feasibility constraints, the units may be smaller and may not include the same architectural detailing as the historic houses in the surrounding neighborhood. Specific architectural details and typology would be decided by the developer after the RFP process. Additionally, the Single-Family Houses Alternative includes the demolition of most the historic structures on the Campus (excludes Regina Hall Nursing School), which would require a Certificate of Appropriateness from the City of Utica Scenic and Historic Preservation Commission. The Single-Family Houses Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood.
- The Townhouses Alternative is designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard; to include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood; and include modifications to the drive loop consistent with the character of the surrounding neighborhood.
- The Townhouses Alternative is not inconsistent or in sharp contrast with existing land uses along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Townhouses Alternative includes precedent imagery in the Italianate style. Additionally, the Townhouses Alternative includes the demolition of most of the historic structures on the Campus (excludes Regina Hall Nursing School), which would require a Certificate of Appropriateness from the City of Utica Scenic and Historic Preservation Commission. The Townhouses Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood.
- The Residential Reuse Alternative is designed to maintain the historic character of the Campus to the greatest extent possible through the adaptive reuse of the historic buildings deemed “Contributing” to the Campus’ historic character by SHPO and the restoration of the historic Great Lawn; complement surrounding neighborhood and commercial uses; and improve the visual character of the Campus by restoring the Great Lawn, creating a park and additional recreational space while removing unnecessary surface parking lots. Retaining a portion of the parking garage to accommodate parking needs would allow for the removal of a substantial number of surface parking lots on the Campus.
- The Residential Reuse Alternative is not inconsistent or in sharp contrast with existing land uses along Ballantyne Brae, Douglas Crescent, Proctor Boulevard, or Genesee Street. Paved parking areas would be

minimized and replaced with community green space and new infill buildings, and non-historic structures on the Campus would be demolished to create space for new build residential and commercial space that is at a scale and density that is appropriate for the surrounding neighborhood. The Residential Reuse Alternative is not anticipated to result in any significant adverse impacts to community character and therefore mitigation is not warranted.

- The Multifamily New Alternative is designed to maximize the number of residential density on the Campus to create a cost-effective development option while complementing the mixed-use development along Genesee Street; and include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood.
- Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Multifamily New Alternative includes emphasis on architectural features in keeping with the historic character of the surrounding neighborhood. Additionally, the Multifamily New Alternative includes the demolition of most of the historic structures on the Campus (excludes Regina Hall Nursing School), which would require a Certificate of Appropriateness from the City of Utica Scenic and Historic Preservation Commission. The Multifamily New Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood. Moreover, this alternative would require construction of additional surface parking areas which is not aligned with the character of the surrounding neighborhood.

Historic and Cultural Resources

- According to SHPO CRIS, the Campus is eligible for listing on the National Register of Historic Places, as described in Section 3.3.1 of this DGEIS. Additionally, the Campus is a designated local historic resource and is located within the City of Utica Scenic and Historic Preservation Overlay District.
- The Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative include the complete demolition of the historic Campus, apart from the St. Elizabeth College of Nursing, including all but one of the Campus buildings that SHPO deemed as “Contributing” historic structures for listing on the National Register of Historic Places. These three alternatives represent a substantial change in the historic character of the existing Campus which is inconsistent with SHPO’s designation or the Design Guidelines for the City of Utica Scenic and Historic Preservation Overlay District. Therefore, the adverse impacts to historic character due to complete demolition associated with the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative cannot be mitigated.
- The Residential Reuse Alternative is a two-phased adaptive reuse of the historically significant buildings on the Campus with a variety of housing options, including apartments, condominiums, and townhouses; mixed-use development including proposed small-scale retail and professional uses; and restoration of the historic Great Lawn. The Residential Reuse Alternative adaptively reuses all of the Campus buildings that SHPO deemed “Contributing” historic structures for listing on the National Register of Historic Places. The alternative includes adaptive reuse of historic structures aligned with SHPO’s Evaluation of Eligibility paired with new construction that would be designed to be sensitive to the historic nature of the Campus. The alternative is also aligned with the Design Guidelines published for the City of Utica Scenic and Historic Preservation Overlay District. The Residential Reuse Alternative would require submission of a Nomination Application to SHPO to list the contributing Campus buildings on the National Register of Historic Places to utilize historic rehabilitation tax credits. The proposed work would require adherence to the Secretary of the Interior’s Standards for Rehabilitation and therefore, is not anticipated to result in any significant adverse impacts to historic resources. Therefore, mitigation is not warranted for this alternative.

Traffic and Pedestrian Safety

- The TIS concluded that there are no concerns with existing traffic operations on Genesee Street. An intersection synchronization analysis concluded that all intersections are operating with acceptable Level of Service “D” or better. None of the four alternatives would cause the intersection in the vicinity of the Project Site to operate at an unacceptable Level of Service, and all alternatives would create traffic above existing levels (post hospital closing in October 2023) but below the former hospital use.

Public Services

- None of the proposed alternatives would have an adverse impact on public services, including emergency services, schools, water service or sewer capacity. All of the four alternatives would involve development that is less intense than the former hospital use and therefore, additional public services to accommodate any of the new uses would not be warranted.

Land Use, Zoning, and Community Plans

- None of the proposed alternatives include a zoning map amendment as the current underlying NMU “Neighborhood Mixed-Use” district permits all residential uses, including apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. Although specific design features would be determined by a future developer as part of a site plan review process, each alternative is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.
- The demolition of “Contributing” historic structures on the Campus, as proposed in the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative would require a Certificate of Appropriateness and a Demolition permit from the City of Utica.
- The demolition of “Contributing” historic structures on the Campus, as proposed in the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative is not aligned with the Design Guidelines for the City of Utica Scenic and Historic Preservation Overlay District or the goals for historic preservation set forth in the City of Utica Neighborhood Master Plan. Therefore, the adverse impacts to land use, zoning, and community plans resulting from the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative cannot be mitigated.
- The Single-Family Houses Alternative and Townhouses Alternative do not include inclusive housing options that would lower the price point to enter into the neighborhood or introduce a mix of uses fronting Genesee Street, which is inconsistent with community plans as detailed in Section 3.6 and represents an adverse impact that cannot be mitigated.
- The Residential Reuse Alternative complies with the Design Guidelines for the City of Utica Scenic and Historic Preservation Overlay District. The Residential Reuse Alternative does not propose demolition of structures deemed “Contributing” by SHPO. Additionally, the Residential Reuse Alternative is expected to comply with requirements for streetscape; new construction/infill; commercial facades; masonry; wood; windows and doors; roofs, gutters, and downspouts; chimneys; porches; painting; signage; fences; and accessibility requirements as set forth in the Design Guidelines.
- The Residential Reuse Alternative complies with the goals set forth in the City of Utica Neighborhood Master Plan to protect historic assets to support the City’s revitalization and economic success.
- The Residential Reuse Alternative would address most of the goals and recommendations in the community plans listed in Section 3.6. None of the proposed alternatives would meet all of the recommendations of the community plans identified in Section 3.6.
- Adverse impacts to Land Use, Zoning, and Community Plans are not anticipated in the Residential Reuse Alternative.

Human Health

- All of the proposed alternatives have the potential to impact human health if any hazardous materials identified within Campus buildings are handled improperly. However, no alternative presents an impact to human health if abatement, management and disposal of hazardous materials occurs following all regulations and requirements of their respective regulatory bodies.

Aesthetic Resources

- The Campus is situated among a variety of commercial, mixed-use, professional, and community services along Genesee Street, and residential neighborhoods along Ballantyne Brae, Proctor Boulevard, and Douglas Crescent.
- According to SHPO CRIS, the Campus is eligible for listing on the National Register of Historic Places; the Campus is not located in an area designated by SHPO as sensitive for archaeological resources. In addition, the Campus is a designated local historic resource and within the City of Utica Scenic and Historic Preservation District. According to SEQR guidance, sites that are eligible or listed on the National Register

of Historic Places are deemed aesthetic resources.

- The Campus does not contain any unique, important, or protected natural resources or vistas. According to the NYSDEC Environmental Resource Mapper, no significant natural communities, rare plants or animals, or other natural resources including wetlands, are located within or in the vicinity of the Campus.
- The Single-Family Houses Alternative includes design elements that are consistent with the surrounding historic character of the neighborhood, including Olmstedian-inspired circulation patterns, landscaping which is consistent with the landscaping character of the surrounding neighborhood, and a park in the area of the existing conservation easement. However, the Single-Family Houses Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR guidance. However, the construction of the Single-Family Houses Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood.
- The Townhouses Alternative includes design elements that are consistent with the surrounding historic character of the neighborhood, including Olmstedian-inspired circulation patterns, landscaping which is consistent with the landscaping character of the surrounding neighborhood, and a park in the area of the existing conservation easement. However, the Townhouses Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR guidance. However, the construction of the Townhouses Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood.
- The Residential Reuse Alternative is designed to complement the historic character of the Campus and the surrounding neighborhood, including the residential properties along Proctor Boulevard, and the nearby Forest Hill Cemetery and Utica Parks and Parkways Historic District. The Residential Reuse Alternative includes a restoration of the Great Lawn, slightly modified circulation patterns, a park in the area of the current conservation easement, additional recreational space replacing the parking on the eastern portion of the parcel, and landscaping treatments throughout the Campus that are consistent with the landscaping character of the surrounding neighborhood. The proposed mix of adaptive reuse and new construction on the Campus as part of the Residential Reuse Alternative would create a vibrant urban community that complements the surrounding neighborhood and mixed uses along Genesee Street. The Residential Reuse Alternative also adaptively reuses the buildings on the Campus that are eligible for listing on the National Register of Historic Places and contribute to the Campus' status as a local landmark within the City of Utica Scenic and Historic Preservation Overlay District. The Residential Reuse Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood.
- The Multifamily New Alternative is designed to maximize the residential density on the Campus to create a cost-effective development option, which would include architectural features in keeping with the historic character of the surrounding neighborhood where possible. However, the Multifamily New Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR. However, the construction of the Multifamily New Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood.

Impacts on Energy

- No alternative would have a significant impact on energy when compared to the former hospital use. The four alternatives are projected to use between 2-6% of the energy demands of the former hospital use.

Stormwater and Drainage

- Once a developer is selected for the redevelopment of the Campus and an alternative is advanced, the developer's design engineer would prepare a Stormwater Pollution Prevention Plan to address pre- and post-construction stormwater management practice requirements. During construction activities, best management practices to minimize erosion and sedimentation would be implemented in accordance with New York State standards and requirements. A Notice of Intent seeking coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) would be submitted to the

NYSDEC for the Proposed Action and an acknowledgement would be received prior to start of construction.

- For all of the listed alternatives, post-construction stormwater management practices would be depicted in the design documents for the Proposed Action. Generally speaking, stormwater would be conveyed through a network of pipes and/or swales to stormwater management practices which would then be conveyed off site through underground pipes. The stormwater would be treated onsite for quality and quantity.
- Although the regrading of the Campus as proposed in the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative may require changes to flow patterns of stormwater on Campus, the existing flow patterns of the stormwater exiting the Campus would be maintained after construction. Stormwater systems would be designed to ensure stormwater flow onto adjacent properties does not increase.
- Per the New York State Stormwater Management Design Manual, the Proposed Alternative would be designed to treat the required 100% of water quality volume for all new impervious areas. 25% of water quality is also required to be treated for any existing impervious areas that are disturbed.
- Since all four alternatives are anticipated to disturb more than five acres, written authorization from the designated MS4 would be obtained.
- Any of the four alternatives or a variation thereof would require compliance with these state stormwater discharge requirements.

Noise, Odor and Light

- Construction-related noise associated with all alternatives would include noises from construction equipment, machinery, and generators for the clearing and grubbing of the trees on site; grading of the site; construction of residential and, in some cases, retail buildings on the Campus; and site preparations including paving of the proposed parking lot and sidewalks, landscaping and screening, stormwater management facilities, wastewater management facilities, and municipal water connection.
- Operations-related noise associated with the alternatives would include entering and exiting vehicles, delivery vehicles, solid waste disposal vehicles, lawn maintenance, and building operations such as air conditioning units. Alternatives with commercial components would have additional noise from customer/employee vehicles, opening and closing vehicle doors, limited noise from customers entering and exiting the store, and noise from deliveries. Noise associated with store operations is not anticipated to be loud, discordant, or disagreeable in comparison with existing ambient noise. All alternatives would create lower levels of noise, odor, and light than the former hospital use.
- Ambient noise associated with activities adjacent to and near the Project Site are not anticipated to change during construction or operation.

Unavoidable Adverse Impacts

- All four alternatives would result in construction-related impacts which cannot be mitigated. However, these impacts are short term and temporary in nature and would not have a long-term adverse impact on the environment. Construction activities would create additional noise during construction hours for the duration of construction. This is generally mitigated with reasonable hours of work; however, some impact is unavoidable. Any construction would have a visual impact on its setting. During construction, this may include disturbed soils, piles of construction materials, and a partially constructed Campus or building.
- Once construction is complete, there would still be a change in the visual setting. As set forth in this DGEIS, under the Single-Family House Alternative, the Townhouses Alternative, and the Multifamily New Alternative, this alteration consists of the demolition of the historic hospital buildings (excluding St. Elizabeth College of Nursing), which are eligible for listing on the National Register of Historic Places and is designated a local landmark within the City of Utica Scenic and Historic Preservation District. In terms of the historic character of the area, this may create a significant adverse impact. However, some residents may not perceive a change in the area as a significant adverse impact. The unavoidable adverse impacts are associated with construction, which are not significant, and demolition of the historic hospital complex, which is a significant adverse impact.

Irreversible and Irretrievable Commitment of Resources

- Land development projects require a short-term and long-term commitment of natural resources for construction and operation. The long-term commitment of these materials would limit their availability for

future uses. This includes materials and labor used for the demolition of portions or the entirety of the campus (excluding the St. Elizabeth College of Nursing). All alternatives, like any construction project, have some loss of resources through the demolition and removal of materials.

- Demolition of all of the extant structures on the Campus, except for the St. Elizabeth College of Nursing, is required in the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative, which represents an energy expenditure that is not present in the Residential Reuse Alternative due to the adaptive reuse proposed of several of the Campus buildings.
- The Residential Reuse Alternative consists of the adaptive reuse of several historic structures on the Campus. The United States Environmental Protection Agency (USEPA) states that adaptive reuse projects retain the “embodied energy” invested in existing structures, reduces construction emissions, and protects undeveloped land and raw materials. Therefore, the Residential Reuse option minimizes the consumption of energy during construction by capturing the embodied energy in the existing structures, and minimizes the energy required for demolition of existing structures and all new construction.

Energy Use and Conservation

- Energy resource consumption would occur during the construction and operation of alternatives. Both short term and long-term energy consumption effects are associated with all commercial construction projects. Energy consumption impacts, during construction of the alternatives, would occur primarily due to the consumption of fossil fuels through the operation of power equipment and construction vehicles. Once constructed, the building would place long-term demands on various energy sources. In all alternatives, energy would be consumed for space heating, air-conditioning, water heating, lighting, and the use of various appliances and electrical equipment. All alternatives would feature more energy efficient buildings than the current hospital campus.

Climate Change

- Energy would be consumed during the construction and long-term operation of the Single-Family Houses Alternative, Townhouses Alternative, Residential Reuse Alternative, and Multifamily New Alternative. Related to this is the generation of gaseous emissions from energy consumption from construction and operations. These emissions are a scientifically well-established contributor to global climate change through a mechanism known as “the greenhouse effect,” and are termed “greenhouse gases.” Additionally, all four alternatives represent a reduction in the intensity of use on the land from the formerly operating hospital complex, and all four alternatives include construction on previously developed land (i.e., not virgin land) which represents less of an environmental impact and energy requirement than construction on a “greenfield” site.
- All four alternatives would be constructed in accordance with the Energy Conservation Construction code (“ECCCNYS”) and would not have a significant impact or contribution towards climate change.
- None of the four alternatives would represent a substantial impact to Climate Change. Impacts from construction are limited, and all four alternatives represent a less intensive use than the formerly operating hospital.

3.2 Community Character

3.2.1 Setting

The Campus is located on the southeastern side of Genesee Street in the South Utica Neighborhood. The Campus consists of eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage. It includes the former hospital complex which was vacated in October 2023 and the existing St. Elizabeth College of Nursing. Surrounding land uses on Genesee Street consist predominantly of commercial uses, mixed-use and professional office space, and community services with some undeveloped, vacant parcels. Surrounding streets include predominantly residential land uses. Active agriculture is not present along or adjacent to the corridor in the immediate vicinity of the Project Site.

As shown in the zoning and land use maps in **Appendix “H”**, commercial uses, mixed-use and professional office space, and community services predominate along Genesee Street within a half mile of the Campus and include several

medical offices, multiple recording studios, financial advising and insurance offices, law offices, commercial businesses, the Church of Our Lady of Lourdes, educational institutions, a real estate rental agency, a Mavis Discount Tire, a coffee shop, a pizzeria, a bank, a pharmacy, an urgent care, and a grocery store. Supporting or complementing these commercial, professional, and community services uses are access driveways, parking lots, and landscaping. Similarly, residential uses include driveways, parking areas, and garages.

The scale of existing buildings in the vicinity of the Project Site consists of 1-2 story commercial, professional, mixed-use and residential structures. The design of adjacent and nearby mixed-use, commercial, and professional structures consists predominantly of adaptively reused residential structures. Across from the Campus on Genesee Street, the façade of the Church of Our Lady of Lourdes consists of a gabled roof with dark brown trim, light brown bricks, and ornate fenestrations/windows. Commercial structures farther northeast on Genesee Street also consist of typical commercial facades including concrete masonry units, brick facades, steel cladding, large fenestration/windows, flat roofs, and signage. The function of these existing commercial, professional, and religious organizations is typical and includes parking areas for customers, employees, and deliveries, storage and delivery areas, and ingress and egress drives.

According to SHPO CRIS, most of the Campus buildings are eligible for the National Register of Historic Places. In addition, the Campus is a designated local historic resource and within the City of Utica Scenic and Historic Preservation District. The Project Site is not located in an area designated by SHPO as sensitive for archaeological resources.

3.2.2 Potential Impacts

3.2.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is designed to create a residential community that is consistent with the architectural character of the residential properties on Ballantyne Brae, Douglas Crescent, and Proctor Boulevard, if financially feasible. Specific architectural details and typology would be decided by the developer after the RFP process.

The Single-Family Houses Alternative includes one point of ingress/egress for vehicles entering the residential community from Genesee Street and a separate point of ingress/egress vehicles access for the St. Elizabeth College of Nursing, which would remain. The driving loop for the residential neighborhood is inspired by surrounding Olmsted designed streets (including Proctor Boulevard), mimicking the curvature of the surrounding streets. The 33 single-family houses would each include a driveway for access and parking. The 18 townhouses proposed along Genesee Street include a road along the back of the townhouses to minimize curb cuts on Genesee Street, and allowing residents to access “tuck under” parking in the townhouses. Landscape treatments are proposed throughout the residential development and include greenspace between the residential community and the College of Nursing to maintain privacy. The Single-Family Houses Alternative may also incorporate green space in the area of the existing conservation easement (see **Appendix “I”** for a map of the conservation easement). The Single-Family Houses Alternative includes new tree plantings which are consistent with the landscape character of residential neighborhoods along Proctor Boulevard, Douglas Crescent, and Ballantyne Brae. These aspects of the site design are consistent with the existing urban character of the area. A concept design for the Single-Family Houses Alternative is provided in **Appendix “J”**.

The buildings on the Project Site would be demolished, with the exception of the St. Elizabeth College of Nursing, and converted from a historic hospital complex and supporting uses to 51 residential units including single-family houses and townhouses along Genesee Street. The Single-Family Houses Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood. The proposed demolition may compromise the historic character of the Campus.

The Single-Family Houses Alternative would result in the construction of 51 above-market rate units; however, the Single-Family Houses Alternative would not result in the displacement of affordable or low-income housing, a substantial increase in population, nor create a demand for additional community services such as schools, police, fire,

sewer and water. Traffic related potential impacts, as well as noise, odor, and light-related potential impacts are discussed above and in sections 3.4 and 3.11 of this DGEIS, respectively; however, no significant impacts associated with these impact categories were identified that could not be mitigated. The Single-Family Houses Alternative would provide 51 additional single-family houses in South Utica within a historic neighborhood and along an active mixed-use corridor (Genesee Street). The Single-Family Houses Alternative would represent a less intensive use than the formerly operating hospital, but would also result in a loss of the historic Campus buildings, some of which preceded the development of surrounding neighborhoods and would be in contrast with the mixed-use development along Genesee Street. The Single-Family Houses Alternative would be of similar scale or a smaller scale to surrounding neighborhood houses in the vicinity of the Campus. The Single-Family Houses Alternative would have a significant impact on areas of historic importance, but it would not have a significant impact on existing facilities, structures, parks, open space, recreation, officially recognized or designated public spaces, community services, or affordable or low-income housing.

3.2.2.2 Townhouses Alternative

The Townhouses Alternative is designed to complement the mixed-use properties along Genesee Street and provide an additional housing option for residents in and around the surrounding neighborhoods and beyond. The Townhouses Alternative proposes an increased density on the Campus compared to the proposed density in the Single-Family Houses Alternative, while still maintaining an architectural typology that is similar to single-family houses. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Townhouses Alternative includes precedent imagery in the Italianate style.

The Townhouses Alternative includes a private entrance into a self-contained Townhouse community off Genesee Street, and a separate point of ingress/egress for the St. Elizabeth College of Nursing, which would remain unchanged. Similar to the Single-Family Houses Alternative, the driving loop accessing the townhouses is a curved, winding street which is inspired by surrounding Olmsted-designed streets. Also similar to the Single-Family Houses Alternative, the townhouses proposed along Genesee Street include a road along the back of the townhouses to minimize curb cuts on Genesee Street, and allowing residents to access “tuck under” parking in the townhouses. Landscape treatments are proposed throughout the Townhouses Alternative and include greenspace between the residential community and the St. Elizabeth College of Nursing to maintain privacy, as well as landscaped medians and greenspaces throughout the development to minimize the impact of pavement to the greatest extent possible. The Townhouses Alternative may also incorporate green space in the area of the existing conservation easement at the southern property boundary. The Townhouses Alternative includes new tree plantings which are consistent with the landscape character of residential neighborhoods along Proctor Boulevard, Douglas Crescent, and Ballantyne Brae. These aspects of the site design are consistent with the existing urban character of the area. A concept design for the Townhouses Alternative is provided in **Appendix “J.”**

The extant buildings on the Project Site would be demolished, with the exception of the St. Elizabeth College of Nursing, and converted from a historic hospital complex and supporting uses to a townhouse community. The Townhouses Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood. As noted in Section 3.2.2.1 above, the proposed demolition may compromise the historic character of the Campus.

The Townhouses Alternative would result in the construction of 107 market rate units; however, the Townhouses Alternative would not result in the displacement of affordable or low-income housing, create a substantial increase in population, nor create a demand for additional community services such as schools, police, fire, sewer and water. Traffic related potential impacts, as well as noise, odor, and light-related potential impacts are discussed in above and in sections 3.4 and 3.11 of this DGEIS, respectively; however, no significant impacts associated with these impact categories were identified that could not be mitigated. The Townhouses Alternative would provide 107 townhouses in South Utica within a historic neighborhood and along an active mixed-use corridor (Genesee Street). The Townhouses Alternative would represent a less intensive use than the formerly operating hospital, but would also result in a loss of historic Campus buildings, some of which preceded the development of surrounding neighborhoods, and would be in contrast with the mixed-use development along Genesee Street. The Townhouses Alternative would be of similar scale or a smaller scale to surrounding neighborhood houses in the vicinity of the Campus. The

Townhouses Alternative would have a significant impact on areas of historic importance, but it would not have a significant impact on existing facilities, structures, parks, open space, recreation, officially recognized or designated public spaces, community services, or affordable or low-income housing.

3.2.2.3 Residential Reuse Alternative

The Residential Reuse Alternative is designed to complement the historic character of the Campus and the surrounding neighborhood, including the residential properties along Proctor Boulevard.

The Residential Reuse Alternative would be constructed in two phases: an Initial Build Out Phase and Full Build Out Phase. The Initial Build Out phase includes demolition of non-historically significant portions of the hospital building and demolition of the northern leg of the parking garage (see **Appendix “K”** for parking garage structural assessment). The original hospital building and 1950s addition to the hospital would remain. Marian Hall and the former convent would be adaptively reused as apartments. During the Full Build Out phase, the former boiler and laundry would be adaptively reused as commercial or office space. A mixed-use building along Genesee Street would provide ground floor retail with apartments above, mitigating the scale between the single-family homes in the surrounding neighborhood and the larger St. Elizabeth College of Nursing building to the west.

The existing entrances to the Campus from Genesee Street would remain unchanged; circulation on the Campus would be modified slightly in the Full Build Out phase. The Residential Reuse Alternative includes on-site surface parking and parking in the southeastern portion of the existing parking garage. The northwestern portion of the existing parking garage would be demolished in the Initial Build Out phase, which reduces the visual impact of the parking garage by removing the leg of the garage that is closer to Genesee Street and the surrounding neighborhood. By retaining a portion of the parking garage, surface parking can be significantly reduced which allows for the restoration of the Great Lawn, a park, and additional recreation space (see below). The on-site surface parking areas would be located in the northeast corner of the parcel, on the east near the recommended office/commercial use in the former boiler building, and along the western portion of the parcel for the St. Elizabeth College of Nursing, adaptive reuse of Marian Hall, new build townhouses, and adaptive reuse of the former convent.

Landscape treatments include restoration of the Great Lawn fronting Genesee Street and installation of a private greenspace in the area of the existing conservation easement during the Initial Build Out, and additional recreational space replacing the parking on the eastern portion of the parcel during the Full Adaptive Reuse. The Residential Reuse Alternative would not significantly alter the diversity of vegetation and mix of cover types and land uses in the general area, which include a blend of urban/suburban residential and neighborhood commercial.

Overall, the site design is consistent with the existing urban character of the mixed-use development on Genesee Street, and the mix of adaptive reuse and new construction on the Campus would create a vibrant urban community that complements the surrounding area. Concept designs for the Initial Build Out phase and Full Build Out phase of the Residential Reuse Alternative are provided in **Appendix “J.”**

The Residential Reuse Alternative would result in the construction of 252 units total (152 in the Initial Build Out phase and 100 in the Full Build Out phase), including market rate units and the potential for senior or workforce housing. The Residential Reuse Alternative would not result in the displacement of affordable or low-income housing, create a substantial increase in population, nor create a demand for additional community services such as schools, police, fire, sewer and water. Traffic related potential impacts, as well as noise, odor, and light-related potential impacts are discussed in above and in sections 3.4 and 3.11 of this DGEIS, respectively; however, no significant impacts associated with these impact categories were identified that could not be mitigated. The Residential Reuse Alternative would provide 252 units consisting of apartments and townhouses in South Utica within a historic neighborhood and along an active mixed-use corridor (Genesee Street). The Residential Reuse Alternative would represent a less intensive use than the formerly operating hospital, would preserve the existing historic Campus buildings, and would be consistent with the mixed-uses along Genesee Street. The Residential Reuse Alternative would be of similar scale to the mixed-use corridor in the vicinity of the Campus. The Residential Reuse Alternative would have a positive impact on areas of historic importance by adaptively reusing the historic structures on the Campus and would have a positive impact on open space due to the inclusion of green space on the Campus towards the southern parcel boundary.

3.2.2.4 Multifamily New Alternative

The Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Multifamily New Alternative includes emphasis on architectural features in keeping with the historic character of the surrounding neighborhood.

The Multifamily New Alternative includes two points of ingress and egress from Genesee Street creating a drive loop on the Campus which connects to the St. Elizabeth College of Nursing, which would remain unchanged, five apartment buildings around a central courtyard, and a mixed-use building fronting Genesee Street. Landscape treatments are proposed throughout the Multifamily New Alternative and include a central courtyard around which the apartment buildings are oriented, as well as landscaped medians and greenspaces throughout the development to minimize the impact of pavement to the greatest extent possible. A concept design for the Multifamily New Alternative is available in **Appendix “J.”**

The extant buildings on the Project Site would be demolished, with the exception of the St. Elizabeth College of Nursing, and converted from a historic hospital complex and supporting uses to 200 new build apartments on the Campus, as well as a mixed-use building with ground floor retail space and 37 new build apartments on the second floor. The Multifamily New Alternative constitutes a less intensive land use than the formerly operating hospital, which is more aligned with the surrounding neighborhood. However, the demolition of buildings on the Campus will result in a loss of historic fabric in the neighborhood. As noted in Sections 3.2.2.1 and 3.2.2.2 above, the proposed demolition may compromise the historic character of the Campus.

The Multifamily New Alternative would result in the construction of 237 total units, which could include a mix of affordable and workforce units. The Multifamily New Alternative would not result in a substantial increase in population nor create a demand for additional community services such as schools, police, fire, sewer and water. Traffic related potential impacts, as well as noise, odor, and light-related potential impacts are discussed in above and in sections 3.4 and 3.11 of this DGEIS, respectively; however, no significant impacts associated with these impact categories were identified that could not be mitigated. The Multifamily New Alternative would provide 237 apartments in South Utica within a historic neighborhood and along an active mixed-use corridor (Genesee Street). The Multifamily New Alternative would represent a less intensive use than the formerly operating hospital, but would also result in a loss of historic Campus buildings, some of which preceded the development of surrounding neighborhoods. The Multifamily New Alternative would be of similar scale to the existing Campus and mixed-use development along Genesee Street. The Multifamily New Alternative would have a significant adverse impact on areas of historic importance and would not have a significant impact on existing facilities, structures, parks, open space, recreation, officially recognized or designated public spaces, community services, or affordable or low-income housing.

3.2.3 Mitigation

3.2.3.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is designed to complement the scale of single-family houses in the surrounding neighborhood, including Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. In addition, the Single-Family Houses Alternative includes new tree plantings throughout the development which is consistent with the landscape character of the surrounding neighborhood, and which separate the residential neighborhood from the St. Elizabeth College of Nursing to maintain privacy. Finally, the proposed modifications to the drive loop for the residential neighborhood are inspired by surrounding Olmstedian-designed streets and would be consistent with the character of the surrounding neighborhood.

The Single-Family Houses Alternative includes the complete demolition of the site, including historic and non-historic structures, with the exception of the St. Elizabeth College of Nursing. Demolition of the historic structures on the site, which have also been determined by SHPO as “Contributing” structures to the National Register of Historic Places, would compromise the remaining historic character of the Campus and would constitute a significant adverse impact on the historic character of the Campus and its significance in the historic context of the surrounding community that

cannot be mitigated. However, the reduction in the intensity of land use from the formerly operating hospital complex, introduction of greenspace, and construction of housing which is similar in scale to the surrounding neighborhood represent a positive impact on community character.

3.2.3.2 Townhouses Alternative

The Townhouses Alternative is designed to complement the scale of single-family houses in the surrounding neighborhood, including Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. In addition, the Townhouses Alternative includes new tree plantings throughout the development which is consistent with the landscape character of the surrounding neighborhood, and which separate the residential neighborhood from the St. Elizabeth College of Nursing to maintain privacy. Finally, the proposed modifications to the drive loop for the residential neighborhood are inspired by surrounding Olmstedian-designed streets and would be consistent with the character of the surrounding neighborhood.

Similar to the Single-Family Houses Alternative, the Townhouses Alternative includes the complete demolition of the site, including historic and non-historic structures, with the exception of the St. Elizabeth College of Nursing. As noted above, demolition of the historic structures on the site would compromise the remaining historic character of the Campus and would constitute a significant adverse impact on the historic character of the Campus and its significance in the historic context of the surrounding community that cannot be mitigated. However, the reduction in the intensity of land use from the formerly operating hospital complex, introduction of greenspace, and construction of housing which is similar in scale to the surrounding neighborhood represent a positive impact on community character.

3.2.3.3 Residential Reuse Alternative

The Residential Reuse Alternative is designed to maintain the historic character of the Campus to the greatest extent possible through the adaptive reuse of the historic buildings on Campus deemed “Contributing” to the historic character of the Campus by SHPO and the restoration of the historic Great Lawn. The Residential Reuse Alternative would complement surrounding mixed-uses on Genesee Street with a mix of historic adaptive reuse, new build townhouses, and a mixed-use building along Genesee Street. The Residential Reuse Alternative would improve the visual character of the Campus by restoring the Great Lawn and creating green space in the area of the existing conservation easement during the Initial Build Out, and additional recreational space replacing the parking on the eastern portion of the parcel during the Full Build Out phase. The Residential Reuse Alternative is not anticipated to result in any significant adverse impacts to community character and therefore mitigation is not warranted.

3.2.3.4 Multifamily New Alternative

The Multifamily New Alternative is designed to complement the scale of mixed-use development along Genesee Street. The Multifamily New Alternative includes a central courtyard and landscaping treatments throughout the development, which would be similar in character and scale to surrounding mixed-use properties to the greatest extent practicable. Additionally, the two points of ingress and egress from Genesee Street are consistent with the existing access points and would not impact community character.

Like the Single-Family Houses Alternative and Townhouses Alternative, the Multifamily New Alternative includes the complete demolition of the site, including historic and non-historic structures, with the exception of the St. Elizabeth College of Nursing. Demolition of the historic structures on the site would compromise the remaining historic character of the Campus and would constitute a significant adverse impact to the historic character of the Campus and its significance in the historic context of the surrounding community that cannot be mitigated. However, the reduction in the intensity of land use from the formerly operating hospital complex represents a positive impact on community character.

3.3 Historic Resources

3.3.1 Setting

According to the SHPO CRIS, the Campus is eligible for listing on the National Register of Historic Places, as described below. Additionally, the Campus is a designated local historic resource and is within the City of Utica

Scenic and Historic Preservation District. The Campus is not located in an area designated by SHPO as sensitive for archaeological resources. The Campus was vacated in October 2023, with the exception of the St. Elizabeth College of Nursing, which is currently active, due to the opening of Wynn Hospital in downtown Utica.

St. Elizabeth's hospital was first constructed in 1915, and during the course of a century, several additions and new buildings were constructed on the Campus. In 1991, SHPO determined that portions of the Campus are "Eligible" for the National Register of Historic Places, including the original 1915 hospital, Marian Hall constructed in 1926, and the original front lawn or "quadrangle" fronting Genesee Street. Since the 1991 determination of eligibility, additional changes have been made on the Campus, including construction of new building additions and parking areas. In addition, some of the buildings on the Campus that were not 50 years of age or older at the time of the 1991 determination may have become eligible. Therefore, the Redevelopment Team initiated a meeting with SHPO to discuss the Campus and project in December 2023. During the meeting, the history of the Campus was reviewed, including the closure of the Campus in October 2023, and the ongoing Campus Reuse Master Plan effort. Subsequent to the meeting, the Redevelopment Team submitted a request for an updated Evaluation of Eligibility in January 2024 and SHPO issued a consolidated response requesting additional information about the history of the Campus. After providing the requested information, SHPO issued an Evaluation of Eligibility on February 15, 2024 indicating that the following buildings on the Campus were considered "Contributing" to the Eligibility of the Campus for Listing on the National Register of Historic Places: St. Elizabeth Hospital and additions before 1974, former boiler (later office and cogeneration building), Marian Hall, former convent, St. Elizabeth College of Nursing, and parking garage. A subsequent meeting with SHPO was held to discuss the Evaluation of Eligibility which resulted in a determination that the parking garage would not be considered a Contributing structure. SHPO revised the Evaluation of Eligibility on March 5, 2024. A complete copy of the coordination with SHPO is provided in **Appendix "F."**

3.3.1.1 Single-Family Houses Alternative

The Single-Family Houses Alternative includes the complete demolition of the historic Campus, with the exception of the St. Elizabeth College of Nursing, including all but one of the buildings on the Campus that SHPO deemed as "Contributing" historic structures in the Evaluation of Eligibility for listing on the National Register of Historic Places. The St. Elizabeth College of Nursing is the only "Contributing" building that would remain in the Single-Family Houses Alternative. The Campus would be converted from a historic hospital complex with supporting uses to 51 residential properties, including single-family houses and townhouses fronting Genesee Street. The Single-Family Houses Alternative represents a substantial change in the historic character of the existing Campus and includes the demolition of several historic structures that are eligible for listing on the National Register of Historic Places and designated a local landmark within the City of Utica Scenic and Historic Preservation Overlay District.

3.3.1.2 Townhouses Alternative

Similar to the Single-Family Houses Alternative, the Townhouses Alternative includes the complete demolition of the historic Campus, with the exception of the St. Elizabeth College of Nursing, including all but one of the buildings on the Campus that SHPO deemed as "Contributing" historic structures in the Evaluation of Eligibility for listing on the National Register of Historic Places. The St. Elizabeth College of Nursing is the only "Contributing" building that would remain in the Townhouses Alternative. The Campus would be converted from a historic hospital complex with supporting uses to a townhouse community with 107 residential units. The Townhouses Alternative represents a substantial change in the historic character on the existing Campus and includes the demolition of several historic structures that are eligible for listing on the National Register of Historic Places and designated a local landmark within the City of Utica Scenic and Historic Preservation Overlay District.

3.3.1.3 Residential Reuse Alternative

The Residential Reuse Alternative is a two-phased adaptive reuse of the historically significant buildings on the Campus with a variety of housing options, including apartments, condominiums, and townhouses; mixed-use development including proposed small-scale retail and professional uses; and restoration of the historic Great Lawn. The Residential Reuse Alternative adaptively reuses all buildings on the Campus that SHPO deemed Contributing historic structures in the Evaluation of Eligibility for listing on the National Register of Historic Places. Phase I, the Initial Build Out Phase, consists of demolition of select non-historic structures on the Campus including additions to the hospital building after the period of significance (ending in 1974) and the northern leg of the parking garage. The

original hospital building and historically significant additions to the hospital building would be adaptively reused for apartments, as would the former convent building and Marian Medical Building, formerly Marian Hall. The St. Elizabeth College of Nursing would remain and operating as an educational facility. In the Initial Build Out, the paved parking area that was constructed in front of the hospital building would be removed and the historic Great Lawn would be restored in a historically sensitive manner, with new tree plantings and pedestrian paths that honor the original Great Lawn. The two curb cuts on Genesee Street entering the Campus would remain unchanged and would connect south of the original hospital building to form one drive loop. Phase II, the Full Build Out Phase, consists of the construction of a new mixed-use building fronting N Genesee Street, new build townhouses constructed between the former convent and Marian Hall, with new parking and driveways to access the new development, a park in the area of the current conservation easement, and an amenity spine connecting the existing hospital building to new build apartments adjoining the remaining parking garage. The former laundry and boiler building would be converted to professional or retail space, and the area of the existing maintenance garage and boiler building would be converted to recreational space. The alternative includes adaptive reuse of historic structures aligned with SHPO's Evaluation of Eligibility paired with new construction that is sensitive to the historic nature of the Campus. The alternative is also aligned with the Design Guidelines published for the City of Utica Scenic and Historic Preservation Overlay District.

3.3.1.4 Multifamily New Alternative

Like the Single-Family Houses Alternative and Townhouses Alternative, the Multifamily New Alternative includes the complete demolition of the historic Campus, with the exception of the St. Elizabeth College of Nursing, including all but one of the buildings on the Campus that SHPO deemed as "Contributing" historic structures in the Evaluation of Eligibility for listing on the National Register of Historic Places. The St. Elizabeth College of Nursing is the only "Contributing" building that would remain in the Multifamily New Alternative. The Campus would be converted from a historic hospital complex and supporting uses to 200 new build apartments on the Campus, as well as a mixed-use building with ground floor retail space and 37 new build apartments on the second floor. The Multifamily New Alternative represents a substantial change in the historic character of the existing Campus and includes the demolition of several historic structures that are eligible for listing on the National Register of Historic Places and designated a local landmark within the City of Utica Scenic and Historic Preservation Overlay District.

3.3.2 Mitigation

3.3.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is designed to complement the character of the surrounding residential neighborhood along Douglas Crescent, Ballantyne Brae, and Proctor Boulevard. However, the Single-Family Houses Alternative requires the demolition of the historic hospital complex, which is contrary to SHPO's Evaluation of Eligibility for the Campus and the goals set forth in the City of Utica Scenic and Historic Preservation Overlay District. The design guidelines indicate that "Demolition of buildings in Utica's Scenic and Historic Preservation District is inappropriate unless it can be proven that:

- The building's structural failure has been clearly documented to the Commission by an engineer or architect, and;
- The safety of the public requires that the building be demolished, and;
- All feasible alternatives to demolition have been explored by the owner, including rehabilitation, stabilization, repair, and the sale of the property to an owner who is able to undertake the rehabilitation process, or;
- An economic hardship exists which prevents the owner from rehabilitating the property, or;
- The building does not contribute to the character of the district because of its age or the degree to which it has been altered."

St. Elizabeth Hospital was decommissioned in October 2023 after MVHS moved to Wynn Hospital in Downtown Utica. At the time of decommissioning the Campus, MVHS provided extensive documentation of the current condition of the Campus buildings, including the original hospital building and additions, parking garage, and surrounding buildings. The hospital complex has been dutifully maintained by MVHS including regular inspections, capital improvements campaigns, and structural assessments and do not provide evidence of structural failure (provided in

Appendix “L”). In addition to being in good structural condition, the Campus would continue to be monitored by MVHS’ security team until the Campus is sold to a developer, and the St. Elizabeth College of Nursing remains active on the Campus, so demolition is not required for the safety of the public. Moreover, the master planning process for the St. Elizabeth Campus indicates that there is a viable adaptive reuse alternative to demolition, the “Residential Reuse Alternative” described herein. A financial analysis of the alternatives on the Campus indicate that the adaptive reuse of the Campus is financially feasible (reference Section 4.2), and MVHS intends to sell the property to a qualified developer with funding necessary to support development on the Campus, as well as the potential use of historic tax credits and state and federal grants, so economic hardship preventing rehabilitation of the property is not evident. Finally, consultation with SHPO indicates that several buildings on the Campus are eligible for listing on the National Register of Historic Places, including the original hospital building and laundry (later turned boiler building, then cogeneration/office building) and additions to the hospital constructed before 1974; Marian Hall (currently the Marian Medical Building); the former convent (currently a Medical Library); and the St. Elizabeth College of Nursing, Regina Hall, and Education Building. Based on the analysis conducted by SHPO, the Campus does not meet the criteria for demolition of buildings in Utica’s Scenic and Historic Preservation Overlay District and SHPO has indicated that the Campus is contributing to the character of the Scenic and Historic Overlay District and therefore is not appropriate for demolition. Therefore, the adverse impacts to historic character from the Single-Family Houses Alternative cannot be mitigated.

3.3.2.2 Townhouses Alternative

The Townhouses Alternative is designed to complement the mixed-use properties along Genesee Street and provide an additional housing option for the residential neighborhoods surround the Project Site and beyond. The Townhouses Alternative proposes an increased density on the Campus compared to the proposed density in the Single-Family Houses Alternative, while still maintaining an architectural typology that is similar to single-family houses. However, the Townhouses Alternative requires the demolition of the historic hospital complex, which, as noted in Section 3.3.1 and Section 3.3.2.1, is contrary to SHPO’s Evaluation of Eligibility for the Campus and the goals set forth in the City of Utica Scenic and Historic Preservation Overlay District. The design guidelines indicate that demolition of buildings in Utica’s Scenic and Historic Preservation District is inappropriate unless specific criteria are met which warrant demolition. As described above, the Campus does not meet any of the criteria for demolition of buildings in Utica’s Scenic and Historic Preservation Overlay District, and SHPO has indicated that the Campus is contributing to the character of the Scenic and Historic Overlay District and therefore is not suitable for demolition. Therefore, the adverse impacts to historic character from the Townhouses Alternative cannot be mitigated.

3.3.2.3 Residential Reuse Alternative

The Residential Reuse Alternative is designed to maintain and celebrate the historic character of the Campus to the greatest extent possible through the adaptive reuse of the historic buildings on Campus that were deemed “Contributing” to the historic character of the Campus by SHPO, through the restoration of the historic Great Lawn, and through new build residential and mixed-use buildings that are sensitive to the historic character of the surrounding Campus. The Residential Reuse Alternative only proposes demolition of the northern leg of the parking garage and additions to the hospital outside of the period of significance, which SHPO has determined are not “Contributing” structures and therefore do not contribute to the historic character of the Campus. Because the Residential Reuse Alternative does not propose demolition of the historic structures, and instead proposes historically-sensitive adaptive reuse of the historic Campus with the benefit of restoration of the historic Great Lawn, the Residential Reuse Alternative is not anticipated to result in any significant adverse impacts to historic resources and therefore mitigation is not warranted.

3.3.2.4 Multifamily New Alternative

The Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option. The Multifamily New Alternative requires the demolition of the historic hospital complex, which is contrary to SHPO’s Evaluation of Eligibility for the Campus and the goals set forth in the City of Utica Scenic and Historic Preservation Overlay District. The design guidelines indicate that demolition of buildings in Utica’s Scenic and Historic Preservation District is inappropriate unless specific criteria are met which warrant demolition. As described above, the Campus does not meet any of the criteria for demolition of buildings in Utica’s Scenic and Historic Preservation Overlay District, and SHPO has indicated that the Campus is contributing to the

character of the Scenic and Historic Overlay District and therefore is not suitable for demolition. Therefore, the adverse impacts to historic character from the Multifamily New Alternative cannot be mitigated.

3.4 Traffic and Pedestrian Safety

3.4.1 Setting

Genesee Street is classified by NYSDOT as an “Urban Principal Arterial – other (no control of access)” roadway. The roadway has an annual average daily traffic (“AADT”) volume of approximately 10,723 vehicles and carries approximately 242 vehicles eastbound and 253 vehicles westbound passing Ballantyne Brae/Amy Avenue; and 303 vehicles eastbound and 229 vehicles westbound passing Proctor Boulevard during the morning peak hour. Genesee Street carries 318 vehicles eastbound and 308 vehicles westbound passing Ballantyne Brae/Amy Avenue during the evening peak hour; and 307 vehicles eastbound and 330 vehicles westbound passing Proctor Boulevard. The bulk of the traffic on Genesee Street is passenger car traffic with approximately 2-5% heavy vehicles traveling in each direction during the peak hours. The posted speed limit passing the Campus is 30 mph on Genesee Street. There are no posted speed limits on Proctor Boulevard, Ballantyne Brae, or Amy Avenue, however the posted city speed limit is 30 mph.

Ballantyne Brae and Amy Avenue are classified by NYSDOT as “Urban Local” roadways which connect Genesee Street to Oneida Street, and which connect to the Proctor Boulevard neighborhood to the south and connect to Genesee Street and Sunset Avenue on the north. Ballantyne Brae has an estimated AADT volume of 5,670 based on peak hour traffic volumes. The roadways carry 60 vehicles northbound and 57 vehicles southbound during the morning peak hour on Genesee Street and carry under 50 vehicles in both the north and south directions during evening peak hours. The bulk of the traffic on Ballantyne Brae and Amy Avenue is passenger car traffic with approximately 0-5% heavy vehicles traveling in each direction during the peak hours.

Proctor Boulevard is classified by NYSDOT as an “Urban Local” roadway which connects Genesee Street to Oneida Street and connects to the Proctor Boulevard neighborhood to the south. The roadway has an estimated AADT volume of 3,790 vehicles, based on peak hour traffic volumes. The roadway carries 171 vehicles northbound and 7 vehicles southbound during the morning peak hour on Genesee Street and carries under 39 vehicles northbound and 4 vehicles southbound during evening peak hours. The bulk of the traffic on Proctor Boulevard is passenger car traffic with less than 1% heavy vehicles traveling in each direction during the peak hours.

Additional roadways studied in the Traffic Impact Study (“TIS”) described in Section 3.4.2 include Barton Avenue, which is classified as an “Urban Local” roadway, and Conners Drive, which is an internal driveway on the Campus.

Pedestrian infrastructure is located on all of the roadways in the area including sidewalks on each side of Genesee Street and at least one marked crossing in each direction at signalized intersections. Pedestrian counts indicate less than 10 pedestrians on all roadways during peak hours. According to the Herkimer Oneida County Transportation Council (“HOCTC”) Bike and Pedestrian Trail Guide, Genesee Street is an important bicycle route connection, though no specific bicycle infrastructure is present.

3.4.2 Traffic Impact Study (August 2024)

A TIS (**Appendix “M”**) was completed in August 2024. This TIS was conducted to identify and assess the potential traffic impacts that the Proposed Action may have on the adjacent transportation network. The objectives of the TIS include:

1. Assess the Existing traffic conditions.
2. Develop and assess Base traffic conditions.
3. Develop and assess Build traffic conditions.
4. Evaluate the traffic impacts, if any, of the proposed redevelopment project on the study area transportation network.
5. Identify potential mitigation measures needed to address safety and/or capacity issues that may arise from the analysis of the proposed redevelopment project.

To establish existing traffic flow patterns and characteristics within the TIS Study Area, traffic volumes were obtained from in-field Turning Movement Counts (“TMC”). TMCs were collected during the morning (7-9 am) and evening (4-6 pm) peaks on Wednesday, December 6th, 2023, for the following intersections:

- Genesee Street & Proctor Boulevard
- Genesee Street & Barton Avenue
- Genesee Street & Connors Drive
- Genesee Street & Ballantyne Brae/Amy Avenue

An existing conditions capacity analysis was also conducted, which indicated that all study intersections functioned within the thresholds of acceptable operations in an urban environment (Level of Service (“LOS”) D or better).

The Proposed Action is expected to be constructed in the year 2028. Therefore, the Existing (2023) Conditions traffic volumes were grown to the year 2028 utilizing an average annual growth rate of 0.25% to establish Base Conditions upon which the proposed development was added to produce Build Conditions. Base conditions capacity analysis was conducted and indicated that all TIS Study Area intersections functioned within the thresholds of acceptable operations in an urban environment.

Additionally, the Institute of Transportation Engineers (“ITE”) Trip Generation Manual was used to estimate the traffic conditions during hospital operations, as the Campus ceased operations in October 2023¹, before the traffic counts were conducted. Estimates were created using three independent variables: the number of beds in the hospital (201), the square footage of the hospital (365,700 square feet), and the number of full-time employees (1,675) collected from the hospital during full operations. Trip generation calculated based on beds shows the lowest number of trips generated for the former hospital use, which indicated that the former use created 360 trips (259 entering and 101 exiting) during morning peak hour and 340 trips (112 entering and 228 exiting) during evening peak hour. Thus, trips generated based on beds was utilized for a conservative comparison between the former hospital and the proposed redevelopment uses.

The results of the Build Conditions capacity analysis indicate that the trips generated by any of the four alternatives are projected to have minimal effect on most of the adjacent transportation network. Intersections that have movements that are projected to operate at LOS D without the development would continue to operate at LOS D with the development, with only slight increases in delay at the study intersections that would likely be imperceptible to the average driver. All TIS Study Area intersections are projected to maintain an overall LOS B or better with all individual movements operating at LOS D or better. Therefore, the TIS Study Area is projected to operate satisfactorily and therefore, no mitigation measures are recommended at any of the TIS Study Area intersections. Additionally, all build scenarios are expected to have less traffic during peak hours than the former hospital complex during its operations. Each alternative is described in detail in Section 5.0 and is depicted in **Appendix “J”**.

3.4.3 Trip Generation Comparison

3.4.3.1 Former Hospital Use

Based on estimates created using the ITE Land Use Code #610: “Hospital” and the independent variable of the number of beds (201), the TIS estimated that 360 trips were created by the hospital while in use during morning peak hour, including 259 vehicles entering the campus and 101 vehicles exiting the campus. The TIS estimated that 340 trips were generated during evening peak hour, with 112 vehicles entering the campus and 228 vehicles exiting the campus. This was used to establish historic trips generated by the campus and compared to all 4 development alternatives (Single-Family Alternative, Townhouses Alternative, Residential Reuse Alternative, and Multifamily New Alternative).

¹ The College of Nursing continues to be in operation and therefore is included in the existing traffic counts.

3.4.3.2 Single-Family Houses Alternative

Based on estimates created using the ITE Land Use Code #215: “Single Family Attached Housing” (18 dwelling units) and ITE Land Use Code #210: “Single Family Detached Housing” (33 dwelling units), the TIS estimated a total of 36 trips would be generated during the morning peak hour (9 vehicles entering and 27 vehicles exiting) and 45 trips during the evening peak hour (28 vehicles entering and 17 vehicles exiting). The Single-Family Houses Alternative had the lowest number of trips during the peak hour of the four build alternatives and was significantly below the former hospital use.

The Single-Family Houses Alternative is expected to have minimal effect on most of the adjacent transportation network. Intersections that have movements that are projected to operate at LOS D without the development of the Single-Family Houses Alternative would continue to operate at LOS D with the development of the Single-Family Houses Alternative, with only slight increases in delay at the TIS intersections that would likely be imperceptible to the average driver. All TIS intersections are projected to maintain an overall LOS B or better with all individual movements operating at LOS D or better. Therefore, the TIS Study Area is projected to operate satisfactorily and therefore, no mitigation measures are recommended at any of the TIS intersections.

3.4.3.3 Townhouses Alternative

Based on estimates created using the ITE Land Use Code #215: “Single Family Attached Housing” (107 dwelling units), the TIS estimated a total of 51 trips would be generated during the morning peak hour (13 vehicles entering and 27 vehicles exiting) and 61 trips during the evening peak hour (36 vehicles entering and 25 vehicles exiting). The Townhouses Alternative had a significantly lower number of trips generated compared to the former hospital use.

The Townhouses Alternative is expected to have minimal effect on most of the adjacent transportation network. Intersections that have movements that are projected to operate at LOS D without the development of the Townhouses Alternative would continue to operate at LOS D with the development of the Townhouses Alternative, with only slight increases in delay at the TIS intersections that would likely be imperceptible to the average driver. All TIS intersections are projected to maintain an overall LOS B or better with all individual movements operating at LOS D or better. Therefore, the TIS Study Area is projected to operate satisfactorily and therefore, no mitigation measures are recommended at any of the TIS intersections.

3.4.3.4 Residential Reuse Alternative

Based on estimates created using the ITE Land Use Code #215: “Single Family Attached Housing” (7 dwelling units), ITE Land Use Code #220: “Multifamily Housing (Low-Rise)” (30 dwelling units), ITE Land Use Code #221 “Multifamily Housing (Mid-Rise)” (174 dwelling units) and ITE Land Use Code #230: “Low-Rise Residential with Ground Floor Commercial” (41 dwelling units), the TIS estimated a total of 118 trips would be generated during the morning peak hour (28 vehicles entering and 90 vehicles exiting) and 120 trips during the evening peak hour (75 vehicles entering and 45 vehicles exiting). The Residential Reuse Alternative had a significantly lower number of trips generated compared to the former hospital use.

The Residential Reuse Alternative is expected to have minimal effect on most of the adjacent transportation network. Intersections that have movements that are projected to operate at LOS D without the development of the Residential Reuse Alternative would continue to operate at LOS D with the development of the Residential Reuse Alternative, with only slight increases in delay at the TIS intersections that would likely be imperceptible to the average driver. All TIS intersections are projected to maintain an overall LOS B or better with all individual movements operating at LOS D or better. Therefore, the TIS Study Area is projected to operate satisfactorily and therefore, no mitigation measures are recommended at any of the TIS intersections.

3.4.3.5 Multifamily New Alternative

Based on estimates created using the ITE Land Use Code #221: “Multifamily Housing (Mid-Rise)” (200 dwelling units) and ITE Land Use Code #230: “Low Rise-Rise Residential with Ground Floor Commercial” (37 dwelling units), the TIS estimated a total of 92 trips would be generated during the morning peak hour (22 vehicles entering and 70

vehicles exiting) and 91 trips during the evening peak hour (57 vehicles entering and 34 vehicles exiting). The Multifamily New Alternative had a significantly lower number of trips generated compared to the former hospital use.

The Multifamily New Alternative is expected to have minimal effect on most of the adjacent transportation network. Intersections that have movements that are projected to operate at LOS D without the development of the Multifamily New Alternative would continue to operate at LOS D with the development of the Multifamily New Alternative, with only slight increases in delay at the TIS intersections that would likely be imperceptible to the average driver. All TIS intersections are projected to maintain an overall LOS B or better with all individual movements operating at LOS D or better. Therefore, the TIS Study Area is projected to operate satisfactorily and therefore, no mitigation measures are recommended at any of the TIS intersections.

3.4.4 Trip Distribution

All four alternatives included traffic access to the Campus using the existing driveway (i.e., Connors Drive). The majority of trips exiting and entering the Campus during both morning and evening peak hours are anticipated to use Genesee Street (70-84% of trips, depending on time and direction). A Summary of Trip Distribution Percentages is provided in **Appendix “M.”**

A capacity analysis for all four study intersections was conducted for Build Conditions using trip generation percentages. The results of the capacity analysis and the comprehensive traffic assessment indicate that the trips generated by the Proposed Action are projected to have minimal effect on the adjacent transportation network with slight increases in delay at the TIS intersections that would likely be imperceptible to the average driver. Therefore, no mitigation measures for any of the four alternatives are recommended at any of the TIS intersections which are all estimated to operate at levels of service that are generally deemed acceptable.

3.4.5 Pedestrian Movements

As noted above, pedestrian infrastructure is located on all of the roadways in the vicinity of the Campus. Sidewalks are located on each side of Genesee Street and there is at least one marked crossing in each direction at signalized intersections. Pedestrian counts indicate less than 10 pedestrians on all roadways during peak hours. Genesee Street is also an important bicycle route connection, though no specific bicycle infrastructure is present. None of build alternatives would have an impact on pedestrian movements as the build alternatives do not propose new curb cuts on Genesee Street nor do the alternatives recommend alteration or reduction of existing sidewalks.

3.5 Public Services

3.5.1 Setting

The Project Site is located on the western side of Genesee Street, between the intersections of Proctor Boulevard to the south and Ballentyne Brae to the north. Emergency services are provided by the City of Utica Police Department and City of Utica Fire Department. The closest primary hospital and trauma center is the Wynn Hospital operated by MVHS, located in Downtown Utica. The Campus is located in the Utica City School District and is served by John F. Huges Elementary School, Senator James H. Donovan Middle School, and Thomas R. Proctor High School. Electric and gas utilities are provided by National Grid. Water is provided by MVWA. Sewer services are provided by the Oneida County Sewer District.

3.5.2 Potential Impacts

Note that “Potential Impacts on Land Use, Zoning, and Community Plans” are discussed in Section 3.6 and “Potential Impacts on Energy” are discussed in Section 3.9.

3.5.2.1 Single-Family Houses Alternative

The estimated average household size associated with the Single-Family Houses Alternative was developed using the 2020 American Community Survey “Table B25124 – Tenure by Household Size by Units in Structure” (Utica, NY). Based on these estimates, the population in the 51 single-family, owner-occupied units is estimated to be

approximately 127, representing an insignificant portion of the population in the City of Utica and the Utica Rome Metropolitan Area (the “region”).

The Single-Family Houses Alternative would not have significant impacts on emergency services. Police services are expected to be less frequent and resource intensive than both the former hospital use and the vacant hospital campus. The Single-Family Houses Alternative was developed to comply with all applicable fire codes and regulations. The local hospital system and associated ancillary services serve the entire region and are not approaching capacity, allowing them to accommodate any nominal increase in population associated with this alternative. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region.

No impacts are expected on the local school system associated with the Single-Family Houses Alternative. Any school-aged residents residing on the Project Site as a result of developing the Single-Family Houses Alternative would be disbursed between grades K-12 and would represent a small increase in the overall school population and average class size in the district. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region.

3.5.2.2 Townhouses Alternative

The estimated average household size associated with the Townhouses Alternative was developed using the 2020 American Community Survey “Table B25124 – Tenure by Household Size by Units in Structure” (Utica, NY). Based on these estimates, the population in the 107 single-family, owner-occupied units is estimated to be approximately 267, representing an insignificant portion of the population in the City of Utica and the region.

Like the Single-Family Houses Alternative, the Townhouses Alternative would not have significant impacts on emergency services including police, fire, and medical services. Additionally, the Townhouses Alternative is not anticipated to impact the local school system as any school-age residents would be disbursed between grades K-12 and would represent a small increase in the overall school population and average class size in the district. See Section 3.5.2.1 for additional information.

3.5.2.3 Residential Reuse Alternative

The estimated average household size of the Residential Reuse Alternative was developed using the 2020 American Community Survey “Table B25124 – Tenure by Household Size by Units in Structure” (Utica, NY). Based on these estimates, the population in the 7 single-family, owner occupied units, 126 renter-occupied units in a building with 50+ units, 89 renter-occupied units in a building 20-49 units, and 30 renter-occupied units in a building 10-19 units, is estimated to be approximately 419, representing an insignificant portion of the population in the City of Utica and the region.

Like the alternatives listed above, the Residential Reuse Alternative would not have significant impacts on emergency services including police, fire, and medical services (see Section 3.5.2.1 for additional information). Additionally, no impacts are expected on the local school system associated with the Residential Reuse Alternative. Due to the prevalence of studio (15) and 1-bedroom units (172), which are less conducive to families with school-aged children, most of the units will be geared to one or two adults without children. Any school-age residents residing on the Project Site would be disbursed between grades K-12 and would represent a nominal increase in the overall school population and average class size in the district. Moreover, as indicated above, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region.

3.5.2.4 Multifamily New Alternative

The estimated average household size of the Multifamily New Alternative was developed using the 2020 American Community Survey “Table B25124 – Tenure by Household Size by Units in Structure” (Utica, NY). Based on these estimates, the population in the 200 renter-occupied units in a 50+ unit building and 37 renter-occupied units in a 20-

49 unit building is estimated to be approximately 355, representing an insignificant portion of the population in the City of Utica and the region.

Like the alternatives listed above, the Multifamily New Alternative would not have significant impacts on emergency services including police, fire, and medical services (see Section 3.5.2.1 for additional information). Additionally, no impacts are expected on the local school system associated with the Multifamily New Alternative. As noted in the Residential Reuse Alternative (section 3.5.2.3), most of the units will be geared towards one or two adults without children, and any school-age residents residing on the Project Site would be disbursed between grades K-12 and would represent a nominal increase in the overall school population and average class size in the district. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region.

3.5.3 Mitigation

3.5.3.1 Single-Family Houses Alternative

The nominal increase in population created by the Single-Family Houses Alternative would not substantially impact public services. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region. The Single-Family Houses Alternative is not expected to result in any significant adverse impacts to public services and therefore mitigation is not warranted.

3.5.3.2 Townhouses Alternative

The nominal increase in population created by the Townhouses Alternative would not substantially impact public services. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region. The Townhouses Alternative is consistent with community plans and therefore, mitigation is not warranted.

3.5.3.3 Residential Reuse Alternative

The nominal increase in population created by the Residential Reuse Alternative would not substantially impact public services. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region. The Residential Reuse Alternative is consistent with community plans and therefore, mitigation is not warranted.

3.5.3.4 Multifamily New Alternative

The nominal increase in population created by the Multifamily New Alternative would not substantially impact public services. Moreover, it is unlikely that all the residents associated with this alternative would represent new population growth because at least some of the residents occupying the homes already live in the city or region. The Multifamily New Alternative is consistent with community plans and therefore, mitigation is not warranted.

3.6 Land Use, Zoning, and Community Plans

3.6.1 Setting

The Campus is currently zoned NMU “Neighborhood Mixed-Use” which permits all residential uses, including single-family houses, apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. In the vicinity of the Campus, the NMU district includes properties on the north and south side of Genesee Street, extending from the intersection of Genesee Street and Brookline Street to the intersection of Genesee Street and Auburn Avenue. Properties on Ballantyne Brae, Douglas Crescent, and Proctor Boulevard are zoned R-1 “Residential Single.”

The NMU “Neighborhood Mixed-Use” District (adopted by the City on February 3, 2021) includes the following area requirements:

1. There is no set maximum building square footage, although lot area must be a minimum of 1,000 SF.
2. Lot width must be a minimum of 10 feet and maximum of 100 feet.
3. Lot coverage shall not exceed 70-90% of the area of the lot.
4. Front yards must have an “average” setback.
5. Side yards must have a minimum 10-foot setback total.
6. Rear yards must have a minimum 10-foot setback.
7. Parking areas must have a minimum 10-foot setback.
8. There is a maximum building height of four (4) stories. Each story must be a minimum of nine (9) feet in height.
9. The building façade must be a maximum of 60 feet in length.
10. The ground floor of buildings must have a minimum of 50% transparency on the front façade and a minimum of 30% transparency on the ground floor corner side façade. Upper floors must have 30% transparency on front and corner side facades.

Other requirements referenced in the NMU regulations that are part of the site plan review process include:

1. Pedestrian access (e.g. main entrance must be facing the sidewalk).
2. Allowable frontage elements (e.g stoops, porches, lightwells, awnings).
3. Signs (setbacks, size (sq. ft.), height).
4. Off-street parking requirements.
5. Building articulation requirements.

In addition to the underlying NMU zone, the Campus is located within the City of Utica Scenic and Historic Preservation Overlay District, for which design guidelines were published in 2003. According to the City of Utica’s Scenic and Historic Preservation District webpage, “[t]he Districts follow Genesee Street north from the New Hartford town line to Water Street at the railroad tracks; an eastern extension off Genesee encompassing areas around South and Rutgers Streets, Park Avenue and Steuben Park; Pleasant Street east from Genesee Street to Tilden Avenue; Herkimer Road in north Utica from Leland Avenue to the Schuyler Town line; and in west Utica, in a multiblock area bordered approximately by Varick, Schuyler and Columbia streets” [3]. The Scenic and Historic Preservation Overlay District was developed in response to the loss of several notable historic buildings in Utica during the period of urban renewal between the mid-1960s and the 1990s, including Bagg’s Square, Utica’s old City Hall, and the historic home at 2 Rutgers Park, which became the subject of the legal case of Dowling v. the City of Utica. The Design Guidelines include regulations for development in the district within 12 categories: streetscapes; demolitions; new construction/infill; older alterations to existing buildings; dependencies and other associated buildings; commercial properties; masonry; wood; windows and doors; roofs, gutters and downspouts; painting; signage; and fences. Historic resources are discussed in greater detail in Section 3.2 above.

The Project Site is also subject to a variety of community plans with recommendations that incorporate the property. These plans include: the “City of Utica Neighborhood Based Master Plan” (2011); “Utica New York: A Sustainable Neighborhood Based Master Plan” (2011); “City of Utica Parks and Recreation Master Plan” (2018); “Livable Communities of Oneida County Action Plan” (2021); “City of Utica Zoning Code Update” (2021); and “Utica Housing Study” (2022). The “City of Utica Neighborhood Based Master Plan” (2011) emphasizes the protection of historic assets to support the city’s revitalization, its sense of authenticity, and its economic success. The Plan includes the goals to “formalize protection, and enforcement of that protection, for historic buildings, historic districts and historic neighborhoods,” and to “increase public awareness of heritage tourism” [1]. Recommendations from these plans, as they relate to the site or general needs of the community, were studied and incorporated into the four alternatives.

3.6.2 Potential Impacts

3.6.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative would not require a zoning map amendment or application for variance (for the underlying NMU zone) as the NMU district permits all residential uses, including single-family houses. Although

specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. The Single-Family Houses Alternative would require a Certificate of Appropriateness and Demolition Permit from the City of Utica due to the proposal to demolish historic buildings deemed “Contributing” by SHPO.

With respect to potential impacts on the City of Utica Scenic and Historic Preservation Overlay District, the Single-Family Houses Alternative is inconsistent with the Overlay District’s design guidelines. As noted in the “Historic Resources” section above, the design guidelines indicate that demolition of buildings in Utica’s Scenic and Historic Preservation District is inappropriate unless specific criteria are met which warrant demolition.

As described in the “Historic Resources” section above, the Campus does not meet any of the criteria for demolition of buildings in Utica’s Scenic and Historic Preservation Overlay District, and SHPO has indicated that the Campus is contributing to the character of the Scenic and Historic Overlay District and therefore is not suitable for demolition. Therefore, the adverse impacts on Land Use, Zoning, and Community Plans from the Single-Family Houses Alternative cannot be mitigated.

The site layout, landscaping, and circulation patterns in the Single-Family Houses Alternative are designed to complement the Olmstedian-designed streetscapes and landscaping in the surrounding area. The winding drive loop is based upon surrounding Olmstedian-designed roadways, and new tree plantings are recommended across the Campus in keeping with the landscaping on surrounding properties and sited to create a privacy buffer between the residential development and the St. Elizabeth College of Nursing. Moreover, the Single-Family Houses Alternative represents a less intensive use on the Project Site than the formerly operating hospital complex and would therefore be less intrusive to the surrounding neighborhood.

The Single-Family Houses Alternative is not consistent with all aspects of community plans that may be met by other alternatives. Regarding the goal listed in the City of Utica Neighborhood Based Master Plan to protect historic assets to support the City’s revitalization and economic success, the demolition of the historic structures on the Campus does not align with the Master Plan and the adverse impacts cannot be mitigated.

The Single-Family Houses Alternative does not meet the following aspects of the “Utica New York: A Sustainable Neighborhood Based Master Plan” (2011):

- *Parks and Recreation, Arts/Culture, and Historic Preservation Goal 4 – Formalize protection, and enforcement of that protection, for historic buildings, historic districts and historic neighborhoods.*
The Single-Family Houses Alternative does not protect designated historic resources due to the demolition of the hospital buildings, which are contributing in a locally designated historic district and eligible for National Register listing, according to SHPO. Impacts on historic resources are further detailed in Section 3.3.
- *Housing and Development Goal 7 – Emphasize the attributes of neighborhoods that enhances their attractiveness and usefulness.*
The Single-Family Houses Alternative does not promote neighborhood commercial/retail development that would positively affect the current fabric of the neighborhood because it does not include commercial space along Genesee Street, which is present in other alternatives.

The “City of Utica Parks and Recreation Master Plan” (2018) identified the North Utica neighborhood as lacking in neighborhood parks within both a five- and ten-minute walk of most residents. The Single-Family Houses Alternative does not include new publicly accessible recreation space, which is present in other alternatives.

The Single-Family Houses Alternative does not meet the following aspects of the “Livable Communities of Oneida County Action Plan” (2021):

- *Create accessible, mixed-use neighborhoods with a variety of housing types and services.*
The Single-Family Houses Alternative does not include a mix of uses. Instead, the Single-Family Houses

Alternative promotes single-family units along Genesee Street, which historically included a mix of residential and commercial uses. Additionally, with the exception of townhouses fronting Genesee Street, the Single-Family Houses Alternative does not present a variety of housing options that are not currently available, as there is an abundance of single-family housing in the neighborhood.

The Single-Family Houses Alternative does not meet the following aspects of the “Utica Housing Study” (2022), based on the categorization of the neighborhood as “Well Above Average Housing Market Demand”:

- *Expand Inclusive Housing Opportunities*

The Housing study recommends the expansion of inclusive housing opportunities in the immediate neighborhood surrounding the Project Site. The Single-Family Houses Alternative would not create new or inclusive housing opportunities for individuals who do not already live in the neighborhood, nor would this alternative represent a notable decrease in the existing entry price-point for the neighborhood’s existing housing market.

Due to the proposed demolition of the historic resources on the property, which is inconsistent with the City’s Scenic and Historic Overlay District and the goals set forth in the City of Utica Neighborhood Based Master Plan, and the lack of mixed-use development and inclusive housing opportunities, the Single-Family Houses Alternative is anticipated to have adverse environmental impacts on Land Use, Zoning, and Community Plans.

3.6.2.2 Townhouses Alternative

The Townhouses Alternative would not require a zoning map amendment or application for variance (for the underlying NMU zone) as the NMU district permits all residential uses, including townhouses. Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. As noted in Section 3.6.2.1, the Townhouses Alternative would require a Certificate of Appropriateness and Demolition Permit from the City of Utica due to the proposal to demolish historic buildings deemed “Contributing” by SHPO.

As noted above, the demolition recommended in the Townhouses Alternative is inconsistent with the City of Utica Scenic and Historic Preservation Overlay District’s design guidelines.

The site layout, landscaping, and circulation patterns in the Townhouses Alternative is designed to complement the Olmstedian-designed streetscapes and landscaping in the surrounding area. The winding drive loop is based upon surrounding Olmstedian-designed roadways, and new tree plantings are recommended across the Campus in keeping with the landscaping on surrounding properties and sited to create a privacy buffer between the residential development and the St. Elizabeth College of Nursing. Moreover, the Townhouses Alternative represents a less intensive use on the Project Site than the formerly operating hospital complex and would therefore be less intrusive to the surrounding neighborhood.

The Townhouses Alternative is not consistent with all aspects of community plans that may be met by other alternatives. Regarding the goal listed in the City of Utica Neighborhood Based Master Plan to protect historic assets to support the City’s revitalization and economic success, the demolition of the historic structures on the Campus is inconsistent with the Master Plan and the adverse impacts cannot be mitigated (see Section 3.6.2.1).

The Townhouses Alternative does not meet the following aspects of the “Utica New York: A Sustainable Neighborhood Based Master Plan” (2011):

- *Parks and Recreation, Arts/Culture, and Historic Preservation Goal 4 – Formalize protection, and enforcement of that protection, for historic buildings, historic districts and historic neighborhoods.*

The Townhouses Alternative does not protect designated historic resources due to the demolition of the hospital buildings, which are contributing in a locally designated historic district and eligible for National Register listing, according to SHPO.

- *Housing and Development Goal 7 – Emphasize the attributes of neighborhoods that enhances their attractiveness and usefulness.*

The Townhouses Alternative does not promote neighborhood commercial/retail development that would positively affect the current fabric of the neighborhood because it does not include commercial space along Genesee Street, which is present in other alternatives.

The “City of Utica Parks and Recreation Master Plan” (2018) identified the North Utica Neighborhood as lacking in neighborhood parks within both a five- and ten-minute walk of most residents. The Townhouses Alternative does not include new publicly accessible recreation space, which is present in other alternatives.

The Townhouses Alternative does not meet the following aspects of the “Livable Communities of Oneida County Action Plan” (2021):

- *Create accessible, mixed-use neighborhoods with a variety of housing types and services.*

The Townhouses Alternative does not include a mix of uses, promoting more single-family house along Genesee Street, which historically included a mix of residential and commercial uses. Additionally, the Townhouses Alternative does not present a variety of housing options that are not currently available, as there is an abundance of single-family housing in the neighborhood.

The Townhouses Alternative does not meet the following aspects of the “Utica Housing Study” (2022), based on the categorization of the neighborhood as “Well Above Average Housing Market Demand”:

- *Expand Inclusive Housing Opportunities*

The Housing study recommends and expansion of inclusive housing opportunities in the immediate neighborhood surrounding the hospital campus. The Townhouses Alternative would not create new or inclusive housing opportunities for those who are not already in the neighborhood or would it represent a notable decrease in the existing entry price-point for those who are currently priced out of the neighborhood.

Due to the proposed demolition of the historic resources on the property, which is inconsistent with the City’s Scenic and Historic Overlay District and the goals set forth in the City of Utica Neighborhood Based Master Plan, and the lack of mixed-use development and inclusive housing opportunities, the Townhouses Alternative is anticipated to have adverse environmental impacts on Land Use, Zoning, and Community Plans.

3.6.2.3 Residential Reuse Alternative

The Residential Reuse Alternative does not require a zoning map amendment or application for variance as the current underlying NMU district permits all residential uses, including apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. In addition to the adaptive reuse of existing structures on the site, the new construction proposed as part of the Residential Reuse Alternative is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.

The Residential Reuse Alternative would meet the Design Guidelines for the City of Utica Scenic and Historic Preservation Overlay District. The proposed demolitions in this alternative are limited to structures that have not been deemed “Contributing” by SHPO, including the northern leg of the parking garage, additions to the hospital constructed after the period of significance (ending in 1974), unnecessary surface parking, and tentatively the maintenance building and current boiler building.

Regarding Streetscape (Section 1 of the Design Guidelines), the Residential Reuse Alternative is expected to comply with all guidelines. The restoration of the historic Great Lawn would add to the historic character of the Campus viewed from the street and would not detract from historic structures. Landscaping plans for the Campus, including the Great Lawn, private greenspace, and recreational areas, would be aligned with the landscaping of the historic neighborhood surrounding the Campus. The Residential Reuse Alternative proposes to remove unnecessary surface parking, including the surface parking fronting Genesee Street, and the northern leg of the parking garage, which is more visible from the Genesee Street and Ballantyne Brae, and retain the southern leg of the parking garage to

minimize surface parking requirements on Campus. The circulation on the Campus is designed to align closely with the circulation of the original hospital complex with the creation of one drive loop with two points of ingress/egress from Genesee Street. Additional considerations, including street furniture, signage, and utilities placement would be determined during a later design phase, but are expected to comply with the requirements of the Overlay District.

Regarding New Construction/Infill (Section 3), the Residential Reuse Alternative is again expected to comply with all guidelines. The Design Guidelines require new construction and infill development in the historic district to meet specifications for location, scale, rhythm, massing, materials, and additions. The Residential Reuse Alternative meets these guidelines. For location, the new construction on the Campus would be oriented around the original hospital complex and other historic buildings and would complement the scale and setting of the existing buildings. The restoration of the historic Great Lawn would also restore the setting and setback of the original hospital building in relation to Genesee Street. In terms of scale, new construction would generally match the scale of the historic Marian Hall and former convent and would not exceed the scale of the historic hospital building or St. Elizabeth College of Nursing. In terms of rhythm, massing, and materials, although specific design features would be proposed by the developer, the design of the infill development is expected to complement the historic character of the buildings on the Campus. Regarding additions, new development is generally proposed along the rear and sides of the Campus, maintaining and improving the historic approach to the original hospital building.

The Design Guidelines for the overlay district also include specific guidelines for commercial facades; masonry; wood; windows and doors; roofs, gutters, and downspouts; chimneys; porches; painting; signage; fences; and accessibility requirements. These Design Guidelines would be taken into consideration by the developer and are expected to be complied with, without modifications or variances required.

Regarding the goal listed in the City of Utica Neighborhood Based Master Plan to protect historic assets to support the city's revitalization and economic success, the Residential Reuse Alternative is consistent with the Master Plan and adverse impacts are not anticipated.

3.6.2.4 Multifamily New Alternative

The Multifamily New Alternative does not require a zoning map amendment or application for variance (for the underlying NMU zone) as the NMU district permits all residential uses, including apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. As noted in Sections 3.6.2.1 and 3.6.2.2, the Multifamily New Alternative would require a Certificate of Appropriateness and Demolition Permit from the City of Utica due to the proposal to demolish historic buildings deemed "Contributing" by SHPO.

As noted above, the demolition recommended in the Multifamily New Alternative is inconsistent with the City of Utica Scenic and Historic Preservation Overlay District's design guidelines.

The site layout, landscaping, and circulation patterns in the Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option, while honoring the scale and character of the surrounding neighborhood where possible. However, given the limitations brought on by the scale of the development, there are relatively few features in the Multifamily New Alternative that are aligned with the surrounding community. However, the Multifamily New Alternative represents a less intensive use on the Project Site than the formerly operating hospital complex and would therefore be less intrusive to the surrounding neighborhood.

The Multifamily New Alternative is not consistent with all aspects of community plans that may be met by other alternatives. Regarding the goal listed in the City of Utica Neighborhood Based Master Plan to protect historic assets to support the City's revitalization and economic success, the demolition of the historic structures on the Campus is inconsistent with the Master Plan and the adverse impacts cannot be mitigated (see Section 3.6.2.1 and 3.6.2.2).

The Multifamily New Houses Alternative does not meet the following aspects of the "Utica New York: A Sustainable Neighborhood Based Master Plan" (2011):

- *Parks and Recreation, Arts/Culture, and Historic Preservation Goal 4 – Formalize protection, and enforcement of that protection, for historic buildings, historic districts and historic neighborhoods.* The Multifamily New Houses Alternative does not protect designated historic resources due to the demolition of the hospital buildings, which are contributing in a locally designated historic district and eligible for National Register listing, according to SHPO.

The “City of Utica Parks and Recreation Master Plan” (2018) identified the North Utica Neighborhood as lacking in neighborhood parks within both a five- and ten-minute walk of most residents. The Multifamily New Alternative does not include new publicly accessible recreation space, which is present in other alternatives.

Due to the proposed demolition of the historic resources on the property, which is inconsistent with the City’s Scenic and Historic Overlay District and the goals set forth in the City of Utica Neighborhood Based Master Plan, and the lack of design features aligned with the surrounding neighborhood, the Multifamily New Alternative is anticipated to have adverse environment impacts on Land Use, Zoning, and Community Plans.

3.6.3 Mitigation

3.6.3.1 Single-Family Houses Alternative

The Single-Family Houses Alternative complies with the permitted uses of the NMU zone, which permits all residential uses, including single-family houses. Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.

The Single-Family Houses Alternative does not conform with multiple recommendations of published community plans for the Campus and surrounding area, which includes the need for a diverse range of housing price points, protection of historic resources, and the creation of publicly accessible park space in areas that are not currently within a 15-minute walk to local parks. Therefore, this non-conformity represents an adverse impact that cannot be mitigated.

Although the design of the site layout and residential units in the Single-Family Houses Alternative are expected to mimic historic features of the surrounding neighborhood where possible, the demolition of the “Contributing” historic structures on the Campus is inconsistent with the Design Guidelines of the Scenic and Historic Preservation Overlay District and the goals of the City of Utica Neighborhood Master Plan, and therefore represents an adverse impact on Land Use, Zoning, and Community Plans that cannot be mitigated.

3.6.3.2 Townhouses Alternative

The Townhouses Alternative complies with the permitted uses of the NMU zone, which permits all residential uses, including townhouses. Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.

The Townhouses Alternative does not conform with multiple recommendations of published community plans for the Campus and surrounding area, which includes the need for a diverse range of housing price points, protection of historic resources, and the creation of publicly accessible park space in areas that are not currently within a 15-minute walk to local parks. Therefore, this non-conformity represents an adverse impact that cannot be mitigated.

The design of the site layout and residential units in the Townhouses Alternative are expected to mimic historic features of the surrounding neighborhood where possible. However, as with the Single-Family Houses Alternative and Multifamily New Alternative, the demolition of the “Contributing” historic structures on the Campus is inconsistent with the Design Guidelines of the Scenic and Historic Preservation Overlay District or the goals of the City of Utica Neighborhood Master Plan and therefore represents an adverse impact on Land Use, Zoning, and Community Plans that cannot be mitigated.

3.6.3.3 Residential Reuse Alternative

The Residential Reuse Alternative complies with the permitted uses of the NMU zone, which permits all residential uses, including apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. The adaptive reuse and new construction on the site are expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.

The Residential Reuse Alternative follows many of the recommendations of published community plans for the Campus and surrounding area, which includes the need for developing a diverse range of housing price points, reducing blight and vacancy, and developing a mix of uses along Genesee Street.

By rehabilitating the “Contributing” historic structures on the Campus and rehabilitating the Great Lawn fronting Genesee Street, the Residential Reuse Alternative is also consistent with the Design Guidelines of the Scenic and Historic Preservation Overlay District and the City of Utica Neighborhood Master Plan. Therefore, no mitigation is proposed or warranted.

3.6.3.4 Multifamily New Alternative

The Multifamily New Alternative complies with the permitted uses of the NMU zone, which permits all residential uses, including apartments, condominiums, and townhouses, as well as supportive uses like small retail, restaurants, daycare, educational, and medical/health uses. Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others.

The Multifamily New Alternative does not conform with multiple recommendations of published community plans for the Campus and surrounding area, which includes the need for a diverse range of housing price points, protection of historic resources, and creation of publicly accessible park space in areas that are not currently within a 15-minute walk to local parks. Therefore, this non-conformity represents an adverse impact that cannot be mitigated.

The design of the buildings in the Multifamily New Alternative are expected to mimic historic features of the surrounding neighborhood where possible. However, as with the Single-Family Houses Alternative and Townhouses Alternative, the demolition of the “Contributing” historic structures on the Campus is inconsistent with the Design Guidelines of the Scenic and Historic Preservation Overlay District and the goals of the City of Utica Neighborhood Master Plan and therefore represents an adverse impact on Land Use, Zoning, and Community Plans that cannot be mitigated.

3.7 **Human Health**

3.7.1 Setting

The Campus was originally constructed in 1915 with subsequent additions in the 1950s, 70s, 90s, and 00s. The majority of the Campus has always housed a hospital with ancillary services, though the northern (existing parking lot, maintenance building, and boiler building) portion of the Campus was residential until at least 1986. Adjacent uses are primarily residential but include offices, community services/religious facilities, and educational facilities.

A registered State Air Facility is located on the Campus which is associated with the hospital’s co-generation plant which provides energy, heat, and steam to the hospital campus through natural gas combustion. This was constructed in the early 2000s, and the original boiler house was constructed in 1917. No other registered air emissions facility is adjacent to the Campus. Additionally, no identified remediation sites are present in the vicinity of the Campus.

3.7.2 Potential Impacts

3.7.2.1 Single-Family Houses Alternative

No impacts to human health are anticipated from the construction of the Single-Family Houses Alternative. The alternative would not introduce new sources of contamination and would involve redevelopment of the site from a vacant hospital campus to an active residential community. The Project Site is served by municipal potable water and therefore groundwater would not be used for potable purposes. Additionally, the Campus is served by municipal sewer and would not require the use of septic systems.

A comprehensive asbestos survey of the Campus has not been completed although limited asbestos surveys of some Campus buildings are available (see **Appendix “N”**). Significant portions of the Campus were constructed before the restriction of the use of asbestos in 1989, with expansions of the Campus occurring between the 1950s and 1970s, and additional renovations, alterations, and general maintenance of interior and exterior spaces occurring during that period. Presumably, asbestos containing materials can be found throughout the Campus. Limited asbestos surveys have been completed for rear portions of the main hospital building (referred to as the 1954 addition) in 2014. On-site and laboratory testing confirmed the presence of asbestos containing materials on the Campus. If improperly removed and disposed of during Campus demolition, these materials can cause significant impacts to human health for the construction crews and surrounding residents.

Significant portions of the hospital campus were constructed before 1976, when restrictions on the use of lead-based paint were introduced. While efforts have been made to encapsulate, remediate, or remove lead-based paint where present, it is likely that some lead paint remains on the campus. If improperly removed and disposed during campus demolition, these materials can cause impacts to human health.

A total of 28 Petroleum Bulk Storage tanks have been registered with NYSDEC on the Campus. Ten (10) of these tanks remain in service, all of which are aboveground tanks with a total capacity of 10,400 gallons. Fourteen (14) tanks are classified as “Closed – Removed” by the NYSDEC, two (2) tanks are classified as “Closed Prior to Micro Conversion,” and two (2) tanks are classified as “Temporarily Out of Service.”

X-ray equipment has been used and registered on the site, in accordance with New York State Department of Health (NYSDOH) regulations and guidelines. While the equipment is generally safe when not in use, unattended equipment or improper decommissioning and disposal can present significant health impacts to the general public.

3.7.2.2 Townhouses Alternative

No impacts to human health are anticipated from the construction of the Townhouses Alternative. The alternative would not introduce new sources of contamination and would positively redevelop the site from a vacant hospital campus to an active residential community. As noted above, the Project Site is served by municipal potable water and municipal sewer. Groundwater, therefore, would not be used for potable purposes, and septic systems are not required.

As noted in Section 3.7.2.1, asbestos containing materials are likely to be found throughout the Campus, which has been confirmed by limited asbestos surveys of some Campus buildings (available in **Appendix “N”**). Additionally, there is a high likelihood that lead paint remains on portions of the Campus, which would need to be verified by further site investigation. If improperly removed and disposed of during Campus demolition, these materials can cause impacts to human health for the construction crews and surrounding residents. Twenty-eight (28) Petroleum Bulk Storage tanks have been registered with the NYSDEC on the Campus, with 10 tanks remaining in service. X-ray equipment that also has been used and registered on site which must be properly decommissioned and removed before demolition, if MVHS has not already done so.

3.7.2.3 Residential Reuse Alternative

No impacts to human health are anticipated from the construction of the Residential Reuse Alternative. The alternative would not introduce new sources of contamination and would positively redevelop the site from a vacant hospital campus to an active residential community. As previously noted, the Project Site is served by municipal potable water and sewer.

Information regarding asbestos containing materials, lead paint, Petroleum Bulk Storage tanks, and X-ray equipment is available in Section 3.7.2.1.

3.7.2.4 Multifamily New Alternative

No impacts to human health are anticipated from the construction of the Multifamily New Alternative. The alternative would not introduce new sources of contamination and would positively redevelop the site from a vacant hospital campus to an active residential community. As previously noted, the Project Site is served by municipal potable water and sewer.

Information regarding asbestos containing materials, lead paint, Petroleum Bulk Storage tanks, and X-ray equipment is available in Section 3.7.2.1.

3.7.3 Mitigation

3.7.3.1 Single-Family Houses Alternative

A Phase I Environmental Site Assessment (ESA) (**Appendix “O”**) prepared in February 2020 indicated that at the time of the report, no Recognized Environmental Conditions (REC) were identified, and the site is unlikely to pose a significant threat to the environment due to soil or groundwater contamination. Before construction occurs on the Campus, an updated Phase I ESA would be appropriate to document any potential REC that may have occurred since 2020. If RECs are identified through the updated Phase I ESA, a Phase II ESA may be appropriate to definitively determine if the Project Site has been impacted by hazardous substance release(s).

A full asbestos survey would be completed by a licensed professional before the demolition of the hospital campus. Asbestos remediation would be undertaken by a licensed professional and all ACM would be disposed of in accordance with all NYSDOH and Environmental Protection Agency (EPA) and all other regulations. Additionally, a lead-based paint survey would be conducted by a licensed professional before the demolition of the hospital campus. All materials containing lead-based paint would be properly disposed of according to all regulations.

The remaining petroleum bulk storage tanks are associated with boiler houses and hospital operations. All tanks would be closed and removed at or before the time of demolition of the campus. The boiler houses would be decommissioned at or before the time of demolition of the campus.

Most, if not all, X-ray equipment has been properly decommissioned or removed from the hospital campus. Any remaining x-ray equipment, if present, would be decommissioned in accordance with all NYSDOH regulations and procedures before transfer of title to a developer and would not pose a risk to human health.

3.7.3.2 Townhouses Alternative

As noted in Section 3.7.3.1, there are several reports and surveys that should be conducted on the Campus to ensure there are no risks posed to human health. An updated Phase I ESA would be appropriate to document any potential RECs that may have occurred on the Campus since the Phase I ESA that was prepared in February 2020. Additionally, a full asbestos survey and lead-based paint survey would be conducted by a licensed professional before demolition of the campus, and any remediation activities and requirements for disposal would be undertaken by licensed professionals according to industry standards.

The remaining petroleum bulk storage tanks are associated with boiler houses and hospital operations. All tanks would be closed and removed at or before the time of demolition of the campus. The boiler houses would be decommissioned at or before the time of demolition of the campus.

Most, if not all, X-ray equipment has been properly decommissioned or removed from the hospital campus. Any remaining x-ray equipment, if present, would be decommissioned in accordance with all NYSDOH regulations and procedures before transfer of title to a developer and would not pose a risk to human health.

3.7.3.3 Residential Reuse Alternative

As noted in Section 3.7.3.1, there are several reports and surveys that should be conducted on the Campus to ensure there are no risks posed to human health. An updated Phase I ESA would be appropriate to document any potential RECs that may have occurred on the Campus since the Phase I ESA that was prepared in February 2020. Additionally, a full asbestos survey and lead-based paint survey would be conducted by a licensed professional before demolition of the campus, and any remediation activities and requirements for disposal would be undertaken by licensed professionals according to industry standards.

The remaining petroleum bulk storage tanks are associated with boiler houses and hospital operations. All tanks would be closed and removed at or before the redevelopment of the campus. The boiler houses would be decommissioned at or before the redevelopment of the campus, when the hospital building has been connected to local utilities.

Most, if not all, X-ray equipment has been properly decommissioned or removed from the hospital campus. Any remaining x-ray equipment, if present, would be decommissioned in accordance with all NYSDOH regulations and procedures before transfer of title to a developer and would not pose a risk to human health.

3.7.3.4 Multifamily New Alternative

As noted in Section 3.7.3.1, there are several reports and surveys that should be conducted on the Campus to ensure there are no risks posed to human health. An updated Phase I ESA would be appropriate to document any potential RECs that may have occurred on the Campus since the Phase I ESA that was prepared in February 2020. Additionally, a full asbestos survey and lead-based paint survey would be conducted by a licensed professional before demolition of the campus, and any remediation activities and requirements for disposal would be undertaken by licensed professionals according to industry standards.

The remaining petroleum bulk storage tanks are associated with boiler houses and hospital operations. All tanks would be closed and removed at or before the time of demolition of the campus. The boiler houses would be decommissioned at or before the time of demolition of the campus.

Most, if not all, X-ray equipment has been properly decommissioned or removed from the hospital campus. Any remaining x-ray equipment, if present, would be decommissioned in accordance with all NYSDOH regulations and procedures before transfer of title to a developer and would not pose a risk to human health.

3.8 **Aesthetic Resources**

3.8.1 Setting

The Campus is located on Genesee Street which is considered part of South Utica. The Campus was vacated in October 2023 after MVHS consolidated its hospital system into one campus, the Wynn Hospital, in downtown Utica. The St. Elizabeth College of Nursing is currently active on the Campus and is proposed to remain active on the Campus in all four redevelopment scenarios. The Campus is currently underutilized while surrounding land uses on Genesee Street consist predominantly of commercial uses, mixed-use and professional office space, and community services with some undeveloped, vacant parcels. Surrounding streets include predominantly residential land uses.

As noted in Section 3.2.1 and 3.3.1, the Campus is situated among a variety of commercial, mixed-use, professional, and community services along Genesee Street, and residential neighborhoods along Ballantyne Brae, Proctor Boulevard, and Douglas Crescent. According to SHPO CRIS, the Campus is eligible for the National Register of Historic Places; the Campus is not located in an area designated by SHPO as sensitive for archaeological resources. In addition, the Campus is a designated local historic resource and within the City of Utica Scenic and Historic Preservation District.

The Campus does not contain any unique, important, or protected natural resources or vistas. According to the NYSDEC Environmental Resource Mapper, no significant natural communities, rare plants or animals, or other natural resources including wetlands, are located within or in the vicinity of the Campus.

3.8.1.1 Single-Family Houses Alternative

As noted in Section 3.3.1.1, the Single-Family Houses Alternative is designed to create a residential community that is consistent with the surrounding residential neighborhood. The Single-Family Houses Alternative is designed to create a residential community that is consistent with the architectural character of the residential properties on Ballantyne Brae, Douglas Crescent, and Proctor Boulevard, if financially feasible. Specific architectural details and typology would be decided by the developer after the RFP process. The proposed circulation patterns for the Single-Family Houses Alternative are inspired by surrounding Olmsted-designed streets. Landscaping treatments are proposed throughout the development and include greenspace between the residential community and the College of Nursing to maintain privacy; a park in the area of the existing conservation easement; and new tree plantings which are consistent with the landscaping character of residential neighborhoods along Proctor Boulevard, Douglas Crescent, and Ballantyne Brae. These aspects of the site design are consistent with the existing urban/suburban character of the area and therefore are aligned with the existing visual character of the surrounding area. However, the Single-Family Houses Alternative proposes the demolition of the buildings on the Campus, with the exception of the St. Elizabeth College of Nursing. In this alternative, the Campus would be converted from a historic hospital complex and supporting uses to 51 residential properties including single-family houses and townhouses along Genesee Street. The Single-Family Houses Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood. However, the Single-Family Houses Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR guidance.

3.8.1.2 Townhouses Alternative

As noted in Section 3.3.1.2, the Townhouses Alternative is designed to complement the mixed-use properties along Genesee Street and provide a gentle-density housing option for the residential neighborhoods on Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. The Townhouses Alternative proposes an increased density on the Campus compared to the proposed density in the Single-Family Houses Alternative, while still maintaining an architectural typology that is similar to single-family houses. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Townhouses Alternative includes precedent imagery in the Italianate style. Similar to the Single-Family Houses Alternative, the proposed circulation patterns for the Townhouses Alternative is inspired by surrounding Olmsted-designed streets. Landscaping treatments are proposed throughout the development and include greenspace between the residential community and the College of Nursing to maintain privacy; a park in the area of the existing conservation easement; and new tree plantings which are consistent with the landscaping character of residential neighborhoods along Proctor Boulevard, Douglas Crescent, and Ballantyne Brae. These aspects of the site design are consistent with the existing urban character of the area and therefore are aligned with the existing visual character of the surrounding area. However, the Townhouses Alternative proposes the demolition of the buildings on the Campus, with the exception of the St. Elizabeth College of Nursing. In this alternative, the Campus would be converted from a historic hospital complex and supporting uses to 107 townhouses. The Townhouses Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood. However, the Townhouses Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR guidance.

3.8.1.3 Residential Reuse Alternative

As noted in Section 3.3.1.3, the Residential Reuse Alternative is designed to complement the historic character of the Campus and the surrounding neighborhood, including the residential properties along Proctor Boulevard, and mixed-uses along Genesee Street. Although circulation patterns on the Campus would be modified slightly for the Residential Reuse Alternative, two points of ingress/egress would be maintained on Genesee Street and internal circulation patterns would include walkways across the rehabilitated Great Lawn which are more aligned with the historic character of the Campus. Excess surface parking would be removed and the northern leg of the existing parking garage would be demolished. Landscaping treatments are proposed throughout the development and include the restoration of the Great Lawn; a park in the area of the existing conservation easement; and additional recreational space replacing the parking on the eastern portion of the parcel during the Full Build Out. These aspects of the site design are consistent with the existing urban character of the area and therefore are aligned with the existing visual character of area. The proposed mix of adaptive reuse and new construction on the Campus as part of the Residential Reuse Alternative

would create a vibrant urban community that complements the surrounding neighborhood and mix of uses along Genesee Street. The Residential Reuse Alternative represents a less intensive use than the formerly operating hospital, and includes additional greenspace, which is aligned with the character of the surrounding neighborhood. The Residential Reuse Alternative also adaptively reuses the buildings on the Campus that are eligible for listing on the National Register of Historic Places and contribute to the Campus' status as a designated local landmark within the City of Utica Scenic and Historic Preservation Overlay District. Therefore, the Residential Reuse Alternative complements the aesthetic and visual character of the neighborhood, and no mitigation is warranted.

3.8.1.4 Multifamily New Alternative

As noted in Section 3.3.1.4, the Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Multifamily New Alternative includes emphasis on architectural features in keeping with the historic character of the surrounding neighborhood. The proposed circulation on Campus in the Multifamily New Alternative maintains two points of ingress/egress from Genesee Street. A single-drive loop around the Campus accesses each of the proposed apartment buildings and accesses a large surface parking lot located in the area of the existing conservation easement. Landscaping treatments include a central courtyard around which the apartment buildings are oriented, as well as landscaped medians and greenspaces throughout the development to minimize the impact of pavement to the greatest extent possible. The proposed landscaping and points of ingress/egress are consistent with the existing urban character of the area and therefore is aligned with the existing visual character of the surrounding area. However, the Multifamily New Alternative proposes the demolition of the buildings on the Campus, with the exception of the St. Elizabeth College of Nursing, and proposed the construction of a large surface parking lot in the area of the existing conservation easement. In this alternative, the Campus would be converted from a historic hospital complex and supporting uses to 200 new build apartments on the Campus, as well as a mixed-use building with ground floor retail space and 37 new build apartments on the second floor. The Multifamily New Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood. However, the Multifamily New Alternative includes the demolition of buildings on the Campus that are deemed eligible for listing on the National Register of Historic Places, which represents a negative impact to aesthetic resources per SEQR guidance. Additionally, the expansion of surface parking in the area of the conservation easement is inconsistent with the surrounding aesthetic and visual character of the neighborhood.

3.8.2 Mitigation

3.8.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is designed to complement the surrounding residential neighborhood, including Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. The Single-Family Houses Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood. However, the Single-Family Houses Alternative also requires the demolition of the National-Register listed historic buildings on the Campus, which represents a negative impact to aesthetic resources that cannot be mitigated.

3.8.2.2 Townhouses Alternative

The Townhouses Alternative is designed to complement the mixed-use properties along Genesee Street and provide a gentle-density housing option for the residential neighborhoods on Ballantyne Brae, Douglas Crescent, and Proctor Boulevard. The Townhouses Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood. However, the Townhouses Alternative also requires the demolition of the National-Register listed historic buildings on the Campus, which represents a negative impact to aesthetic resources that cannot be mitigated.

3.8.2.3 Residential Reuse Alternative

The Residential Reuse Alternative is designed to maintain the historic character of the Campus to the greatest extent possible through the adaptive reuse of the historic buildings on Campus deemed "Contributing" to the historic

character of the Campus by SHPO and the restoration of the historic Great Lawn. The Residential Reuse Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood.

3.8.2.4 Multifamily New Alternative

The Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option. The Multifamily New Alternative represents a less intensive use than the formerly operating hospital, which is aligned with the character of the surrounding neighborhood. However, the Multifamily New Alternative also requires the demolition of the National-Register listed historic buildings on the Campus, and proposes additional surface parking in the area of the existing conservation easement, which represents a negative impact to aesthetic resources that cannot be mitigated.

3.9 **Energy**

3.9.1 Setting

The Campus is located on Genesee Street in South Utica. The Campus was vacated in October 2023 after MVHS consolidated its hospital system into one campus, the Wynn Hospital, in downtown Utica. The St. Elizabeth College of Nursing is currently active on the Campus and is proposed to remain active on the Campus in all four redevelopment scenarios.

3.9.2 Potential Impacts

3.9.2.1 Single-Family Houses Alternative

No impacts on energy are anticipated from the construction of the Single-Family Houses Alternative. Energy was supplied to the former hospital using the cogeneration facility, which used natural gas combustion to produce energy, heat, and steam for the Campus. The cogeneration plant would be decommissioned and demolished, and heating would be transferred from a central heating system (i.e., the cogeneration plant) to individual heating systems (i.e., a household furnace typical of a single-family home) connected to the local electric or natural gas supply. Similarly, energy production would be transferred from the cogeneration facility to off-site production utilizing the local energy supply. Despite the loss of production from the cogeneration facility, total energy consumption would be significantly less than the former hospital use, which required 24-hour operation, heating and lighting of a much larger square footage, approximately 421,000 square feet compared to approximately 112,000 square feet, and operation of high energy intensive equipment such as X-Ray equipment.

The Energy Information Administration (“EIA”) of the United States conducted a Commercial Building Energy Consumption Survey (“CBECS”) which provided statistical information on the use of commercial energy in the United States. CBECS Data for New York State indicated the inpatient hospital services use 194.2 thousand British Thermal Units (“BTU”) per square foot per year. Using this average, the 421,000 square foot former hospital required 81.8 trillion BTU per year, or 24.0 million kilowatt-hours (“KWh”) equivalent per year of electricity use, based on generation from natural gas. According to the EIA, the average household living in a single-family detached unit in the northeast uses 10,599 KWh per year. Using this estimate, the 51 single-family households would require approximately 540,000 KWh per year, or approximately 2% of the annual energy use of the hospital.

The Proposed Action would require the use of energy sources to facilitate construction activities. This includes energy to operate construction vehicles and equipment such as power tools and generators. However, this construction-related energy usage would be temporary, not significant, and consistent with other similar sized construction projects. No significant impacts to energy usage associated with this alternative’s construction or operation of the Project Site are anticipated.

3.9.2.2 Townhouses Alternative

No impacts on energy are anticipated from the construction of the Townhouses Alternative. As noted above, the cogeneration facility which supplied energy to the former hospital would be decommissioned and demolished. Heating

would be transferred to individual heating systems connected to the local electric or natural gas supply and energy production would be transferred to off-site production utilizing the local energy supply. As indicated above, total energy consumption would be significantly less than the former hospital.

According to the EIA (see Section 3.9.2.1), the average household living in a single-family attached unit in the northeast uses 7,202 KWh per year. Using this estimate, the 107 townhome households would require approximately 770,000 KWh per year, or approximately 3% of the annual energy use of the hospital (24.0 million KWh per year).

The Proposed Action would require the use of energy sources to facilitate construction activities. This includes energy to operate construction vehicles and equipment such as power tools and generators. However, this construction-related energy usage would be temporary, not significant, and consistent with other similar sized construction projects. No significant impacts to energy usage associated with this alternative's construction or operation of the Project Site are anticipated.

3.9.2.3 Residential Reuse Alternative

No impacts on energy are anticipated from the construction of the Residential Reuse Alternative. As noted above, the cogeneration facility which supplied energy to the former hospital would be decommissioned and demolished. Heating would be transferred to individual heating systems connected to the local electric or natural gas supply, and energy production would be transferred to off-site production utilizing the local energy supply. As indicated above, total energy consumption would be significantly less than the former hospital.

According to the EIA (see Section 3.9.2.1), the average household living in a single-family attached unit in the northeast uses 7,202 KWh per year. Using this estimate, the seven proposed townhouses would require approximately 50,000 KWh per year. According to the EIA, the average household living in an apartment in a building with 5 or more units uses 4,120 KWh or energy per year. Using this estimate, the 245 units meeting this description would use approximately 1 million KWh year. Using the CBECS, retail spaces use 59 thousand BTU per square foot per year. The 6,000 square feet of retail space would use approximately 354 million BTU per year, or approximately 104,000 KWh per year. The CBECS indicates office space uses 76.6 thousand BTU per year. The 13,300 square feet of office space would use approximately 1 billion BTU per year, or approximately 299,000 KWh per year. In total, the Residential Reuse Alternative would use approximately 1,453,000 KWh per year, or approximately 6% of the annual energy use of the hospital (24.0 million KWh per year).

The Proposed Action would require the use of energy sources to facilitate construction activities. This includes energy to operate construction vehicles and equipment such as power tools and generators. However, this construction-related energy usage would be temporary, not significant, and consistent with other similar sized construction projects. No significant impacts to energy usage associated with this alternative's construction or operation of the Project Site are anticipated.

3.9.2.4 Multifamily New Alternative

No impacts on energy are anticipated from the construction of the Multifamily New Alternative. As noted above, the cogeneration facility which supplied energy to the former hospital would be decommissioned and demolished. Heating would be transferred to individual heating systems connected to the local electric or natural gas supply and energy production would be transferred to off-site production utilizing the local energy supply. As indicated above, total energy consumption would be significantly less than the former hospital.

According to the EIA (see Section 3.9.2.1), the average household living in an apartment in a building with five or more units uses 4,120 KWh or energy per year. Using this estimate, the 200 units would use approximately 824,000 KWh year. Using the CBECS, retail spaces use 59.0 thousand BTU per square foot per year. The 6,000 feet of retail space would use approximately 354 million BTU per year, or approximately 104,000 KWh per year. In total, the Multifamily New Alternative would use approximately 928,000 KWh of energy per year, or approximately 4% of the annual energy use of the hospital (24.0 million KWh per year).

The Proposed Action would require the use of energy sources to facilitate construction activities. This includes energy to operate construction vehicles and equipment such as power tools and generators. However, this construction-related energy usage would be temporary, not significant, and consistent with other similar sized construction projects. No significant impacts to energy usage associated with this alternative's construction or operation of the Project Site are anticipated.

3.9.3 Mitigation

3.9.3.1 Single-Family Houses Alternative

No mitigation is proposed for this alternative. New homes would be constructed to meet energy efficiency standards and would be more energy efficient on a square foot basis compared to the hospital, which was constructed between 1915 and 2003. These homes could meet more stringent energy efficiency incentives (i.e., LEED, NYSERDA New Construction Programs, PHIUS, Inflation Reduction Act incentives, etc.), dependent on a developer proposal and funding.

3.9.3.2 Townhouses Alternative

No mitigation is proposed for this alternative. New townhouses would be constructed to meet energy efficiency standards and would be more energy efficient on a square foot basis compared to the hospital, which was constructed between 1915 and 2003. These homes could meet more stringent energy efficiency incentives (ie. LEED, NYSERDA New Construction Programs, PHIUS, Inflation Reduction Act incentives, etc.), dependent on a developer proposal and funding.

3.9.3.3 Residential Reuse Alternative

No mitigation is proposed for this alternative. New buildings would be constructed to meet energy efficiency standards and would be more energy efficient on a square foot basis compared to the hospital, which was constructed between 1915 and 2003. These buildings could meet more stringent energy efficiency incentives (ie. LEED, NYSERDA New Construction Programs, PHIUS, Inflation Reduction Act incentives, etc.), dependent on a developer proposal and funding. Adaptively reused portions of the Campus would include energy efficiency upgrades compared to the existing building and could meet additional energy efficiency incentives (ie. LEED, NYSERDA Renovation Programs, PHIUS, Inflation Reduction Act Incentives, etc.), dependent on a developer proposal and funding.

3.9.3.4 Multifamily New Alternative

No mitigation is proposed for this alternative. New buildings would be constructed to meet energy efficiency standards and would be more energy efficient on a square foot basis compared to the hospital, which was constructed between 1915 and 2003. These buildings could meet more stringent energy efficiency requirements (ie. LEED, NYSERDA New Construction Programs, PHIUS, Inflation Reduction Act incentives, etc.), dependent on a developer proposal and funding.

3.10 **Stormwater and Drainage**

3.10.1 Setting

The existing Campus consists of a former hospital complex including several buildings, parking garage, and surface parking areas. The Campus generally slopes northwest towards Genesee Street. The Campus is bordered by residential properties to the east, west, and south, and is bordered by Genesee Street, a church, and commercial and retail space to the north. The existing stormwater on the Campus flows to two bioretention basins in the front of the hospital building and flows into the municipal stormwater system on Genesee Street. According to the Federal Emergency Management Agency (FEMA) flood hazard map, the Campus is in an area of minimal flood hazard (i.e., not located in a 100-year or 500-year floodplain). The Proposed Action is anticipated to disturb between five and 14 acres (see the descriptions under each Alternative below for additional information about disturbance).

3.10.2 Potential Impacts

3.10.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is anticipated to disturb approximately 14 acres including demolition of the buildings on Campus, except for the St. Elizabeth School of Nursing, and substantial grading preceding the redevelopment of the Campus. Once a developer is selected for the redevelopment of the Campus and an alternative is selected, the developer's design engineer would be required to prepare a SWPPP to address pre- and post-construction stormwater management practice requirements. During construction activities, best management practices to minimize erosion and sedimentation would be implemented in accordance with New York State standards and requirements. A Notice of Intent seeking coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) would be submitted to the NYSDEC for the Proposed Action and an acknowledgement would be received prior to start of construction. This letter of acknowledgment would be added to the project SWPPP. Post-construction stormwater management practices would be depicted in the design documents for the Proposed Action. Generally, stormwater would be conveyed through a network of pipes and/or swales to stormwater management practices which would then be conveyed off site through underground piping. The stormwater would be treated on site for quality and quantity. Although the regrading of the site may require changes to flow patterns of stormwater on site, the existing flow patterns of the stormwater exiting the site would be maintained after construction. Stormwater systems would be designed to ensure stormwater flow onto adjacent properties does not increase. Per the New York State Stormwater Management Design Manual, the Proposed Alternative would be designed to treat the required 100% of water quality volume for all new impervious areas. Per the New York State Stormwater Management Design Manual, the Proposed Alternative would be designed to treat the required 100% of water quality volume for all new impervious areas. 25% of water quality is also required to be treated for any existing impervious areas that are disturbed. Water quality treatment would meet all permit requirements, and due to SPDES General any of the four alternatives or a variation thereof would require compliance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and other state stormwater requirements.

Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) permit requirements the Proposed Action would be required to reduce runoff rates. Adverse stormwater or drainage impacts from the Single-Family Houses Alternative are not anticipated.

3.10.2.2 Townhouses Alternative

The Townhouses Alternative is anticipated to disturb approximately 14 acres including demolition of the buildings on Campus, except for the St. Elizabeth School of Nursing, and substantial grading preceding the redevelopment of the Campus.

As noted in Section 3.10.2.1, the developer's design engineer would need to prepare a SWPPP to address pre- and post-construction stormwater management practice requirements, and the developer would be required to obtain a SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) from the NYSDEC. Post-construction stormwater management practices, which would generally include a network of pipes and/or swales conveying stormwater offsite and would include onsite stormwater treatment, would be depicted in the design documents for the Proposed Action. Existing flow patterns of the stormwater exiting the site would be maintained after construction. Water quality treatment would meet all permit requirements (see details in Section 3.10.2.1), and runoff rates would be reduced in accordance with SPDES requirements. Adverse stormwater or drainage impacts from the Townhouses Alternative are not anticipated.

Any of the four alternatives or a variation thereof would require compliance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and other state stormwater requirements.

3.10.2.3 Residential Reuse Alternative

The Residential Reuse Alternative is anticipated to disturb approximately five (5) acres in the Initial Build Out phase and six (6) acres in the Full Build Out phase for a total of 11 acres, including for removal of excess pavement, new parking areas, demolition of non-historic structures and the northern leg of the parking garage, removal of the surface

parking lot fronting Genesee Street, and the construction of new townhouses, new apartments, an amenity spine, and a new mixed-use building fronting Genesee Street.

As noted in Section 3.10.2.1, the developer's design engineer would need to prepare a SWPPP to address pre- and post-construction stormwater management practice requirements, and the developer would be required to obtain a SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) from the NYSDEC. Post-construction stormwater management practices, which would generally include a network of pipes and/or swales conveying stormwater offsite and would include onsite stormwater treatment, would be depicted in the design documents for the Proposed Action. Existing flow patterns of the stormwater exiting the site would be maintained after construction. Water quality treatment would meet all permit requirements (see details in Section 3.10.2.1), and runoff rates would be reduced in accordance with SPDES requirements. Adverse stormwater or drainage impacts from the Residential Reuse Alternative are not anticipated.

3.10.2.4 Multifamily New Alternative

The Multifamily New Alternative is anticipated to disturb approximately 12 acres including demolition of the buildings on Campus, except for the St. Elizabeth School of Nursing, and substantial grading preceding the redevelopment of the Campus.

As noted in Section 3.10.2.1, the developer's design engineer would need to prepare a SWPPP to address pre- and post-construction stormwater management practice requirements, and the developer would be required to obtain a SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) from the NYSDEC. Post-construction stormwater management practices, which would generally include a network of pipes and/or swales conveying stormwater offsite and would include onsite stormwater treatment, would be depicted in the design documents for the Proposed Action. Existing flow patterns of the stormwater exiting the site would be maintained after construction. Water quality treatment would meet all permit requirements (see details in Section 3.10.2.1), and runoff rates would be reduced in accordance with SPDES requirements. Adverse stormwater or drainage impacts from the Multifamily New Alternative are not anticipated.

Any of the four alternatives or a variation thereof would require compliance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and other state stormwater requirements.

3.10.3 Mitigation

3.10.3.1 Single-Family Houses Alternative

The developer would submit the project SWPPP to the City of Utica and obtain acceptance of the SWPPP prior to seeking coverage from the NYSDEC under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and before commencing construction activities. The developer would implement pre- and post-construction stormwater management practices to minimize stormwater-related impacts. The Single-Family Houses Alternative would not increase stormwater flow onto adjacent properties. Water quality treatment interventions would be installed for 100% of water quality volume for new impervious surfaces on the Campus in accordance with New York State stormwater permit requirements. Since the Single-Family Houses Alternative is anticipated to disturb more than five acres, written authorization for the MS4 district would need to be obtained. Given these practices, adverse impacts from the new development are not expected and stormwater or drainage mitigation is not anticipated.

3.10.3.2 Townhouses Alternative

The developer would submit the project SWPPP to the City of Utica and obtain acceptance of the SWPPP prior to seeking coverage from the NYSDEC under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and before commencing construction activities. The developer would implement pre- and post-construction stormwater management practices to minimize stormwater-related impacts. The Townhouses Alternative would not increase stormwater flow onto adjacent properties. Water quality treatment interventions would be installed for 100% of water quality volume for new impervious surfaces on the Campus in accordance with New York State stormwater permit requirements. Since the Townhouses Alternative is anticipated to disturb more than five

acres, written authorization for the MS4 district would need to be obtained. Given these practices, adverse impacts from the new development are not expected and stormwater or drainage mitigation is not anticipated.

3.10.3.3 Residential Reuse Alternative

The developer would submit the project SWPPP to the City of Utica and obtain acceptance of the SWPPP prior to seeking coverage from the NYSDEC under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and before commencing construction activities. The developer would implement pre- and post-construction stormwater management practices to minimize stormwater-related impacts. The Residential Reuse Alternative would not increase stormwater flow onto adjacent properties. Water quality treatment interventions would be installed for 100% of water quality volume for new impervious surfaces on the Campus in accordance with New York State stormwater permit requirements. Since the Residential Reuse Alternative is anticipated to disturb more than five acres, written authorization for the MS4 district would need to be obtained. Given these practices, adverse impacts from the adaptive reuse new development are not expected and stormwater or drainage mitigation is not anticipated.

3.10.3.4 Multifamily New Alternative

The developer would submit the project SWPPP to the City of Utica and obtain acceptance of the SWPPP prior to seeking coverage from the NYSDEC under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and before commencing construction activities. The developer would implement pre- and post-construction stormwater management practices to minimize stormwater-related impacts. The Multifamily New Alternative would not increase stormwater flow onto adjacent properties. Water quality treatment interventions would be installed for 100% of water quality volume for new impervious surfaces on the Campus in accordance with New York State stormwater permit requirements. Since the Multifamily New Alternative is anticipated to disturb more than five acres, written authorization for the MS4 district would need to be obtained. Given these practices, adverse impacts from the new development are not expected and stormwater or drainage mitigation is not anticipated.

3.11 Noise, Odor and Light

3.11.1 Setting

The Campus, located on Genesee Street, was vacated in October 2023 after MVHS consolidated its hospital system into one campus, the Wynn Hospital, in downtown Utica. The St. Elizabeth College of Nursing is currently active on the Campus and is proposed to remain active on the Campus in all four redevelopment alternatives. The Campus is currently underutilized while surrounding land uses on Genesee Street consist predominantly of commercial uses, mixed-use and professional office space, and community services with some undeveloped, vacant parcels. Surrounding streets include predominantly residential land uses.

3.11.2 Potential Impacts

3.11.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is expected to create significantly less noise than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary noise generated from the Single-Family Houses Alternative would occur from residential activities such as entering and exiting vehicles, the opening and closing of vehicular and exterior house doors, air conditioning units, lawn mowers, etc. Ambient noise from traffic varies greatly depending on traffic volume, though as noted in Section 3.3.2.3 traffic would be significantly lower compared to the former hospital use. Ambient noise associated with activities adjacent to and near the site are not anticipated to change during construction or operation.

The Single-Family Houses Alternative is expected to create less odors than the former hospital use, which includes the cogeneration facility, which would be decommissioned as part of the Proposed Action, and centralized trash storage. The primary odor generated from the Single-Family Houses Alternative is expected to occur from residential activities such as lawn mowers and other small gas-powered engines.

The Single-Family Houses Alternative is expected to create significantly less light than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary light generated from the Single-Family Houses Alternative would occur from residential activities such as entering and exiting vehicles, street lighting, and exterior building mounted lighting. Spillover light from car headlights varies greatly depending on traffic volume, though as noted in Section 3.3.2.3 traffic would be significantly lower compared to the former hospital use. The alternative includes artificial safety and security lighting along the roadways which would be shielded and downward directing. Similar lighting already exists on the site.

3.11.2.2 Townhouses Alternative

The Townhouses Houses Alternative is expected to create significantly less noise than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary noise generated from the Townhouses Alternative would occur from residential activities such as entering and exiting vehicles, the opening and closing of vehicular and exterior house doors, air conditioning units, lawn mowers, etc. Ambient noise from traffic varies greatly depending on traffic volume, though as noted in Section 3.3.2.3 traffic would be significantly lower compared to the former hospital use. Ambient noise associated with activities adjacent to and near the site are not anticipated to change during construction or operation.

The Townhouses Alternative is expected to create less odors than the former hospital use, which includes the cogeneration facility, which would be decommissioned as part of the Proposed Action, and centralized trash storage. The primary odor generated from the Townhouses Alternative is expected to occur from residential activities such as lawn mowers and other small gas-powered engines.

The Townhouses Alternative is expected to create significantly less light than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary light generated from the Townhouses Alternative would occur from residential activities such as entering and exiting vehicles, street lighting, and exterior building mounted lighting. Spillover light from car headlights varies greatly depending on traffic volume, though as noted in Section 3.3.2.3 traffic would be significantly lower compared to the former hospital use. The alternative includes artificial safety and security lighting along the roadways which would be shielded and downward directing. Similar lighting already exists on the site.

3.11.2.3 Residential Reuse Alternative

The Residential Reuse Alternative is expected to create significantly less noise than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary noise generated from the Residential Reuse Alternative would occur from residential activities such as entering and exiting vehicles, vehicles and exterior building doors opening and closing, air conditioning units, lawn mowers, etc. Ambient noise from traffic varies greatly depending on traffic volume, though as noted in Section 3.3.2.3 traffic would be lower compared to the former hospital use. Additionally, noise is expected to be generated by commercial uses such as loading and unloading activities and trash services. These services were present during the hospital operations and commercial loading and trash removal activities are expected to be less frequent than during hospital operations. Noise from commercial operations is not anticipated to be loud, discordant, or disagreeable in comparison with existing ambient noise. Ambient noise associated with activities adjacent to and near the site are not anticipated to change during construction or operation.

The Residential Reuse Alternative is expected to create less odors than the former hospital use, which includes the cogeneration facility, which would be decommissioned as part of the Proposed Action. Although some centralized trash storage is anticipated as part of this alternative, the volume and frequency of trash removal activities is anticipated to be less frequent than during hospital operations. The primary odors generated from the Residential Reuse Alternative are expected to occur from residential activities such as lawn mowers and other small gas-powered engines used for maintenance and commercial activities from trash disposal

The Residential Reuse Alternative is expected to create significantly less light than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary light generated from the Residential Reuse would occur from residential activities such as entering and exiting vehicles, street lighting, and exterior building mounted lighting. Spillover light from car headlights varies greatly depending on traffic volume, though as noted in

Section 3.3.2.3 traffic would be significantly lower compared to the former hospital use. The alternative includes artificial safety and security lighting along the roadways/driveways and in parking areas which would be shielded and downward directing. Similar lighting already exists on the site.

3.11.2.4 Multifamily New Alternative

The Multifamily New Alternative is expected to create significantly less noise than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary noise generated from the Multifamily New Alternative would occur from residential activities such as entering and exiting vehicles, vehicles and exterior building doors opening and closing, lawn mowers, etc. Additional noise would be created from building operations such as on-site air conditioning units. Ambient noise from traffic varies greatly depending on traffic volume, though as noted in Section 3.3.2.4 traffic would be lower compared to the former hospital use. Additionally, noise is expected to be generated by commercial uses such as loading and unloading activities and trash services. These services were present during the hospital operations and commercial loading and trash facilities are expected to be less frequent than during hospital operations. Noise from commercial operations is not anticipated to be loud, discordant, or disagreeable in comparison with existing ambient noise. Ambient noise associated with activities adjacent to and near the site are not anticipated to change during construction or operation.

The Multifamily New Alternative is expected to create less odors than the former hospital use, which includes the cogeneration facility, which would be decommissioned as part of the Proposed Action. Although some centralized trash storage is anticipated as part of this alternative, the volume and frequency of trash removal activities is anticipated to be less frequent than during hospital operations. The primary odors generated from the Multifamily New Alternative are expected to occur from residential activities such as lawn mowers and other small gas-powered engines used for maintenance and commercial activities from trash disposal

The Multifamily New Alternative is expected to create significantly less light than the former hospital use, which included 24-hour emergency services and 24-hour operations. The primary light generated from the Multifamily New would occur from residential activities such as entering and exiting vehicles, street lighting, and exterior building mounted lighting. Spillover light from car headlights varies greatly depending on traffic volume, though as noted in Section 3.3.2.4 traffic would be significantly lower compared to the former hospital use. The alternative includes artificial safety and security lighting along the roadways/driveways and in parking areas which would be shielded and downward directing. Similar lighting already exists on the site.

3.11.3 Mitigation

3.11.3.1 Single-Family Houses Alternative

The Single-Family Houses Alternative would be designed to reduce the impacts of noise, odor, and light to neighboring residential areas. All traffic would enter and exit the neighborhood from Genesee Street. This would cause all off-site light from vehicle headlights entering and existing the site to spill onto commercial uses along Genesee Street and avoid any spillover onto residential properties. Large parking lot lights would be removed from the entirety of the campus, except at the St. Elizabeth College of Nursing, and all building lighting would be removed. New lighting would be downward directional and would minimize spillover into adjacent residential areas.

An additional natural space buffer would be created in the conservation easement where parking facilities currently are present. This would provide additional buffer for some residents along Ballentyne Brae and for residential along Douglas Crescent to reduce the impacts of noise, odor, and light from the alternative.

3.11.3.2 Townhouses Alternative

The Townhouses Alternative has been designed to reduce the impacts of noise, odors, and light to neighboring residential areas. All traffic would enter and exit the neighborhood from Genesee Street. This would cause all off-site light from vehicle headlights to spill onto commercial uses along Genesee Street and avoid any spillover onto residential properties. Large parking lot lights would be removed from the entirety of the campus, and all building lighting would be removed. New lighting would be downward directional and would minimize spillover into adjacent residential areas.

An additional natural space buffer would be created in the conservation easement where parking facilities currently are present. This would provide additional buffer for some residents along Ballentyne Brae and for residential along Douglas Crescent to reduce the impacts of noise, odor, and light from the alternative.

3.11.3.3 Residential Reuse Alternative

The Residential Reuse Alternative would be designed to reduce the impacts of noise, odors, and light to neighboring residential areas. All traffic would enter and exit the alternative from Genesee Street. This would cause all off-site light from vehicles entering and exiting to spill onto commercial uses along Genesee Street and avoid any spillover onto residential properties. Large parking lots in the rear of the property would be removed and replaced with a natural space buffer area. Vehicles entering and exiting the parking garage would continue to use Connors Drive and enter through the rear of the garage, removing spillover from any traffic that currently enters through the side entrance. Light spillover from the rear entrance would be similar to existing. Significantly less traffic is anticipated compared to the former hospital, resulting in a reduction in noise and light produced from vehicles entering and exiting the site. Existing site lighting would be removed or modified, and new sight lighting would be downward directional to reduce spillover.

Additional natural space buffer would be created in the conservation easement where parking facilities currently are present. This would provide additional buffer for some residents along Ballentyne Brae and for residential along Douglas Crescent and reduce impacts of noise, odor, and light from existing facilities and the alternative.

3.11.3.4 Multifamily New Alternative

The Multifamily New Alternative would be designed to reduce the impacts of noise, odors, and light to neighboring residential areas. All traffic would enter and exit the alternative from Genesee Street. This would cause all off-site light from vehicles entering and exiting to spill onto commercial uses along Genesee Street and avoid any spillover onto residential properties. Existing site lighting would be removed or modified, and new sight lighting would be downward directional to reduce spillover.

Additional natural space buffer would be created in the conservation easement where parking facilities will be retained and/or expanded. This would provide additional buffer for some residents along Ballentyne Brae and for residential along Douglas Crescent and reduce impacts of noise, odor, and light from existing facilities and the alternative.

4.0 OTHER ENVIRONMENTAL IMPACTS

4.1 Unavoidable Adverse Environmental Impacts

4.1.1 Single-Family Houses Alternative

As with any development project, there are certain impacts that cannot be mitigated, and typically include those associated with construction. While these impacts cannot be mitigated, they are short term and temporary in nature and would not have a long-term adverse impact on the environment. Construction activities would create additional noise during construction hours for the duration of construction. This is generally mitigated with reasonable hours of work; however, some impact is unavoidable. Additionally, any construction would have a visual impact on its setting. During construction, this may include disturbed soils, piles of construction materials, and a partially constructed Project Site or building. However, once construction is complete, there would still be a change in the visual setting. As set forth in this DGEIS, under the Single-Family House Alternative this alteration consists of the demolition of the historic hospital complex, which is eligible for listing on the National Register of Historic Places and is a local landmark within the City of Utica Scenic and Historic Preservation Overlay District. In terms of the historic character of the area, this may create a significant adverse impact. However, some residents may not perceive a change in the area as a significant adverse impact. The unavoidable adverse impacts are associated with those associated with construction, which are not significant, and demolition of the historic hospital complex, which is a significant adverse impact.

4.1.2 Townhouses Alternative

As noted above, with any development project there are certain impacts that cannot be mitigated, and typically include those associated with construction. While these impacts cannot be mitigated, they are short term and temporary in nature and would not have a long-term adverse impact on the environment. Construction activities would create additional noise during construction hours for the duration of construction. This is generally mitigated with reasonable hours of work; however, some impact is unavoidable. Additionally, any construction would have a visual impact on its setting. During construction, this may include disturbed soils, piles of construction materials, and a partially constructed Project Site or building. However, once construction is complete, there would still be a change in the visual setting. As set forth in this DGEIS, under the Townhouses Alternative this alteration consists of the demolition of the historic hospital complex, which is eligible for listing on the National Register of Historic Places and is a local landmark within the City of Utica Scenic and Historic Preservation Overlay District. In terms of the historic character of the area, this may create a significant adverse impact. However, some residents may not perceive a change in the area as a significant adverse impact. The unavoidable adverse impacts are associated with those associated with construction, which are not significant, and demolition of the historic hospital complex, which is a significant adverse impact.

4.1.3 Residential Reuse Alternative

As noted above, with any development project there are certain impacts that cannot be mitigated, and typically include those associated with construction. While these impacts cannot be mitigated, they are short term and temporary in nature and would not have a long-term adverse impact on the environment. Construction activities would create additional noise during construction hours for the duration of construction. This is generally mitigated with reasonable hours of work; however, some impact is unavoidable. Additionally, any construction would have a visual impact on its setting. During construction, this may include disturbed soils, piles of construction materials, and a partially constructed Project Site or building. However, once construction is complete, there would still be a change in the visual setting. As set forth in this DGEIS, this alteration is expected to be a positive change by creating a development that honors the historic character of the site and is at an appropriate scale and setting with the surrounding neighborhood and its historical context, some of which preceded the development of surrounding residential neighborhoods. However, some residents may perceive a change in the area as an adverse impact. Generally, the unavoidable adverse impacts are limited to those associated with construction and are not significant.

4.1.4 Multifamily New Alternative

As noted above, with any development project there are certain impacts that cannot be mitigated, and typically include those associated with construction. While these impacts cannot be mitigated, they are short term and temporary in nature and would not have a long-term adverse impact on the environment. Construction activities would create additional noise during construction hours for the duration of construction. This is generally mitigated with reasonable hours of work; however, some impact is unavoidable. Additionally, any construction would have a visual impact on its setting. During construction, this may include disturbed soils, piles of construction materials, and a partially constructed Project Site or building. However, once construction is complete, there would still be a change in the visual setting. As set forth in this DGEIS, under the Multifamily New Alternative this alteration consists of the demolition of the historic hospital complex, which is eligible for listing on the National Register of Historic Places and is a local landmark within the City of Utica Scenic and Historic Preservation Overlay District. In terms of the historic character of the area, this may create a significant adverse impact. However, some residents may not perceive a change in the area as a significant adverse impact. The unavoidable adverse impacts are associated with those associated with construction, which are not significant, and demolition of the historic hospital complex, which is a significant adverse impact.

4.2 **Irreversible and Irretrievable Commitment of Resources**

This section identifies the unavoidable environmental impacts of the implementation of the Proposed Action that would irreversibly curtail the range of potential uses of the environment or result in the commitment of resources that are neither renewable nor recoverable. An irreversible commitment results in environmental changes that cannot, at a future date, be altered to restore the environment to its preconstruction state. Resources include not only the commitment of labor, fiscal resources, and materials, but also natural resources committed as a result of project construction, operation, and maintenance.

Land development projects require a short-term and long-term commitment of natural resources for construction and operation. Some of these resources include structural steel, gravel, wood, and concrete. The long-term commitment of these materials would limit their availability for future uses. Development of the Proposed Action would require the commitment of developed, yet currently underutilized urban land for the life span of the project. This land use is considered an irreversible commitment during the expected lifetime of development. The Project Site includes a conservation easement (see **Appendix “I”**), which was implemented in partnership between MVHS and the surrounding neighborhood to prevent intrusion of development near neighboring residential properties, permanently committing a portion of the site to conservation.

Construction, operation, and maintenance of the Proposed Action would require irreversible and irretrievable commitments of human and fiscal resources to design, build, operate, and maintain the facilities. Human and financial resources would also be expended by the local, state, and federal governments for the planning, environmental reviews, permitting and monitoring of any future developments. A financial feasibility analysis summarizing the financial commitments required for each alternative is available in **Appendix “P.”**

Project construction and maintenance work would irretrievably commit energy resources derived from petroleum products and electricity. Fuels and electrical energy would be consumed during the manufacturing and transport of materials and workers to be used for site development. Additional fuel would be expended by construction equipment used to construct the facilities. Some fuels would also be used by maintenance vehicles and equipment during the lifetime of the development. Fuels and electrical energy would be consumed for heating and cooling of the building during the life of the development. These commitments would be minor and would not affect the local energy supply and therefore would not have a significant impact on any alternative.

4.2.1 Single-Family Houses Alternative

The Single-Family Houses Alternative would include the demolition of the entire Campus (excluding the St. Elizabeth College of Nursing) and would include a loss of building material. Some building material, such as structural steel, concrete, some interior and exterior details, may be recycled, however, the commitment of resources used to both build and demolish the Campus would be irreversible. Demolition of eight of the extant structures on the Campus, and the construction of 51 new single-family houses and townhouses on the Campus represents an energy expenditure that

is not present in the Residential Reuse Alternative due to the adaptive reuse proposed of several of the Campus buildings. The demolition does not capture the “embodied energy” invested in the existing structure, and therefore represents a larger loss of resources than the Residential Reuse Alternative (see below).

A right-of-way and roadway would need to be constructed to develop the Single-Family Houses Alternative as well as the removal, relocation, and extension of local utilities such as water, sewer, stormwater, electric, gas, and telecommunications lines. The initial cost would be undertaken during project development, long term maintenance and eventual replacement would be the responsibility of the municipality or service providers, a commitment would not be necessary in other alternatives.

The St. Elizabeth Campus is one of very few large unsubdivided properties in the City of Utica. The development of single-family homes would require subdivision of this property and sale to private owners. While it may be possible to reestablish single ownership of the Project Site allowing for future redevelopment, if necessary, this is unlikely and would likely necessitate significant resources to recombine the property. This would likely limit the uses of the subdivided properties in the future, committing the subdivided properties to similar land uses to the Single-Family Houses Alternative without a significant commitment of resources.

While the Single-Family Alternative removes all development and impervious surfaces (both existing and proposed) in the conservation easement, portions of the conservation easement would be privately owned by individual homeowners. Some of these homes have a significant portion of their properties within the conservation easement. It is likely that in the future, some intrusion of the conservation easement by ancillary structures (garages, sheds, play structures, etc.) may occur. Though these impacts are limited, they are important to note.

4.2.2 Townhouses Alternative

The Townhouses Alternative would include the demolition of the entire Campus (excluding the St. Elizabeth College of Nursing) and would include a loss of building material. Some building material, such as structural steel, concrete, some interior and exterior details, may be recycled, however, the commitment of resources used to both build and demolish the campus would be irreversible. Demolition of eight of the extant structures on the Campus, and the construction of new townhouses on the Campus represents an energy expenditure that is not present in the Residential Reuse Alternative due to the adaptive reuse proposed of several of the Campus buildings. The demolition does not capture the “embodied energy” invested in the existing structure, and therefore represents a larger loss of resources than the Residential Reuse Alternative (see below).

The St. Elizabeth’s campus is one of very few large unsubdivided properties in the City of Utica. The development of townhouses would require subdivision of this property and sale to private owners. While it may be possible to reestablish single ownership of the site allowing for future redevelopment, if necessary, this is unlikely and would likely necessitate significant resources to recombine the property. This would likely limit the uses of the subdivided properties in the future, committing the subdivided properties to similar land uses to the Townhouses Alternative without a significant commitment of resources.

The Townhouses Alternative removes all development and impervious surfaces (both existing and proposed) in the conservation easement in the rear (southeast) of the site. A small driveway would be maintained in the conservation easement along Genesee Street to provide rear access to any townhouses fronting Genesee Street.

4.2.3 Residential Reuse Alternative

The Residential Reuse Alternative would include the demolition of portions of the Campus, notably portions of the northern leg of the parking garage, hospital additions added after the period of significance (1974), and the maintenance building and boiler building constructed in the early 2000s. This would include a loss of building material and labor resources. Some building material, such as structural steel, concrete, some interior and exterior details, may be recycled, however, the resources used to both build and demolish the campus would be irretrievable. The Residential Reuse Alternative consists of the adaptive reuse of several historic structures on the Campus, including the original hospital complex and additions prior to 1974, the Marian Medical Building, the former convent, and the former laundry and boiler building. The United States Environmental Protection Agency (USEPA) states that adaptive

reuse projects retain the “embodied energy” invested in existing structures, reduces construction emissions, and protects undeveloped land and raw materials. Therefore, the Residential Reuse option minimizes the consumption of energy during construction by capturing the embodied energy in the existing structures and minimizing the energy required for demolition of structures on the Campus and construction of all new buildings.

The Residential Reuse Alternative removes all development and impervious surfaces (both existing and proposed) in the conservation easement in the rear (southeast) of the Campus. A driveway is maintained in the conservation easement along the portion of the site closest to Ballantyne Brae, roughly following the existing path of Connors Drive, with some modifications to reduce impacts in the conservation easement southeast of the existing garage. A parking lot would be maintained in the area of the existing conservation easement in the front (northeast) portion of the site, as well as both boiler plants which are in the existing conservation easement. No new construction of buildings would occur in the conservation easement.

4.2.4 Multifamily New Alternative

The Multifamily New Alternative would include the demolition of the entire Campus (excluding the St. Elizabeth College of Nursing) and would include a loss of building material. Some building material, such as structural steel, concrete, some interior and exterior details, may be recycled, however, the commitment of resources used to both build and demolish the campus would be irreversible. Demolition of eight of the extant structures on the Campus, and the construction of new multifamily housing and mixed-use buildings on the Campus represents an energy expenditure that is not present in the Residential Reuse Alternative due to the adaptive reuse proposed of several of the Campus buildings. The demolition does not capture the “embodied energy” invested in the existing structure, and therefore represents a larger loss of resources than the Residential Reuse Alternative (see below).

The Multifamily New Alternative retains previous improvements in the conservation easement, including a preexisting parking lot in the rear of the property. In all other alternatives, this parking area would be removed and replaced with greenspace or private yards and would not include the commitment of the land to parking.

4.3 Growth-Inducing, Cumulative, and Secondary Impacts

This section describes the potential growth inducing impacts the proposed alternatives may have on the community.

4.3.1 Single-Family Houses Alternative

The Single-Family Houses Alternative is not expected to have a significant effect on the city’s population, or otherwise increase the burden on any municipal or community service provider (e.g., police, fire, ambulance, school) as detailed in section 3.4.2.1. The Project Site would be developed in accordance with the City’s Zoning Code. The lands surrounding the Project Site would remain unchanged. The Proposed Action is located in the Genesee Street corridor which contains mixed-uses including commercial and low and medium density residential uses, and the property is zoned NMU “Neighborhood Mixed Use” which allows “Dwelling, single- family detached,” and “Dwelling, single-family attached.”

The Single-Family Houses Alternative does not represent a precedent-setting action which would spur additional development, either small-scale or large-scale, in this area. It is not anticipated that the development of the Proposed Action would directly induce growth either in the vicinity of the Project Site or elsewhere in the City of Utica that would not have otherwise occurred. However, due to the significant need for a diverse range of housing options, as identified in the Market Analysis (**Appendix “Q”**), the Single-Family Houses Alternative, which includes the lowest number of residential units and does not include a diversity in housing types (limited to detached and attached, owner units), is not likely to meet as much of the housing need as other alternatives. Therefore, it is likely that other supportive development would occur in the region and City of Utica that would have been met on the site by other alternatives.

4.3.2 Townhouses Alternative

The Townhouses Alternative is not expected to have a significant effect on the city’s population, or otherwise increase the burden on any municipal or community service provider (e.g., police, fire, ambulance, school) as detailed in section 3.4.2.2. The Project Site would be developed in accordance with the City’s Zoning Code. The lands surrounding the Project Site would remain unchanged. The Proposed Action is located in the Genesee Street corridor which contains

mixed-uses including commercial and low and medium density residential uses, and the property is NMU “Neighborhood Mixed Use” which allows “Dwelling, single-family attached.”

The Townhouses Alternative does not represent a precedent-setting action which would spur additional development, either small-scale or large-scale, in this area. It is not anticipated that the development of the Proposed Action would directly induce growth either in the vicinity of the Project Site or elsewhere in the City of Utica that would not have otherwise occurred. However, due to the significant need for a diverse range of housing options, as identified in the Market Analysis (**Appendix “Q”**), the Townhouses Alternative, which includes a lower number of residential units compared to other alternatives and does not include a diversity in housing types (limited to attached, owner units), is not likely to meet as much of the housing need as other alternatives. Therefore, it is likely that other supportive development would occur in the region and City of Utica that would not have occurred otherwise which would have been met by other alternatives.

4.3.3 Residential Reuse Alternative

The Residential Reuse Alternative is not expected to have a significant effect on the city’s population or otherwise increase the burden on any municipal or community service provider (e.g., police, fire, ambulance, school) as detailed in section 3.4.2.3. The Project Site would be developed in accordance with the City’s Zoning Code. The lands surrounding the Project Site would remain unchanged. The Proposed Action is located in the Genesee Street corridor which contains mixed-uses including commercial and low and medium density residential uses, and the property is NMU “Neighborhood Mixed Use” which allows “Dwelling, single-family attached,” “Dwelling, apartment building,” “Mixed-Use Building, Large,” and “Office.”

The Residential Reuse Alternative does not represent a precedent-setting action which would spur additional development, either small-scale or large-scale, in this area. It is not anticipated that the development of the Proposed Action would directly induce growth either in the vicinity of the Project Site or elsewhere in the City of Utica that would not have otherwise occurred. Unlike the other alternatives, this alternative provides the greatest diversity of housing options, as identified in the Market Analysis (**Appendix “Q”**), within the City of Utica.

4.3.4 Multifamily New Alternative

The Multifamily New Alternative is not expected to have a significant effect on the Town’s population or otherwise increase the burden on any municipal or community service provider (e.g., police, fire, ambulance, school) as detailed in section 3.4.2.4. The Project Site would be developed in accordance with the City’s Zoning Code. The lands surrounding the Project Site would remain unchanged. The Proposed Action is located in the Genesee Street corridor which contains mixed-uses including commercial and low and medium density residential uses, and the property is NMU “Neighborhood Mixed Use” which allows “Dwelling, apartment building” and “Mixed-Use Building, Large.”

The Multifamily New Alternative does not represent a precedent-setting action which would spur additional development, either small-scale or large-scale, in this area. It is not anticipated that the development of the Proposed Action would directly induce growth either in the vicinity of the Project Site or elsewhere in the City of Utica that would not have otherwise occurred. However, due to the significant need for a diverse range of housing options, as identified in the Market Analysis (**Appendix “Q”**), the Multifamily New Alternative is limited to rental units, thus it does not provide diverse housing options. Therefore, it is likely that other supportive development would occur in the region and City of Utica that would not have occurred otherwise which would have been met by other alternatives.

4.4 Energy Use and Conservation

4.4.1 Single-Family Houses Alternative

Energy resource consumption would occur during the construction and operation of the Single-Family Houses Alternative. Both short term and long-term energy consumption effects are associated with all construction projects. Energy consumption impacts, during construction of the Single-Family Houses Alternative, would occur primarily due to the consumption of fossil fuels through the operation of power equipment and construction vehicles.

Once constructed, the 112,000 square feet of residential space would place long-term demands on various energy sources. Energy would be consumed for heating, air-conditioning, water heating, lighting, cooking, general household use, and the use of various appliances and electrical equipment, along with general household electric use. Homes would be constructed in accordance to all energy standards. These requirements apply to the building envelope, mechanical systems, and lighting. As noted in section 3.8.2.1, the Single-Family Houses Alternative would use 3% of the total energy use of the hospital, based on EIA published averages, representing little to no impact on the electrical grid.

The construction of the Single-Family Houses Alternative may increase localized air emissions primarily from the use of diesel fuel to operate construction vehicles and equipment. The use of these vehicles would occur sporadically over the build-out of the Single-Family Houses Alternative. Pollution comes from the combustion process in the form of exhaust and can include hydrocarbons, carbon monoxide, and nitrogen oxides. Well-maintained vehicles and equipment would help to reduce emissions and lessen the impact of air emissions during the Proposed Action's construction.

4.4.2 Townhouses Alternative

Energy resource consumption would occur during the construction and operation of the Townhouses Alternative. Both short term and long-term energy consumption effects are associated with all construction projects. Energy consumption impacts, during construction of the Townhouses Alternative, would occur primarily due to the consumption of fossil fuels through the operation of power equipment and construction vehicles.

Once constructed, the 235,000 square feet of residential space would place long-term demands on various energy sources. Energy would be consumed for heating, air-conditioning, water heating, lighting, cooking, general household use, and the use of various appliances and electrical, along with general household electric use. Townhomes would be constructed in accordance to all energy standards. These requirements apply to the building envelope, mechanical systems, and lighting. As noted in section 3.8.2.2, the Townhouses Alternative would use 4% of the total energy use of the hospital, based on EIA published averages, representing little to no impact on the electrical grid.

The construction of the Townhouses Alternative may increase localized air emissions primarily from the use of diesel fuel to operate construction vehicles and equipment. The use of these vehicles would occur sporadically over the build-out of the Townhouses Alternative. Pollution comes from the combustion process in the form of exhaust and can include hydrocarbons, carbon monoxide, and nitrogen oxides. Well-maintained vehicles and equipment would help to reduce emissions and lessen the impact of air emissions during the Proposed Action's construction.

4.4.3 Residential Reuse Alternative

Energy resource consumption would occur during the construction and operation of the Residential Reuse Alternative. Both short term and long-term energy consumption effects are associated with all commercial construction projects. Energy consumption impacts, during construction of the Residential Reuse Alternative, would occur primarily due to the consumption of fossil fuels through the operation of power equipment and construction vehicles.

Once constructed, the 345,000 square feet of residential and commercial space would place long-term demands on various energy sources. Energy would be consumed for heating, air-conditioning, water heating, lighting, cooking, general household use, and the use of various appliances and electrical, along with general household electric use. Residential units and commercial spaces would be constructed in accordance to all energy standards. These requirements apply to the building envelope, mechanical systems, and lighting. As noted in section 3.8.2.3, the Residential Reuse Alternative would use 6% of the total energy use of the hospital, based on EIA published averages, representing little to no impact on the electrical grid.

The construction of the Residential Reuse Alternative may increase localized air emissions primarily from the use of diesel fuel to operate construction vehicles and equipment. The use of these vehicles would occur sporadically over the build-out of the Residential Reuse Alternative. Pollution comes from the combustion process in the form of exhaust and can include hydrocarbons, carbon monoxide, and nitrogen oxides. Well-maintained vehicles and

equipment would help to reduce emissions and lessen the impact of air emissions during the Proposed Action's construction.

4.4.4 Multifamily New Alternative

Energy resource consumption would occur during the construction and operation of the Multifamily New Alternative. Both short term and long-term energy consumption effects are associated with all commercial construction projects. Energy consumption impacts, during construction of the Multifamily New Alternative, would occur primarily due to the consumption of fossil fuels through the operation of power equipment and construction vehicles.

Once constructed, the 262,000 square feet of residential and commercial space would place long-term demands on various energy sources. Energy would be consumed for heating, air-conditioning, water heating, lighting, cooking, general household use, and the use of various appliances and electrical, along with general household electric use. Residential units and commercial spaces would be constructed in accordance to all energy standards. These requirements apply to the building envelope, mechanical systems, and lighting. As noted in section 3.8.2.4, the Multifamily New Alternative would use 4% of the total energy use of the hospital, based on EIA published averages, representing little to no impact on the electrical grid.

The construction of the Multifamily New Alternative may increase localized air emissions primarily from the use of diesel fuel to operate construction vehicles and equipment. The use of these vehicles would occur sporadically over the build-out of the Multifamily New Alternative. Pollution comes from the combustion process in the form of exhaust and can include hydrocarbons, carbon monoxide, and nitrogen oxides. Well-maintained vehicles and equipment would help to reduce emissions and lessen the impact of air emissions during the Proposed Action's construction.

4.5 Climate Change

4.5.1 Single-Family Houses Alternative

Energy would be consumed during the construction and long-term operation of the Single-Family Houses Alternative. Related to this is the generation of gaseous emissions from energy consumption from construction and operations. These emissions are a scientifically well-established contributor to global climate change through a mechanism known as "the greenhouse effect," and are termed "greenhouse gases." However, impacts from construction are limited, and the Single-Family Houses Alternative represents a less intensive use than the formerly operating hospital. Additionally, the Single-Family Houses Alternative proposes the construction of residential units on previously used land (i.e., not virgin land) which represents less of an environmental impact and energy requirement than construction on virgin land. The Single-Family Houses Alternative would not have a significant impact or contribution towards climate change.

4.5.2 Townhouses Alternative

Energy would be consumed during the construction and long-term operation of the Townhouses Alternative. Related to this is the generation of gaseous emissions from energy consumption from construction and operations. These emissions are a scientifically well-established contributor to global climate change through a mechanism known as "the greenhouse effect," and are termed "greenhouse gases." Additionally, the Townhouses Alternative proposes the construction of residential units on previously used land (i.e., not virgin land) which represents less of an environmental impact and energy requirement than construction on virgin land. The Townhouses Alternative would not have a significant impact or contribution towards climate change.

4.5.3 Residential Reuse Alternative

Energy would be consumed during the construction and long-term operation of the Proposed Action. Related to this is the generation of gaseous emissions from energy consumption from construction and operations. These emissions are a scientifically well-established contributor to global climate change through a mechanism known as "the greenhouse effect," and are termed "greenhouse gases." Because it is an adaptive reuse project constructed on previously used land (i.e., not virgin land), the Residential Reuse Alternative represents less of an environmental

impact and energy requirement than construction on virgin land. The Residential Reuse Alternative would not have a significant impact or contribution towards climate change.

4.5.4 Multifamily New Alternative

Energy would be consumed during the construction and long-term operation of the Multifamily New Alternative. Related to this is the generation of gaseous emissions from energy consumption from construction and operations. These emissions are a scientifically well-established contributor to global climate change through a mechanism known as “the greenhouse effect,” and are termed “greenhouse gases.” Additionally, the Multifamily New Alternative proposes the construction of residential units on previously used land (i.e. not virgin land) which represents less of an environmental impact and energy requirement than construction on virgin land. The Multifamily New Alternative would not have a significant impact or contribution towards climate change.

5.0 ALTERNATIVES

Five alternatives to the Proposed Action have been introduced and compared to each other. The alternatives have been analyzed with respect to their potential impact on the impact categories as identified by the Planning Board's Positive Declaration and Final Scoping Document. The alternatives are described as follows:

5.1 No Build Alternative

A no-build alternative is required by SEQRA to be discussed in this DGEIS. For the Project Site, the no-build alternative assumes the Campus would continue to remain vacant in its current state (with the exception of the St. Elizabeth College of Nursing). The no-build alternative would not provide for any of the beneficial impacts of the Proposed Action. An analysis of the no-build alternative is as follows.

1. Community Character: If the no-build alternative is implemented, the existing state of the Project Site would remain as a vacant former hospital Campus. Deterioration of the campus buildings due to continued vacancies would have an adverse impact on community character.
2. Historic Resources: If the no-build alternative is implemented, the existing historic resources on the Campus would remain. However, the buildings would remain vacant and would likely deteriorate over time, lessening the quality of the historic character. Therefore, the no-build alternative would not be consistent with maintaining the historic resources on the Campus.
3. Traffic: The no-build alternative would have no impact on traffic conditions on or in the vicinity of the Project Site. Existing traffic volumes are low since the hospital closed and significantly lower than when the hospital was in operation.
4. Public Services: The no-build alternative would have impacts on public services. The vacant hospital campus requires increased presence of emergency services, such as the police department, for trespassing and vandalism that is characteristic of many vacant buildings. The building also poses increased risk of fire, though all fire suppression systems are still active and operational.
5. Land, Zoning, and Community Plans: The no-build alternative is not aligned with the NMU zoning of the site, which encourages a mix of residential dwelling types complemented by commercial and open space. If the no-build alternative were to be implemented, the Campus would remain vacant and likely fall into disrepair. The vacant Campus would starkly contrast with the surrounding residential neighborhood along Douglas Crescent, Ballantyne Brae, and Proctor Boulevard, and the mixed-use developments along Genesee Street. Community plans for both the City of Utica and Oneida County recognize a need for increased housing for all populations, a need to address vacancy, and the desire to protect historic resources, which is not addressed by the no-build alternative.
6. Human Health: The no-build alternative has the potential to impact human health. Asbestos surveys and a Phase I Environmental Site Assessment indicate the presence of asbestos and lead based paint in the hospital campus. The no-build alternative would leave these materials in place and could have the potential for exposure to the public over time.
7. Aesthetic Resources: If the no-build alternative is implemented, the buildings on the Campus would remain vacant and would likely fall into disrepair. Therefore, the no-build alternative would not be consistent with maintaining the aesthetic resources on the Campus and surrounding neighborhood.
8. Energy: The no-build alternative would have no impact on energy.
9. Stormwater and Drainage: The no-build alternative would have no impact on stormwater flows or drainage patterns. However, improved drainage conditions on the Project Site would not be realized.
10. Noise, Odor and Light: The no-build alternative would have no impact on existing ambient noise and lighting levels on or in the vicinity of the Project Site.
11. Fiscal and Socio-Economic Impacts: Implementation of the no-build alternative would leave the Campus in its current undeveloped state. The lack of new development on the Campus would preclude any meaningful economic contribution that any of the proposed alternatives would make in terms of tax revenues and job opportunities. Under the no-build alternative, the City of Utica, Oneida County, the City of Utica Central School District, and other taxing jurisdictions would not realize additional tax revenue.

In summary, the no-build alternative would not serve the objectives of the Applicant, nor would it serve the objectives and interests of the people of the City of Utica, as the existing undeveloped use is inconsistent with the NMU district, which seeks to encourage “vibrant neighborhoods that allow for a mix of residential dwelling unit types, commercial services, parks and community facilities ... reflect[ing] the walkable and historic nature of Utica’s neighborhoods.” Furthermore, the no-build alternative is not a likely long-term alternative as MVHS seeks to sell the parcel and a future buyer would seek to create value on the parcel through development. The no-build alternative would not provide the positive beneficial impacts that are expected to occur with the alternatives proposed below, including providing residents with access to additional housing options and, in some alternatives, additional mixed-use, retail development, a variety of housing options, additional park and recreational space, and improved historic and aesthetic value on the Campus through redevelopment. Additional net tax revenue would not be received by the City of Utica, Oneida County, the City of Utica Central School District, and other taxing authorities.

5.2 Single-Family Houses Alternative

The Single-Family Houses Alternative proposes 33 three-bedroom single-family homes located along a winding boulevard throughout the Campus, 18 townhouses fronting Genesee Street, and the St. Elizabeth College of Nursing remaining in its current location. A concept design for the Single-Family Houses Alternative is available in **Appendix “J”**.

The Single-Family Houses Alternative meets the use requirements of the City of Utica Zoning Code’s NMU “Neighborhood Mixed-Use.” Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. The Single-Family Houses Alternative would be similar in terms of scale to the residences along Douglas Crescent, Ballantyne Brae, and Proctor Boulevard.

The Single-Family Houses Alternative includes one point of ingress/egress for vehicles entering the residential community from Genesee Street and a separate point of ingress/egress for vehicular access to the St. Elizabeth College of Nursing. The driving loop for the residential neighborhood is inspired by the curvature of the surrounding Olmstedian-designed streets such as Proctor Boulevard. The 33 single-family houses would each have a driveway. The 18 townhouses fronting Genesee Street would be accessible by an access road along the back of the townhouses to minimize curb cuts on Genesee Street and allow residents to access “tuck under” parking in the townhouses.

Landscape treatments are proposed throughout the residential development and include greenspace between the residential community and the St. Elizabeth College of Nursing to maintain privacy. The Single-Family Houses Alternative may also incorporate a park in the area of the existing conservation easement. New tree plantings are proposed throughout the new development which are consistent with the landscaping character of the surrounding residential neighborhood. These aspects of the site design are consistent with the existing urban character of the area.

The Single-Family Houses Alternative requires the complete demolition of the site, except for the St. Elizabeth College of Nursing. As noted throughout the DGEIS, the Single-Family Houses Alternative represents a substantial change in land use, historic character, community character, and aesthetic resources due to the demolition of historically-significant structures within the City of Utica Scenic and Historic Preservation Overlay District, and Eligible for Listing on the National Register of Historic Places. The demolition would require prior approval from Utica’s Scenic and Historic Preservation Commissioner in accordance with Common Council Ordinance No. 313.

A tax-yield analysis was conducted to evaluate the potential tax revenues generated by the four alternatives (reference **Appendix “R”**). The tax-yield analysis indicates that the Single-Family Houses Alternative will accrue a total property tax revenue of \$5,186,802 over ten years. This is the lowest total property tax revenue accrual of all four alternatives.

5.3 Townhouses Alternative

The Townhouses Alternative proposes 107, mostly three-bedroom, townhouses located along a winding boulevard throughout the Campus, including several townhouses fronting Genesee Street, and the St. Elizabeth College of

Nursing remaining in its current location. A concept design for the Townhouses Alternative is available in **Appendix “J”**.

The Townhouses Alternative meets the use requirements of the City of Utica Zoning Code’s NMU “Neighborhood Mixed-Use.” Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. The Townhouses Alternative is designed to provide a gentle-density housing option to complement the residences along Douglas Crescent, Ballantyne Brae, and Proctor Boulevard. The Townhouses Alternative would maintain an architectural typology that is similar to single-family houses at a slightly increased density. Although specific architectural details and typology would be decided by the developer after the RFP process, the proposed Townhouses Alternative includes precedent imagery in the Italianate style.

The Townhouses Alternative includes one point of ingress/egress for vehicles entering the residential community from Genesee Street and a separate point of ingress/egress for vehicular access to the St. Elizabeth College of Nursing. The driving loop for the residential neighborhood is inspired by the curvature of the surrounding Olmstedian-designed streets such as Proctor Boulevard. The townhouses fronting Genesee Street would be accessible by an access road along the back of the townhouses to minimize curb cuts on Genesee Street and allow residents to access “tuck under” parking in the townhouses.

Landscape treatments are proposed throughout the development and include greenspace between the residential community and the St. Elizabeth College of Nursing to maintain privacy. The Townhouses Alternative may also incorporate a park in the area of the existing conservation easement. New tree plantings are proposed throughout the new development which are consistent with the landscaping character of the surrounding residential neighborhood. These aspects of the site design are consistent with the existing urban/suburban character of the area.

The Townhouses Alternative requires the complete demolition of the site, except for the St. Elizabeth College of Nursing. As noted throughout the DGEIS, the Townhouses Alternative represents a substantial change in land use, historic character, community character, and aesthetic resources due to the demolition of historically-significant structures within the City of Utica Scenic and Historic Preservation Overlay District, and Eligible for Listing on the National Register of Historic Places. The demolition would require prior approval from Utica’s Scenic and Historic Preservation Commissioner in accordance with Common Council Ordinance No. 313.

A tax-yield analysis was conducted to evaluate the potential tax revenues generated by the four alternatives (reference **Appendix “R”**). The tax- yield analysis indicates that the Townhouses Alternative will accrue a total property tax revenue of \$9,505,546 over ten years. This is the second lowest total property tax revenue accrual of all four alternatives.

5.4 Residential Reuse Alternative – Initial Build Out and Full Build Out

Initial Build Out (“Phase I”)

Phase I of the Residential Reuse Alternative, the Initial Build Out Phase, proposes the adaptive reuse of the original hospital building and historically-significant additions, the Marian Medical Building (formerly Marian Hall) and the Medical Library (former Convent) in a historically appropriate manner, resulting in 152 units, including 16 studios, 109 one-bedrooms and 27 two-bedrooms. The St. Elizabeth College of Nursing would remain in its current location. The non-historic hospital additions, circa 1974 and later, would be demolished, as would the northern leg of the existing parking garage. The surface parking lot fronting Genesee Street would be removed, and the former Great Lawn would be reconstructed in a historically appropriate manner. A concept design for the Initial Build Out of the Residential Reuse Alternative is available in **Appendix “J”**.

Phase I of the Residential Reuse Alternative meets the use requirements of the City of Utica Zoning Code’s NMU “Neighborhood Mixed-Use.” Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. The Residential Reuse Alternative would be designed to complement the historic character of the Campus and the surrounding neighborhood, including the residential properties along Proctor Boulevard, and the nearby Forest Hill Cemetery and Utica Parks and Parkways Historic District. The Initial Build Out

achieves these goals by adaptively reusing the historically significant buildings on the Campus while removing non-historic structures and reconstructing the Great Lawn in a historically appropriate manner.

The Initial Build Out retains the existing entrances to the Campus from Genesee Street. The existing circulation on the Campus would be updated to create on drive loop which connects the two existing drive lanes, currently located on either side of the historic hospital complex, behind the historic additions to the hospital complex. The Initial Build Out includes the demolition of the northern leg of the parking garage. In the Initial Build Out, the southern leg of the parking garage would continue to be accessed by the existing drive lane. The large surface parking lot that fronts Genesee Street would be removed and replaced by a Great Lawn. The small surface parking lot on the eastern portion of the parcel fronting Genesee Street would remain during the Initial Build Out.

Landscape treatments proposed in Initial Build Out include the restoration of the Great Lawn fronting Genesee Street and installation of a park in the area of the existing conservation easement. Additional landscape treatments are proposed throughout the development including new tree plantings where appropriate which are consistent with the landscaping character of the surrounding residential neighborhood. These aspects of the site design are consistent with the existing urban/suburban character of the area.

Full Build Out ("Phase II")

Phase II of the Residential Reuse Alternative, the Full Build Out Phase, proposes the adaptive reuse of the balance of the Campus, including adaptive reuse of the former boiler and laundry as commercial or office space, and new construction. A new mixed-use building along Genesee Street would provide ground floor retail with apartments above, bridging the scale between the single-family homes in the surrounding neighborhood and the larger St. Elizabeth College of Nursing building to the west. Newly constructed townhouses would be situated between the adaptively reused Marian Hall and adaptively reused convent. New apartments and an "amenity spine" would be constructed on the rear of the adaptively reused hospital building and would connect the hospital building to the southern leg of the parking garage. The area of the existing conservation easement would be converted to a park. A concept design for Full Build Out of the Residential Reuse Alternative is available in **Appendix "J"**.

The Full Build Out of the Residential Reuse Alternative meets the use requirements of the City of Utica Zoning Code's NMU "Neighborhood Mixed-Use." Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. As noted above, the Residential Reuse Alternative is designed to complement the historic character of the Campus and the surrounding neighborhood. The NMU district also notes that "commercial uses in the NMU District complement the dense residential neighborhoods in the adjacent RM neighborhoods," which is met by the mixed-use building along Genesee Street. The Full Build Out achieves these goals by adaptively reusing the former laundry/boiler building and constructed new buildings that are sensitive to the historic buildings on the Campus, following the Design Guidelines for infill development as set forth for the City of Utica Scenic and Historic Preservation Overlay District.

The Full Build Out retains the existing entrances to the Campus from Genesee Street. The circulation on the Campus would be further modified to reduce redundant pavement (e.g., along the drive loop around the hospital building and the entrance to the southern leg of the parking garage) and create a new surface parking area along the new townhouses proposed between the Marian Medical Building and former convent. The small surface parking lot on the eastern portion of the parcel fronting Genesee Street would be reconfigured to access the mixed-use building, and the existing parking area around the existing maintenance building and boiler building would either remain or would be utilized as recreation space.

Landscape treatments proposed in the Full Build Out include new tree plantings where appropriate which are consistent with the landscaping character of the surrounding residential neighborhood; a courtyard between the amenity spine, parking garage, and hospital; and potential recreational space in the area of the existing maintenance building and boiler building. These aspects of the site design are consistent with the existing urban character of the area.

A tax-yield analysis was conducted to evaluate the potential tax revenues generated by the four alternatives (reference **Appendix "R"**). The tax-yield analysis indicates that Phase I will accrue a total property tax revenue of \$8,115,198

over ten years, and Phase 2 will accrue a total property tax revenue of \$6,344,770 over ten years, for a combined Full Build Out total property tax revenue of \$14,459,968 over ten years. This is the highest property tax revenue accrual of all four alternatives.

5.5 Multifamily New Alternative

The Multifamily New Alternative proposes 175 one-bedroom units and 62 two-bedroom units for a total of 237 apartments, and three units of retail space totaling approximately 2,000 SF per unit (6,000 SF total). The St. Elizabeth College of Nursing would remain in its current location. The Multifamily New Alternative is designed to maximize the number of residential uses on the Campus to create a cost-effective development option. A concept design for the Multifamily New Alternative is available in **Appendix “J”**.

The Multifamily New Alternative meets the use requirements of the City of Utica Zoning Code’s NMU “Neighborhood Mixed-Use.” Although specific site design features would be proposed by the developer, the design of the site is expected to be consistent with area requirements for the NMU zone, including building height, lot coverage, and setbacks, among others. The Multifamily New Alternative would be similar in terms of scale compared to mixed-use development along Genesee Street, although it would be at a larger scale than the residences along Douglas Crescent, Ballantyne Brae, and Proctor Boulevard. The NMU district also notes that “commercial uses in the NMU District complement the dense residential neighborhoods in the adjacent RM neighborhoods,” which is met by the mixed-use building along Genesee Street.

The Multifamily New Alternative includes two points of ingress and egress from Genesee Street creating a drive loop on the Campus which connects to the St. Elizabeth College of Nursing, the five apartment buildings which are located around a central courtyard, and a mixed-use building fronting Genesee Street. Surface parking would be available next to the St. Elizabeth College of Nursing, at the rear of the parcel behind the apartment buildings and adjoining the mixed-use building that fronts Genesee Street.

Landscape treatments are proposed throughout the Multifamily New Alternative and include a central courtyard around which the apartment buildings are oriented, as well as landscaped medians and greenspaces throughout the development to minimize the impact of pavement to the greatest extent possible.

The Multifamily New Alternative requires the complete demolition of the site, except for the St. Elizabeth College of Nursing. As noted throughout the DGEIS, the Multifamily New Alternative represents a substantial change in land use, historic character, community character, and aesthetic resources due to the demolition of historically-significant structures within the City of Utica Scenic and Historic Preservation Overlay District, and Eligible for Listing on the National Register of Historic Places. The demolition would require prior approval from Utica’s Scenic and Historic Preservation Commissioner in accordance with Common Council Ordinance No. 313.

A tax-yield analysis was conducted to evaluate the potential tax revenues generated by the four alternatives (reference **Appendix “R”**). The tax-yield analysis indicates that the Multifamily New Alternative will accrue a total property tax revenue of \$12,905,866 over ten years. This is the second highest total property tax revenue accrual of all four alternatives.

6.0 CONDITIONS AND THRESHOLDS

The St. Elizabeth's Reuse Master Plan DGEIS will aid in assessing the possible impacts of future development within the former St. Elizabeth's Medical Center Campus. The GEIS is intended to consider, in a generic way, the environmental impacts that may be associated with the implementation of the concept development plans and does not exclude implementation actions from further SEQRA review. Proposed actions on the Campus to implement one or a variation of the alternatives evaluated in this DGEIS, including applications for site plan approval, will need to demonstrate compliance with SEQRA. The site-specific impacts will be assessed individually and mitigation measures identified and required, as appropriate.

The following conditions and thresholds associated with a future development proposal on the Campus apply:

6.1 Community Character

All of the concept alternatives evaluated in this DGEIS would be designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard; include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood; and include modifications to the drive loop consistent with the character of the surrounding neighborhood. Although specific architectural details and typology would be decided by the developer after the RFP process, all of the alternatives evaluated in this DGEIS would include an emphasis on architectural features in keeping with the historic character of the surrounding neighborhood.

As indicated in this DGEIS, the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative would involve a large-scale demolition of Campus buildings within the designated City of Utica Scenic and Historic Preservation Overlay District and buildings eligible for listing on the National Register of Historic Places and therefore, adverse impacts to existing community character cannot be mitigated. Additional SEQRA review pursuant to this section must be followed if any one of these alternatives or a variation thereof are pursued by a developer.

6.2 Historic Resources

As indicated in this DGEIS, the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative would involve a large-scale demolition of Campus buildings within the designated City of Utica Scenic and Historic Preservation Overlay District and buildings eligible for listing on the National Register of Historic Places and therefore, adverse impacts to historic resources cannot be mitigated. Additional SEQRA review per the procedures below must be followed if any one of these alternatives or a variation thereof are pursued by a developer. In addition, consultation with the Utica Scenic and Historic Preservation Commission and the SHPO must be conducted for any of the four alternatives presented in this DGEIS or a variation thereof, involving modification, alteration or demolition of buildings or structures on the Campus. Written concurrence from these agencies/boards must be obtained as part of any supplemental SEQRA review required pursuant to this section.

6.3 Traffic and Pedestrian Safety

As indicated in this DGEIS, an intersection synchronization analysis presented in the Traffic Impact Study concluded that all intersections are operating with acceptable Level of Service "D" or better. None of the four alternatives would cause the intersections in the vicinity of the Project Site to operate at an unacceptable Level of Service, and all alternatives would create traffic above existing levels (post hospital closing in October 2023) but significantly below the former hospital use.

Any development proposal that proposes an increase in the maximum number of residential units (252 – Residential Reuse Alternative), commercial (retail, office) (18,000 square feet) evaluated in this DGEIS or new uses proposed that were not evaluated in this DGEIS, would require further SEQRA review pursuant to this section and a supplemental traffic analysis to confirm Levels of Service with or without mitigation are acceptable to state and local regulatory agencies, as applicable. Written confirmation from those agencies indicating the development proposal would not have an adverse impact on traffic levels would be necessary to support any supplemental SEQRA review.

6.4 Public Services

None of the proposed alternatives would have an adverse impact on public services, including emergency services, schools, water service or sewer capacity. All of the four alternatives would involve development that is less intense than the former hospital use and therefore, additional public services to accommodate any of the new uses would not be warranted.

Any development proposal that proposes an increase in the maximum number of residential units (252 – Residential Reuse Alternative), commercial (retail, office) (18,000 square feet) evaluated in this DGEIS or new uses proposed that were not evaluated in this DGEIS, would require further SEQRA review pursuant to this section and further consultation with public service providers to confirm adequate capacity with or without mitigation exists to accommodate the proposal. Written confirmation from those providers indicating the development proposal would not have an adverse impact on public services would be necessary to support any supplemental SEQRA review.

6.5 Land Use, Zoning, and Community Plans

All of the concept alternatives evaluated in this DGEIS would be designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard; be consistent with the permitted uses in the NMU zone; comply with all area zoning requirements, including building height, lot size, and setback requirements, among others; include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood; and include modifications to the drive loop consistent with the character of the surrounding neighborhood. Although specific architectural details and typology would be decided by the developer after the RFP process, all of the alternatives evaluated in this DGEIS would include an emphasis on architectural features in keeping with the historic character of the surrounding neighborhood.

Any development proposal that introduces new land uses not evaluated in this DGEIS and/or that is inconsistent with the existing zoning for the Campus, requiring a zoning amendment, change or variance, or are found to be inconsistent with community plans, would require further SEQRA review pursuant to this section.

6.6 Human Health

All of the proposed alternatives have the potential to impact human health if any hazardous materials identified within Campus buildings are handled improperly. However, no alternative presents an impact to human health if abatement, management and disposal of hazardous materials occurs following all regulations and requirements of their respective regulatory bodies. Therefore, no conditions or thresholds apply to this impact category.

6.7 Aesthetic Resources

All of the concept alternatives evaluated in this DGEIS would be designed to complement the surrounding residential neighborhood along Ballantyne Brae, Douglas Crescent, and Proctor Boulevard; include new tree plantings which are consistent with the landscaping character of the surrounding neighborhood; and include modifications to the drive loop consistent with the character of the surrounding neighborhood. Although specific architectural details and typology would be decided by the developer after the RFP process, all of the alternatives evaluated in this DGEIS would include an emphasis on architectural features in keeping with the aesthetic character of the surrounding neighborhood.

As indicated in this DGEIS, the Single-Family Houses Alternative, Townhouses Alternative, and Multifamily New Alternative would involve a large-scale demolition of Campus buildings within the designated City of Utica Scenic and Historic Preservation Overlay District and buildings eligible for listing on the National Register of Historic Places and therefore, adverse impacts to existing aesthetic resources cannot be mitigated. Additional SEQRA review pursuant to this section must be followed if any one of these alternatives or a variation thereof are pursued by a developer.

6.8 Energy

As evaluated in this DGEIS, no alternative would have a significant impact on energy when compared to the former hospital use. The four alternatives are projected to use between 2-6% of the energy demands of the former hospital use. No conditions or thresholds are proposed for this impact category.

6.9 Stormwater and Drainage

Once a developer is selected for the redevelopment of the Campus and an alternative is advanced, the developer's design engineer would prepare a Stormwater Pollution Prevention Plan to address pre- and post-construction stormwater management practice requirements. During construction activities, best management practices to minimize erosion and sedimentation would be implemented in accordance with New York State standards and requirements. A Notice of Intent seeking coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) would be submitted to the NYSDEC for the Proposed Action and an acknowledgement would be received prior to start of construction.

Any of the four alternatives or a variation thereof would require compliance with these State stormwater management requirements.

6.10 Noise, Odor and Light

As evaluated in this DGEIS, all alternatives would create lower levels of noise, odor, and light than the former hospital use. Noise, odor and/or light impacts associated with construction activities are expected to be temporary and of short duration. No conditions or thresholds are proposed for this impact category.

6.11 Procedures for Further SEQRA Review

As part of a future development proposal associated with the Campus, Part 1 of a Full Environmental Assessment Form must be submitted with a Site Plan review application to allow the Utica Planning Board, as SEQRA lead agency, to evaluate potential environmental impacts in accordance with this GEIS. Pursuant to 6 NYCRR Part 617.10(d), "when a final generic EIS has been filed under this part:

- (1) no further SEQR compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its findings statement;
- (2) an amended findings statement must be prepared if the subsequent proposed action was adequately addressed in the generic EIS but was not addressed or was not adequately addressed in the findings statement for the generic EIS;
- (3) a negative declaration must be prepared if a subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action will not result in any significant environmental impacts; and
- (4) a supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts."

7.0 REFERENCES

- [1] City of Utica Department of Urban and Economic Development, A Sustainable Neighborhood-Based Master Plan, October 5, 2011, <https://www.cityofutica.com/Assets/Departments/Urban-and-Economic-Development/PDF-Documents/Planning-Studies/Master-Plan/Master%20Plan.pdf>
- [2] City of Utica Department of Urban and Economic Development, Important Information for Property Owners in Utica's Scenic and Historic Preservation District, 2014, https://www.cityofutica.com/Assets/Departments/Urban-and-Economic-Development/PDF-Documents/S&H%20Brochure_2014.pdf
- [3] City of Utica Department of Urban and Economic Development, Scenic and Historic Preservation District, last accessed September 2024, <https://www.cityofutica.com/departments/urban-and-economic-development/boards/scenic-and-historic-preservation-district/index>
- [4] City of Utica Department of Urban and Economic Development, Zoning Map, Adopted February 3, 2021, https://cityofutica.com/Assets/Departments/Urban-and-Economic-Development/PDF-Documents/Zoning-Update/CityofUtica_OfficialZoningMap_2021_02_03.pdf
- [5] City of Utica Department of Urban and Economic Development, Zoning Ordinance, Adopted February 3, 2021, <https://ecode360.com/14013988>
- [6] City of Utica Scenic and Historic Preservation Commission, Design Guidelines, 2003, <https://www.cityofutica.com/Assets/Departments/Urban-and-Economic-Development/PDF-Documents/Utica%20Design%20Guidelines.pdf>
- [7] CBESC Tables – Commercial
Table C7. Consumption and gross energy intensity by census division (part 1) for sum of major fuels, 2018 (eia.gov)
- [8] EIA Table – Residential
Electricity use in homes - U.S. Energy Information Administration (EIA)
- [9] Consolidated Laws of New York, Vehicle & Traffic Law, Chapter 71, Title 7, Article 27, Section 1156(b), Pedestrians on roadways
- [10] New York State Department of Environmental Conservation (NYSDEC), Assessing and Mitigating Noise Impacts, Program Policy DEP-00-1, October 6, 200, Revised February 2, 2001, https://www.dec.ny.gov/docs/permits_ej_operations_pdf/noise2000.pdf, Accessed October 2024
- [11] NYSDEC, Environmental Resource Mapper, <https://gisservices.dec.ny.gov/gis/erm/>, Accessed October 2021
- [12] NYSDEC, SPDES General Permit for Stormwater Discharges from Construction Activity – GP-0-20-001, January 29, 2020, Accessed November 2024
- [13] NYSDEC, New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), November 2016, <https://www.dec.ny.gov/chemical/29066.html>
- [14] New York State Department of State and International Code Council, Inc., 2020 New York State Energy Conservation Construction Code, November 2019, <https://dos.ny.gov/system/files/documents/2020/09/2020-ecccnys-november-2019.pdf>, Accessed October 2024
- [15] New York State Department of Transportation NYSDOT), Bicycle Maps, <https://gisportalny.dot.ny.gov/portalny/apps/webappviewer/index.html?id=e1f0619b174740fabdcd13667888b1ed>, Accessed October 2024

[16] NYSDOT, Traffic Data Viewer,
<https://gisportalny.dot.ny.gov/portalny/apps/webappviewer/index.html?id=28537cbc8b5941e19cf8e959b16797b4>,
Accessed October 2024

[17] New York State Parks, Recreation & Historic Preservation, Cultural Resources Information System, Division
for Historic Preservation, <https://cris.parks.ny.gov/>, Accessed September 2024

[18] U.S. Energy Information Administration, Commercial Building Energy Consumption Survey,
<https://www.eia.gov/consumption/commercial/>, Accessed October 2024

[19] U.S. Environmental Protection Agency, Office of Noise Abatement and Control, Information on Levels of
Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety, March
1974, <https://nepis.epa.gov/Exe/ZyPDF.cgi/2000L3LN.PDF?Dockey=2000L3LN.PDF>

8.0 APPENDICES

Appendix A

Site Location Map



Appendix B

Public Input Summaries

Public Meeting #1 Summary

St. Elizabeth Campus Reuse Master Plan

City of Utica, New York

Overview

The City of Utica Office of Urban and Economic Development (Utica OUED), in cooperation with the Mohawk Valley Health System (MVHS) and project consultant team held a public meeting on Thursday, November 16, 2023, to present preliminary information in support of the St. Elizabeth Campus Reuse Master Plan effort. The meeting was held at the Parkway Recreation Center, located at 220 Memorial Parkway. The purpose of this public meeting was to introduce the community to the project, review the goals and guiding principles for the project, present the team's early findings and analysis, and encourage community feedback and engagement.

The public meeting was open to the public and advertised through a formal press release from City of Utica Mayor's Office (see Attachment A).

In total, 145 participants attended the meeting (a sign in sheet was available in the main entry of the Recreation Center and is included in Attachment B). The attendees heard a presentation by the project consultant team and were invited to participate in an open house style discussion with representatives from MVHS, the City of Utica, and consultant staff.

Meeting Presentation Summary

The meeting presentation (see Attachment C) began with an introduction to the project partners and consultant team, followed by an overview of the project's goals and objectives, guiding principles, proposed strategies, and project scope.

Following the project overview, the consultant team summarized opportunities for public engagement, including two public meetings and the project websites hosted by the Utica OUED and MVHS. The names of the project steering committee members were also shared.

Next, the project team summarized the work completed to date including a review of the Campus' history and existing conditions, with an emphasis on building conditions and historic and cultural resources. The project consultant team also noted that the cultural resources review is ongoing and will be coordinated with the State Historic Preservation Office in the next phase of the project.

Michael N'Dolo of MRB Group presented the results of a preliminary market study, which included an overview of demographic trends in the City and County, analysis of the strength and viability of various market sectors, and major findings for the project based on the analysis. Marc Romanowski of Rupp Pfalzgraf provided a summary of the legal considerations that will be integral in developing recommendations for the Campus reuse.

The presentation concluded with a review of preliminary findings and an early design direction based on the preliminary findings, as well as an overview of the next steps in the project and anticipated project schedule. Attendees were also provided with contact information for the Utica UOED and MVHS. Webpage addresses were provided for the project published by MVHS and the Utica OUED.

Summary of Meeting Attendee Input/Feedback

Attendees were invited to engage in an open house after the meeting presentation through review of a series of boards (see Attachment D) and engage in discussions with the project team.

One of the boards provided an opportunity for attendees to provide feedback. The board instructed attendees to place stickers underneath each potential reuse option that they would like the project team to explore further in the next phase of the project development. The results from the public feedback board are summarized in Attachment E.

Comments received by the project team during the open house are summarized below.

1. Comments about residential development included an interest in senior housing, townhouses, and market rate housing.
 - o Senior housing at an affordable price. Lots of seniors on fixed incomes in the area. Several residents expressed interest in senior housing.
 - o Good models for senior housing include Schuyler Commons and Preswick Glen Senior Living.
 - o Villas/townhouses would be beneficial.
 - o Preference for upscale condominiums.
 - o City needs affordable housing.
 - o Low income housing not desirable.
 - o Don't do a project like Artspace Lofts.
 - o Section 8 housing not desirable.
 - o Subsidized, affordable housing not desirable.
 - o Ballantyne Brae – preference to keep homes and rehabilitate.
 - o One bedroom apartment units not compatible with neighborhood. No need for one bedroom units.
 - o Encourage ownership where possible.
2. Comments regarding priorities other than residential development, including other uses, amenities, and community values.

- Ensure new housing is handicapped accessible (no galley kitchens which are difficult for people in wheelchairs to navigate).
 - Small amount of neighborhood retail is a positive for the neighborhood. Neighborhood lacking in this regard.
 - Residents agreed that the potential community amenities would be a positive change (green space of front lawn and potentially back area park behind garage, small business retail, etc.). Partial adaptive reuse of the hospital and keeping the units more compact would open up the site for more community amenities.
 - Include lawns and buffer areas around the perimeter of the property where possible.
 - Prioritize a safe community.
 - Preserve peaceful and quiet atmosphere.
3. Questions and comments regarding the impact of construction and of the reuse effort, including timeline, market, and impact on surrounding markets.
- Happy with the reuse effort and hope work progresses soon.
 - Will St. Luke's reuse saturate the market with too much housing, lowering demand at St. Elizabeth's?
 - How will future project at St. Elizabeth's affect surrounding property values?
 - There are currently high taxes on Bonnie Brae. Should be mindful of how development will impact property values.
 - How long will it take for full buildout of the campus?
 - Member of the Board of John E. Hughes Elementary School wanted to see studies in the future about what impacts the construction would have on the school.
 - Lights from the parking lot and parking garage should be limited (too bright currently for adjacent neighbors). Should comply with the Dark Sky lighting regulations.
 - Desire to keep the neighborhood as a high-income neighborhood.
4. Recommendations for demolition of certain buildings on Campus.
- Parking garage is an eyesore. Prefer that it be demolished but understand it may be necessary for a development. Buffer and improve façade if it stays.
 - Parking garage likely requires too much maintenance to keep it in good shape – is a developer going to keep up with the costs of it?
 - Demolish the buildings on campus and build single family housing to fit the scale of the context around the site. No historic value and too intrusive to the surrounding neighborhoods.
 - Neighbor who lives directly adjacent to the original boiler plant (current facility offices) would like to see the building demolished rather than reused. Put in a potential green space buffer in its place to give space before the road that goes through the campus.

5. Questions and comments about existing conditions.
 - o Are there wetlands on site?
 - o Would there be development in the conservation easement?
 - o The green space buffer (conservation easement) around the site was important to maintain for neighbors. Many people commented on the deer and other wildlife that live in the forested area. There were many comments in favor of expanding that green space and using the area behind the parking garage (currently a parking lot) as a green space/meadow/park area.
6. Recommendations for future meeting format.
 - o Would be helpful for meetings to show precedent imagery from other hospital reuse projects.

Project Contact Information

City of Utica Project Website:

www.cityofutica.com/departments/urban-and-economic-development/planning/St-Elizabets-Re-Use-Master-Plan/index

MVHS Project Website:

<https://www.mvhealthsystem.org/press/mvhs-and-city-of-utica-select-developer-for-st-elizabeth-reuse/>

Project Contacts:

Brian Thomas, AICP - Commissioner
City of Utica, New York
Department of Urban & Economic Development
1 Kennedy Plaza
Utica, New York 13502
(315) 792-0181 phone
(315) 797-6607 fax
bthomas@cityofutica.com

Robert C. Scholefield MS RN
Executive Vice President/ Facilities and Real Estate
Mohawk Valley Health System
2209 Genesee Street
Utica, New York 13501
(315) 801-8598 fax
bscholef@mvhealthsystem.org

Attachment A: City of Utica Mayor's Office Press Release



CITY OF UTICA

OFFICE OF THE MAYOR
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0100

ROBERT M. PALMIERI
MAYOR

For Immediate Release: November 2, 2023

Mayor Palmieri and Mohawk Valley Health System Announce First Public Meeting on Future Re-use of Former St. Elizabeth Medical Center

UTICA -- Utica Mayor Robert M. Palmieri, together with Darlene Stromstad, CEO of Mohawk Valley Health System (MVHS), announced that the first opportunity for the public to comment on the future re-use of the former St. Elizabeth Medical Center has been scheduled. The meeting will be held at 7 PM on Thursday, November 16th in the gymnasium at the Parkway Recreation Center on the corner of Oneida Street and the Memorial Parkway.

In June, the City contracted with a team of highly qualified consultants that had proven experience in the re-use planning of large hospital facilities throughout New York state; the team consists of:

- Rupp Pfalzgraf – legal issues including the conservation easement, SEQRA, zoning
- Architectural Resources – architecture, concept planning, community outreach
- Fisher Associates – survey, mapping, SEQRA, transportation, zoning, community outreach
- C&S Companies – survey, mapping, SEQRA, transportation, zoning, community outreach
- MRB Group – market analysis

Since June, this team has been familiarizing themselves with the St. Elizabeth campus, the context of the south Utica neighborhood and the City as a whole along with past planning studies that have involved the campus. With this phase of work completed, the consultants, together with the City and MVHS, would like to hear from local residents about what they feel is important to consider when developing the re-use plan for the campus.

Utica Mayor Robert M. Palmieri said: “The re-use of St. Elizabeth’s presents an incredible opportunity for the City to re-make a large portion of our south Utica neighborhood. Input from the public regarding the re-use is critical to the success of this effort – from what future uses should be considered to how the future development should look to integration of the campus

into the surrounding neighborhood. I encourage all local residents to participate in this important meeting.”

MVHS CEO Darlene Stromstad said: “Since the announcement of the Wynn Hospital project, MVHS has been committed to finding a use for its facilities that would be vacated once the new hospital was complete. This partnership with the City of Utica, and now Rupp Pfalzgraf, on a master re-use plan for the St. Elizabeth Campus will help evaluate options for the campus in current real estate development conditions. Public meetings are an integral part of the re-use plan and a wonderful opportunity for the community to share its ideas for the future development of the St. Elizabeth Campus. We look forward to the conversation and feedback from this meeting.”

Attachment B: Sign In Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Estefania Rubitski	Resident	stvbubitski@gmail.com	315-941-8639	WKTV
Nancy Babiarz	Resident	nancybabiarz@gmail.com	315-404-0549	Involved
Ed & Roma Welsch	Resident	edandroma@live.com	315-941-6036	WKTV
Mike & Nancy MacDonald	Resident	mikemac17@roadrunner.com	315 404-1583	WKTV
Madeleine Romano	Resident	shotzie11@gmail.com	315-939-3650	Facebook
Larry Zegall	Resident	Harleylarry50@hotmail.com	315-766-7966	Facebook
Jon Kusler	Res	Sopney & Nol, LLC		Nyghm
Michelle	Res	Michelle@lynd	(800) 401-2752	Lynd
Nancy G. P.	Sen. Lator	prattmyn@gmail.com	311-1344813	WKTV
Steve Boehm	Resident	SKBoehm@gmail.com	315 525-4657	WKTV
TIM SHEEHAN	RESIDENT	TIMPSHEEHAN@GMAIL.COM	315 854 0010	WIRX
Pam Rutavara	Resident	pamela.rutavara@yahoo.com	315-7356575	WIRX
Dick Carville	Resident	dcarville@benderandgraphics.com	315-7356575	WIRX

Page 1 of 17

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Tracey Mulls		traceyannmulls44@gmail.com	3157044139	City of Utica
Bill James		wjames45@gmail.com	315-724-467	
Tim Julian	DC Legislator 19	TJulian@dcgov.net Mayor Julian @ gov.nj.ca	315-534-5354	
Mary Campbell	resident	Marycampbell139@hotmail.com	315-982-4185	WKTV
GARY EVANS	resident	GARY.22@JUNIOR.COM		Social media
Deak Cassam	ESD	—	—	—
DANA WINEY-DREW	NYS ASSEMBLY	NIWEYD@NYASSEMBLY.GOV		
FRANK GILLETTE	RESIDENT	FGILLETTE@HOTMAIL.COM		NEWS MEDIA
Gloria Palmer	resident			facebook
Linda Fatata	Resident	LN FATATA@GMAIL.COM	315-744-3891	Social media
Alan Copeland	Resident	alan-copeland@twenty.n.com	315 335 0599	Neighborhood
MARYANNE PUTNAM	Resident	maryanneputnam@gmail.com	315-404-4787	Neighbor

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Dona Ross			315-798-9889	Chet
Madison Castle		aurcastle@gmail.com	315 813 1448	School
Deb Griffin				Neighborhood
Chris Putnam		cputnam737@gmail.com		Neighborhood
Audrey Choi		audreychoi@gmail.com		MWC
Pave Sullivan		FPHS OS UNIT 17.1-17.2		
Joe Betar			315-794-8647	
Cathy De Garmo		Tiad129@aol.com	815-368-8589	
Tim Trent		timtrent@usa.net		Various
Kait Murphy		Kaitybrey@gmail.com		WKTV
Vernon David M.D. Wilton CPM	Superior General of The Fathers of Mercy	NA	NA	W.O.M.

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Pat - Marcia Comeskey		marcetz6@gmail.com	3157494716	Facebook
JIM TELIAH ANNEA MCCORMACK		TELIHAJ@YAHOO.COM	401632-6610	FLYER
RON & STELLA CUCCARO	NEIGHBOR	SHERRA CUCCARO - SUTCLIFF ARD @GMAIL.COM RON CUCCARO @MAIL.COM 315 794 4949		FLYER
Rich + Christine Reister		Reister2@gmail.com		Flyer
Gina Casarini		mia-dolcezza@yahoo	(315) 219 6235	news
Tom & Jennifer Schwartz				
David Maganas				
MA Thompson				
Jason Cooper		jason.cooper12424@gmail.		News
Deane Perry	Resident		315 5203461	news
Debby Damudda	resident			News

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
daron Flemer	Resident	jdflemer@gmail	315-542-5523	word of mouth
Valerie Surack			315-534-4009	Word of mouth
McKenna		McKenna.durent@attlock.com	315-722-3968	word of mouth
C. Ross			315-734-0107	TV
M. Keller	Resident	mkelly328@gmail.com	(315) 735-0456	Word of mouth
Stephanie Lean	Resident	stephanieleana3@gmail.com	908 477 5890	WOM
Veronica Verzani	member	Veronica.Verzani@gmail.com	315-525-8515	FB
Muller/Potter		EMDIX2004@HOTMAIL.COM		
Sim Zecca	RESIDENT	zec101@aol.com	315-725-3771	
Heather Wascher	RESIDENT			
KAREN McBlide	RESIDENT		(315) 724-2359	Friend
Laura Krausz	resident			

**St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet**

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Rose McCormick		rosemccorm@gmail.com		news flyer
Kevin McCormick		"		news flyer
Vincent Gemall				"
Ronda Gustino		crustini@wetzero.net		TV website
Kristal Gurely				
Jennifer Turner			35-796 8609	text
Eileen Demanda			315-525-2766	News
MARY & GARY MANCUSO		mancusogj@yahoo.com		
Nicole Hawley	office Director Sen. Joseph Griffo, R-53	hawley@ny.senate.gov	315-793-9672	
Diane & John Hammer		mthundag8@aol.com		
Vincent Stewart		—	—	Donald MacAul
Donald MacAul	CT POW. INC	DMCMAN59@GMAIL.COM	315-733-9150	EMAIL

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Trene Deery	SU Resident	cubsterd@aol.com		TV - Facebook
Camee Pratt	SU Resident	pratttonnie@yahoo.com		
Margaret Kilino	"	Margaret.Kluths@gmail.com		friend
Liz Bankert	"	ebankert@aol.com		Sutca neighborhood meeting
Caroline Peale	Picnic #15 Dwight Legislator	Caroline.gable@gmail.com		
STEVE SMITH	S.U. RESIDENT	5smith135a1@yahoo.com		TV
Cole Garriott	SU Resident	cole.garriott14@gmail.com		mail pamphlet
Michaela Pelton				
Tom & Lucy Lloyd		TLloyd406@gmail.com		

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Richard Boring		hillingbury@comcast.net	315 421-7052	WFTV
Judy Chaffer	Resident	WANT BARS @ YAHOO.COM	315 769 1010	newspaper
WALTER BABROWER	Resident	Vineyardnz@aol.com	315 797-2888	Close Neighbor
Anna Shaut	Resident	PATA4016@yahoo.com	315 735 6070	Close Neighbor
Patricia Cullen	Resident	drewlouis@verizon.net	315 732-2208	Neighbor
Sue Rzonca	Resident			
Kamil Zogby	Interested party			
James Learned	Resident			TV
James D. Doolittle	Resident	jdonally@verizon.net		
Vin Gilroy	UIDA	vg1164@gmail.com		
Joseph Otto	Resident	otjones@verizon.net	315 941 0642	Tim Julian
DAN CORLETO	Resident	dacor5@roadrunner.com	315 732 6862	WFTV

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Dawn Calafaro	resident	dcal1916@gmail.com	3155272743	neighbor
Terri White	resident		3159827844	news
Bonnie Brue	resident			Reading
AL CASAB	resident	CASAB4@ROADRUNNER.UM	315722-7336	news
E. Morgan	35168	112.f.morgan@yahoo.com	315-525-3862	Gary WKTV
Al Corleto	resident			
Deborah Rose	resident	drose1073@yahoo.com		WKTV
Bob Rice	Resident	bobrice@yahoo.com		Wife
Dave Turing	Resident	devansury@hotmail.com		
Joe Mazzera	Resident	Mazzera-Joe@Gmail	315-404-3478	Flyer
Theresa Brindisi	resident	trez.brindisi@yahoo.com		mail
Daglas Case	resident	sniperbo@aol.com	315 749 4473	news

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Luis Elacqua	South Utica Resident	elacqua.lis@gmail.com	315 724-3908	TV, News, Internet
Vincent Elacqua	South Utica Resident	elacqua.vincent@gmail.com	315 724-3908	TV news, Internet
Phil Szekely	South Utica Res	szekely.phil@human-electronics.com	315 267 5337	Neighbors
Porter	"	Poroggi@yahoo.com	(315) 794-2911	"
A. Mangano	Arden	amangano5242@gmail.com	315-794-5242	TV
Tony Leone	DC Legislator	TonyLeone@dc.gov	315-796-7561	
Jenna Murphy Kevin Murphy	South Utica Resident	murphyjenna@outlook.net	555 1212	SUNA

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
David Sherwin	Resident		680-219-9207	
Naom Thurny Councilman Venice EFRV	Resident Councilman		315-316-7831	
Robert Canino	Resident	veniceervin@hotmail.com	733-1731	E-mail
Pat Traversa		rescanino@xtra.com		
Haven Samerand	Resident	KrazyKarn@msl.com	315-7946091	
Joseph S. Deary		JSDEERYLaw@gmail.com	315-797-4650	Email
Rob Calli		hcalli@peoplefirst.org	315-601-9769	
Farideh Schulman	resident	s.chulman@gmail.com	315-7350098	SUNAT notice
Ella McKay	student	ellabmckay@gmail.com	(315) 725-7072	School
Ryan Andrews	Neighbor	rylaw2000@comcast.net	(315) 527-0268	Note at door
Paul Schulman	Resident	pphs@supplypol.com	edu 315 735 0098	SUNAT notice

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Chris Spier		cs@spier.com	718-916-3463	
Caz Kradza	Concerned Citizen	cazman37@gmail		
Jim Blum				
Jim Stasaitis	Neighbor	jimstasaitis923@gmail.com		
RICHARD TOMAINO	CITIZEN	Rtomaino35@gmail.com	723 2616	NEWS
Richard Brower		RBrower@gmail		
Steve Dimeo		sjdimeo@meoedge.org		
Dianne Dimeo		dianne.dimeo@dimeo.com		

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?

St. Elizabeth Campus Reuse Master Plan
Public Meeting #1 - November 16, 2023
Sign in Sheet

Name	Affiliation	Email	Phone	How did you hear about the meeting?
Barbara Carver	Resident	bcarv78@aol.com		e-mail
Kathy Alzheimer	resident	kathyalzheim@yahoo.com		
Lillian Foxworthy	overseer	treack@gmail.com (315) 733-8244		
Joanne Fobair	resident/business	JFane11isa1an@aol.com		
Josh Fierst	resident	joshua.fierstall@hotmail.com		news
Beverly G. Celi	Resident	BEVUTICA@AOL.com	315-732-7284	mailbox
Beverly G. Celi	"	"	"	"
Kevin J Buttner	Resident	Kevin.j.buttner	315-733-4756	MEET
Kevin Revere	"	KrevereS1E@gmail.com		"
Katie Sullivan	Resident	Katie Sullivan Photography@gmail.com	—	—
Mary Altieri	Resident	maltieri104@gmail.com		email
Ed Campbell	Resident			

Attachment C: Public Meeting #1 Presentation



ST. ELIZABETH'S CAMPUS

REUSE MASTER PLAN

Public Meeting
November 16, 2023

MEETING FORMAT

- **Presentation**

- Overview, Site Analysis, Preliminary Findings and Design Direction

- **Open House**

- Presentation Boards
- Interaction with Project Partners and Consultant Team

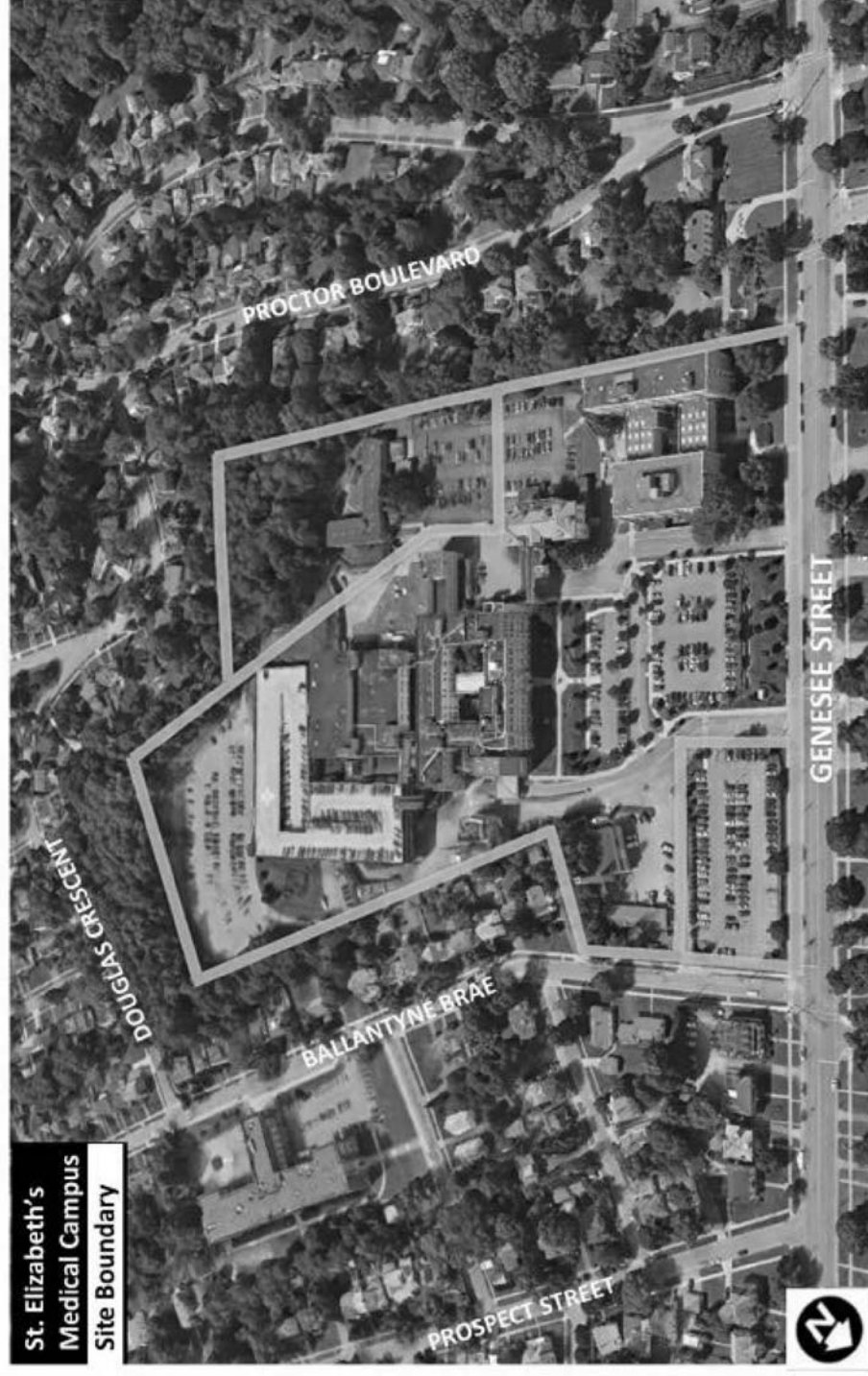
PROJECT PARTNERS



CONSULTANT TEAM



PROJECT OVERVIEW



PROJECT GOALS & OBJECTIVES



- To envision, finance, and facilitate context-sensitive reuse and sustainable redevelopment of the 21-acre campus.
- The City's vision for reuse of the campus is a modern development that works for the residents, businesses, and posterity of South Utica.
- The College of Nursing is anticipated to continue to operate at its existing location, potentially under a lease agreement with the new owner/developer.

GUIDING PRINCIPLES



- Retain, enhance and adaptively reuse historic campus buildings.
- For the Genesee Street frontage, provide a mixture of uses consistent with the existing Genesee Street of South Utica.
- For the balance of the property, provide residential development with a mix of styles.
- Scale, style, and architecture reflective of the surrounding neighborhoods and commercial districts.
- Sustainable design, urban canopy, and preservation of natural areas.
- Provide for a context-sensitive, quality design and construction.

PROPOSED STRATEGY



Analyze physical and economic options



Garner public feedback on preliminary and final options for the site



Identify path forward to implement the plan

PROJECT SCOPE

Programming Analysis

- Understand Past Work/Studies
- Market Study

Pre-Renovation Study

- Structural/site review
- Environmental review
- Legal review

Master Planning

- Establish guiding principles and vision for the campus reuse
- Alternatives exploration for site design
- Site transects and elevations
- Birdseye site render illustrating contextual connectivity, existing structures, new buildings, site design, amenities, and quality of redevelopment

PROJECT SCOPE

Concept Planning/Design for New and Existing Buildings

- Design and recommendations for historic structures (and suggestions for possible modifications)
- Design alternatives for new buildings: aesthetics, scale, massing, materiality and ROM costs
- Test fit/conceptual interior layouts for recommended uses
- Conceptual elevations/Renders

Financial and Physical Feasibility Analysis

Neighborhood/Community Outreach

Implementation

- State Environmental Quality Review Act (SEQR) Coordinated Review, Scoping, GEIS, and Determination
- Zoning Analysis
- Report and Summary
- RFP Development

PUBLIC ENGAGEMENT

Public Engagement Plan



Project Steering Committee
Government Official Stakeholder Group

- Stakeholder group of elected/government officials and Common Council members to review project details and provide feedback in advance of public meetings



Public Outreach Opportunities

- Two (2) public meetings (November 2023 and February 2024)
- Websites (hosted by the City of Utica and MVHS)

PUBLIC ENGAGEMENT

Project Steering Committee

Bob Scholefield, MS, RN, Executive Vice President, Facilities and Real Estate, Mohawk Valley Health System

Robert M. Palmieri, Mayor, City of Utica

Brian Thomas, AICP, Commissioner, City of Utica Department of Urban and Economic Development

Marques Phillips, Codes Commissioner, City of Utica Codes Department

John Furner, Director of Facilities, Mohawk Valley Health System

Vincent Gilroy Jr., Chairman, Utica Industrial Development Agency

Jack N. Spaeth, Executive Director, Utica Industrial Development Agency

Steven J. DiMeo, President, Mohawk Valley EDGE

Chris Lawrence, Vice President of Planning and Development, Mohawk Valley EDGE

SITE HISTORY

- St. Elizabeth Hospital was constructed in 1915. Original hospital buildings are still standing with several additions.
- Marian Medical Center, originally called Marian Hall and used to house the nurses who worked on Campus, was constructed circa 1926.
- Several additions were constructed in the 1950s - 1970s, including the School of Nursing building at the northwestern corner of the property, a convent, and a parking garage.



64334

ST. ELIZABETH'S HOSPITAL, UTICA, NEW YORK

SITE HISTORY

- In 1999, the original hospital building, Marian Hall, and the quadrangle (original front lawn) were listed as “Eligible” on the National Register of Historic Places.
- The eligibility of the Campus additions will be determined in consultation with the State Historic Preservation Office as part of the Campus Reuse Master Plan.
- The hospital officially closed in October 2023.



EXISTING CONDITIONS INVENTORY

City Context

NYS I-90, Arterials and Major Destinations



Zoning



Land Use



EXISTING CONDITIONS INVENTORY

Cultural Resources



*Note: Building eligibility was determined in 1999; eligibility may change based on current conditions.

EXISTING CONDITIONS INVENTORY & ANALYSIS

Additional Observations

- **Natural Features:** No significant natural resources on or adjacent to the campus. A dense tree canopy along the perimeter of the campus provides a natural buffer to adjacent residential neighborhoods.
- **Survey:** The most recent survey was completed in 1975. Updated survey fieldwork was completed in early November.
- **Phase I ESA:** Conducted in 2020, did not identify any recognized environmental conditions. Noted asbestos and lead paint may be present in on-site buildings given their age.
- **Asbestos Surveys:** Surveys conducted between 1994 – 2014. Some asbestos identified consistent with the age of buildings. Surveys are not all-encompassing. Future supplemental surveys may be warranted.
- **Utilities:** Former boiler building converted to co-generation building and office space. A new boiler was constructed in the early 2000s. Phase I indicates utilities run through an underground tunnel between the co-generation building and the hospital. Reconfiguration of utilities is likely to support redevelopment projects.
- Additional analysis of building conditions conducted after the hospital is vacated.



MARKET STUDY

Data Sources:

- U.S. Census Bureau
- ESRI
- Lightcast
- CoStar

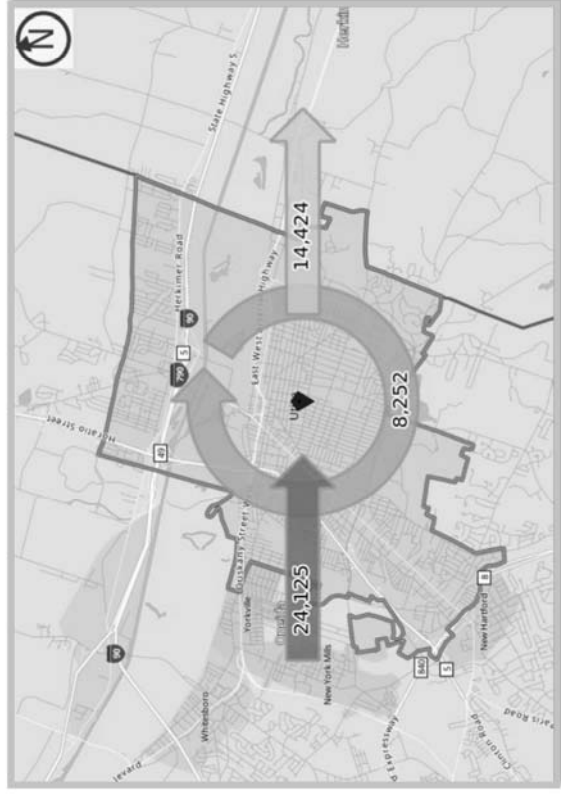
Interviews:

- Lahinch
- Lewis Development
- Redburn
- Bonacio
- Pike

Demographic Fundamentals				
	Population			
	2010	2023	Change	% Change
City of Utica	62,235	64,914	2,679	4.13%
Oneida County	234,878	230,053	-4,825	-2.10%
Projected Population				
	2023	2028	Change	% Change
City of Utica	64,914	64,465	-1,240	-0.28%
Oneida County	230,053	226,890	-12,900	-0.21%
Households				
	2010	2023	Change	% Change
City of Utica	24,903	25,942	1,039	4.01%
Oneida County	93,028	93,857	829	0.88%
Median Household Income				
	2023	2028	Change	% Change
City of Utica	\$43,317	\$46,821	\$3,504	7.48%
Oneida County	\$60,344	\$66,630	\$6,286	9.43%
Median Home Value				
	2023	2028	Change	% Change
City of Utica	\$127,520	\$145,118	\$17,598	12.13%
Oneida County	\$181,216	\$195,314	\$14,098	7.22%
Median Age				
	2023	2028	Change	% Change
City of Utica	36.5	37.4	0.9	2.41%
Oneida County	42.4	43.0	0.6	1.40%

Source: Esri; MRB Group

- Positive divergence from County trends
- City's housing market well into transition
- City can absorb many market-rate units
- Unlimited demand for affordable units
- New highs for price points being met
- Generally positive view from developers



MARKET STUDY

Major Findings

Office improving but still very challenging

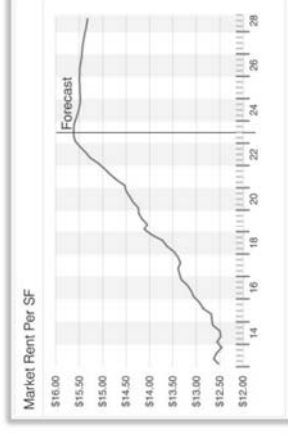
Industrial pricing is good

Retail pricing is way below new-build req

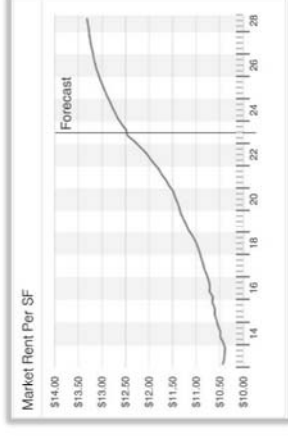
Hospitality is good, but not at the site

Institutional use possible

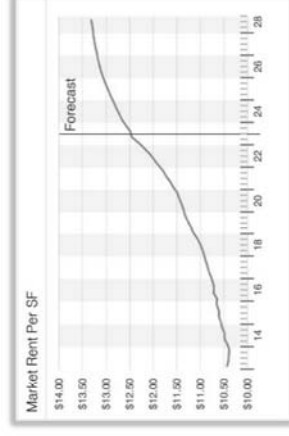
Residential will drive redevelopment



OFFICE



INDUSTRIAL



RETAIL

MARKET STUDY

**Where do we
need to go to
make this
redevelopment
move?**

Campus-wide plan with *at least* 200 residential units, mostly market-rate, mostly 1-bedroom.

In-commuters, empty-nesters and young professionals.

Mixed-use, new build on Genesee Street, first floor commercial/tuck-under parking, 2nd and 3rd residential units either rentals or condos.

TBD – 3-bd townhouses in interior of property.

Public-Private-Partnership:

- City helps shepherd GEIS
- MVHS delivers “clean” site for nominal
- Lengthy IDA tax abatement
- State and federal historic tax credits
- Significant state incentive (e.g. RestoreNY)

LEGAL REVIEW AND CONSIDERATIONS

Critical for any redevelopment project is permissibility and flexibility for redevelopment

Permissibility

- To the extent zoning uses and programming can be vetted in advance, it removes a degree of risk for a future developer.
- Existing Neighborhood Mixed-Use (NMU) permits the following:
 - Full-spectrum of residential uses; and
 - Supportive uses (small retail, restaurants, day-care, educational, medical/health) are permitted as well.
- The intended Generic Environmental Impact (GEIS) process under State Environmental Quality Review Act (SEQRA) will help flesh out and settle feasibility and shorten the future review process.



LEGAL REVIEW AND CONSIDERATIONS

Flexibility

- Here, the existing Neighborhood Mixed-Use (NMU) zoning does provide a fair amount of flexibility.
- Further, the availability of Planned Development Districts provides further flexibility if programming requires it.



PRELIMINARY FINDINGS

- Site and On-Site Buildings / Structures are well-maintained and in good condition
- Site utilities are robust but will need some upgrades and re-work to support future use
- Most buildings/structures are ideal candidates for adaptive reuse rather than demolition
- Main Hospital, Marian Hall, and Quadrangle were previously determined by the New York State Historic Preservation Office to be “eligible” for listing on the National Register of Historic Places
- Market Study determined that an adaptive reuse and targeted infill approach with a minimum of 200 residential units should be supported on the campus

PRELIMINARY FINDINGS

- Environmental site assessment determined no significant environmental concerns
- The parking garage is well maintained and an asset to allow for the elimination of most surface parking for new construction and green space
- Opportunity for the School of Nursing to remain on site and support future use
- Mixed-use infill opportunity along Genesee Street with neighborhood commercial (e.g., food and beverage) uses and upper-floor residential

SCHEDULE

Scope of Work Tasks		2023						2024		
		July	August	September	October	November	December	January	February	March
1	Client/Team Coordination & Progress Meetings									
2	Programming Analysis									
3	Pre-Renovation Study									
4	Master Planning									
5	Concept Planning/Design									
6	Feasibility Analysis									
7	Community Outreach									
8	Implementation									

- Team Meetings
- Stakeholder Meetings and Public Meetings
- Project Steering Committee Meetings
- Milestones/Deliverables
- Team Work Tasks
- Patient Move to New Hospital

NEXT STEPS

- Finalize Inventory and Analysis
- Continue legal review
- Master Planning and Concept Development
- Public Review
- Implementation

NEIGHBORHOOD AND COMMUNITY INVOLVEMENT

City of Utica Project Website:

www.cityofutica.com/departments/urban-and-economic-development/planning/St-Elizabeths-Re-Use-Master-Plan/index

City of Utica Project
Website



MVHS Project Website:

<https://www.mvhealthsystem.org/press/mvhs-and-city-of-utica-select-developer-for-st-elizabeth-reuse/>

Next Public Meeting:

Anticipated February 2024

Key Contacts:

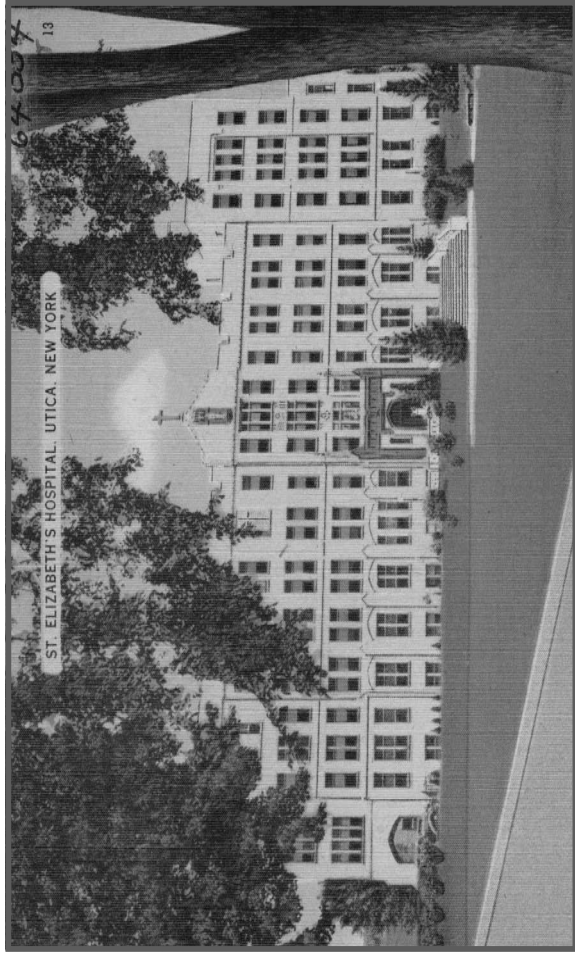
Brian Thomas, AICP - Commissioner
City of Utica, New York
Department of Urban & Economic Development
1 Kennedy Plaza
Utica, New York 13502
(315) 792-0181 phone
(315) 797-6607 fax
bthomas@cityofutica.com

Robert C. Scholefield MS RN
Executive Vice President/ Facilities and Real Estate
Mohawk Valley Health System
2209 Genesee Street
Utica, New York 13501
(315) 801-8598 fax
bscholefield@mvhealthsystem.org

Attachment D: Public Meeting #1 Boards

ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

HISTORIC CONTEXT

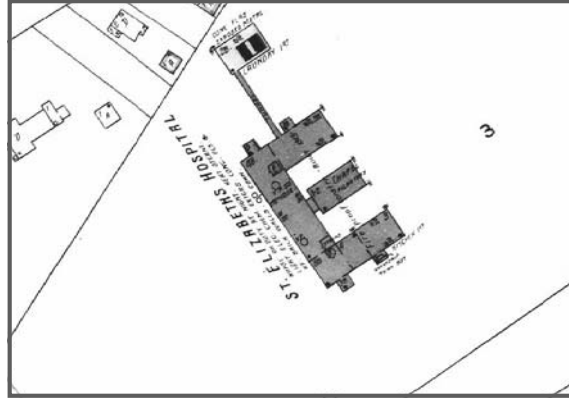


Postcard depicting St. Elizabeth Campus, circa 1930-1945. Courtesy of Boston Public Library Arts Department.

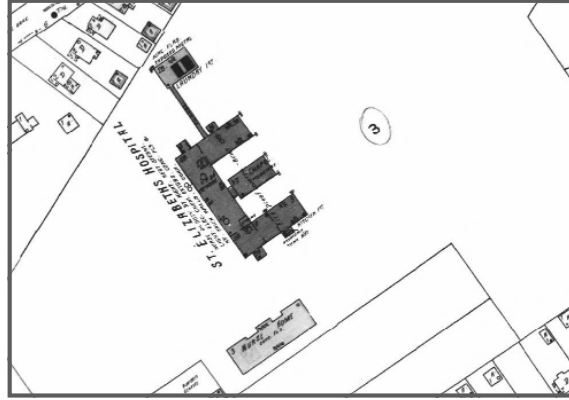
- **St. Elizabeth Hospital** was constructed in 1915. The original hospital included the hospital wards, kitchens, chapel, laundry building, and lawn and driveway fronting Genesee Street.
- Original hospital buildings are still standing with several additions.
- Marian Medical Center, originally called Marian Hall and used to house the nurses who worked on Campus, was constructed circa 1926.
- Several additions were constructed in the 1950s - 1970s, including an addition on the southeastern facade of the hospital building, the School of Nursing building at the northwestern corner of the property, a convent, a parking garage and an addition to the original laundry converting it into a utilities building.
- In 1999, the original hospital building, Marian Hall, and the quadrangle were listed as "Eligible" on the National Register of

Historic Places. According to the Building Nomination Form, the buildings are eligible because they are associated with events that have made a significant contribution to the broad patterns of history, and because they embody distinctive characteristics of a type, period, or method of construction.

- The 1960s additions to the hospital, while too recently constructed to be considered eligible in 1999, were noted in the nomination as "compatible in mass and material with the earlier hospital and residences." The eligibility of the Campus additions will be determined in consultation with the State Historic Preservation Office as part of the Campus Reuse Master Plan.
- Today, an exciting new phase has begun on the Campus as the future of the property is redesigned and reimagined.



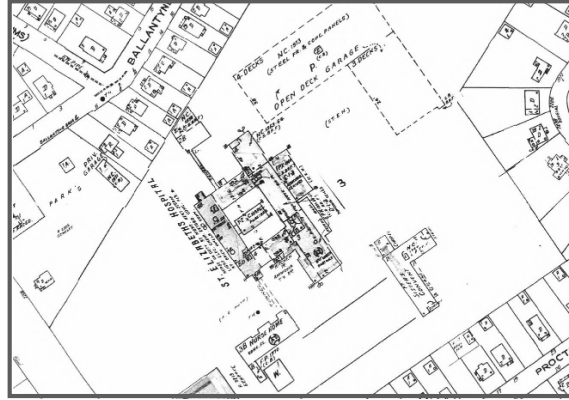
1925 Sanborn Fire Insurance Rate Map. Depicts the original St. Elizabeth Hospital and laundry room (existing cogeneration building).



1950 Sanborn Fire Insurance Rate Map. Depicts the original hospital building, and the nurses home (now the Marian Medical Building).



1969 Sanborn Fire Insurance Rate Map. In addition to previous structures, depicts the School of Nursing and the convent.



1973 Sanborn Fire Insurance Rate Map. Parking Garage is depicted on the property, and additions to the nurses home and former laundry.



2006 aerial photograph of the St. Elizabeth Campus, including the existing maintenance garage, utilities building, and surface parking.

ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

CULTURAL RESOURCES



1 ST. ELIZABETH HOSPITAL

Construction Year: 1915
Building Eligibility: Eligible
Rationale for Eligibility: "St. Elizabeth's Hospital's streetward facade retains its original architectural style and proportions, with only minor alterations, rendering it eligible for preservation."

2 MARIAN HALL

Construction Year: 1926
Building Eligibility: Eligible
Rationale for Eligibility: "Highly intact example of early twentieth-century institutional architecture as applied to private hospitals."

3 QUADRANGLE

Construction Year: 1926
Building Eligibility: Eligible
Rationale for Eligibility: 1999
Rationale for Eligibility: "As a unit, the residence, the hospital, and the front lawn are eligible to be listed on the National Register of Historic Places."

4 REGINA HALL/SCHOOL OF NURSING

Construction Year: 1960s
Building Eligibility: Potentially Eligible

5 PARKING GARAGE

Construction Year: 1960s
Building Eligibility: Likely Not Eligible

6 MEDICAL LIBRARY / FORMER CONVENT

Construction Year: 1960s
Building Eligibility: Potentially Eligible

7 COGENERATION + OFFICE BUILDING

Construction Year: 1915 + 1970s
Building Eligibility: Potentially Eligible

8 EXISTING BOILER BUILDING

Construction Year: 2000s
Building Eligibility: Not Eligible

9 MAINTENANCE GARAGE

Construction Year: 2000s
Building Eligibility: Not Eligible

Note: Building eligibility was determined in 1999; eligibility may change based on current conditions.

ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

MARKET STUDY

Existing Conditions

Demographic Trends

- Demographic data indicate that the City of Utica is growing in population, households, and household income faster than Oneida County, and has a younger population.

Commuting Trends

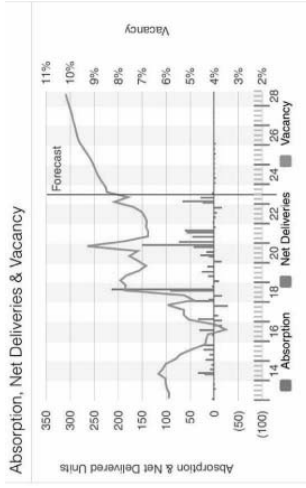
- Commuter data indicates that there is a net incoming commuting population entering the City of Utica on an average workday.
- Traffic data indicates that between 10,000-25,000 vehicles utilize Genesee Street every day.



Graph of commuting patterns in Utica. On an average day, 24,125 people enter the City of Utica and 14,424 people leave the City to commute out of the City for work and 9,701 individuals stay in the City for work.

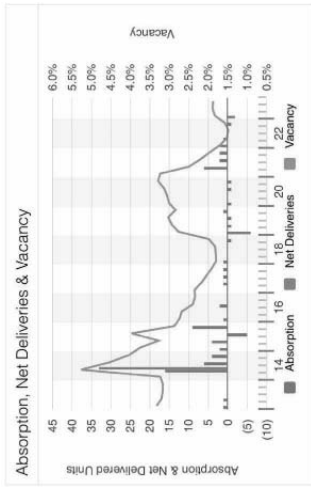
Major Market Study Findings

- There is an unmet demand for Multi-Family Residential in the City of Utica, including a consistent demand for workforce housing, driven by population growth and an aging housing stock.
- Residential rents are reaching new highs in price points.
- City of Utica's residential market is in a period of transition. The residential market has capacity to absorb many additional market-rate units, and has abundant demand for workforce housing.



Graph showing absorption, net deliveries, and vacancy rates of the multi-family residential market in City of Utica.

- Persistently low vacancy rates accompanied by steady rent growth suggest there may be unmet demand for additional senior multi-family housing in the City of Utica.



Graph showing absorption, net deliveries, and vacancy rates of the senior housing residential market in City of Utica.

- Office market is improving but still very challenging for profitable development.
- Institutional use has the potential to be successful at the Campus.
- Hospitality industry in Utica is profitable, but is not expected to be successful at the Campus.
- Industrial vacancy rates are currently at a 10-year low.
- Retail pricing is way below new-build requirements.
- Interviews with several developers indicate a high level of interest in pursuing redevelopment opportunities at the St. Elizabeth Campus.

What Market Factors Will Determine A Successful Redevelopment?

Residential Reuse Expected to Drive the Redevelopment

- At least 200 residential units, mostly market-rate, mostly 1-bedroom.
- Target populations include households in-commuters, empty-nesters and young professionals.
- Additional infill residential units (townhouses) would meet a demand for a variety of housing types.

Private

- MVHS delivers a vacated site ready for redevelopment.

- Tax Abatement opportunities through Industrial Development Agency.

Public

- City of Utica supports Master Planning and GEIS completion.
- New York State opportunities for historic tax credits and other funding programs (e.g., RestoreNY).
- Federal historic tax credit opportunities.

Mixed-Use Adaptive Reuse and Infill Would Support Residential Development and Create a Thriving Campus

- Potential for mixed-use, new build on Genesee Street. May include first floor commercial/tuck-under parking, and 2nd and 3rd floor residential units which may be rented or purchased (condos).



ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

CITY CONTEXT

City of Utica, NYS I-90, Major Arterials and Destinations

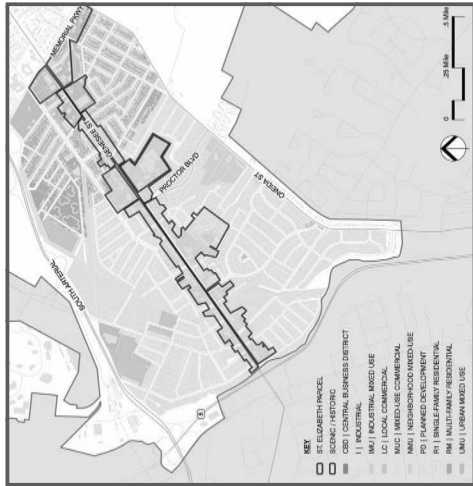


Land Uses Surrounding St. Elizabeth Campus



St. Elizabeth Campus is located on Genesee Street, a thriving mixed-use corridor which includes a variety of commercial and community services, and surrounding residential uses. The property is nearby several parks and open space amenities, including Roscoe Conklin Park, the Utica Zoo, and several athletic fields.

Existing Zoning Map



The Campus is currently zoned as Neighborhood Mixed-Use, in addition to most of the parcels fronting Genesee Street, and is part of the City of Utica Scenic and Historic District zoning overlay. Surrounding properties are zoned as Urban Mixed-Use along Genesee Street heading towards downtown, as well as Single-Family and Multi-Family Residential, Local Commercial, and Industrial.

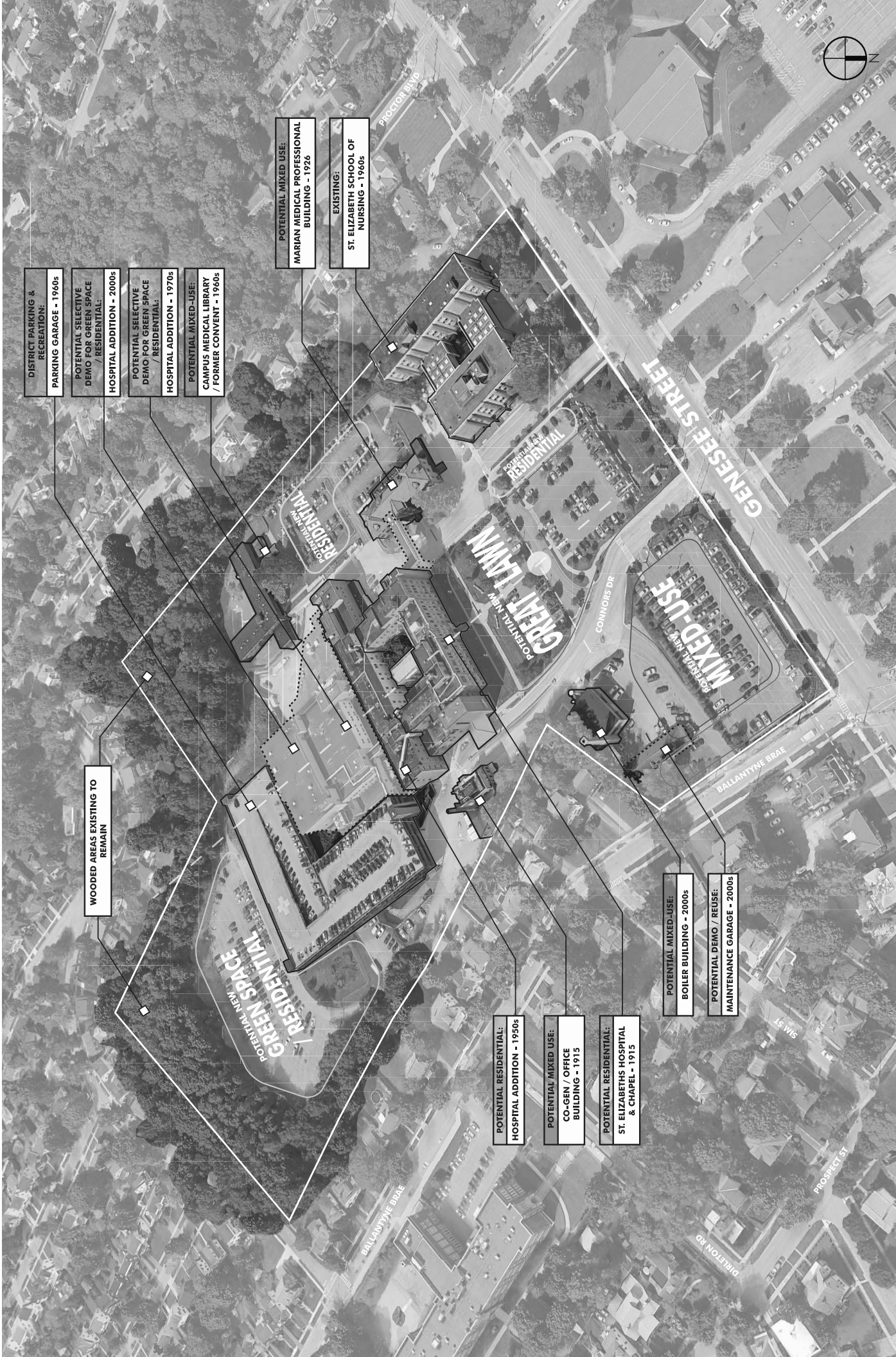
ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

SITE CONTEXT MAP



ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

SITE ANALYSIS MAP



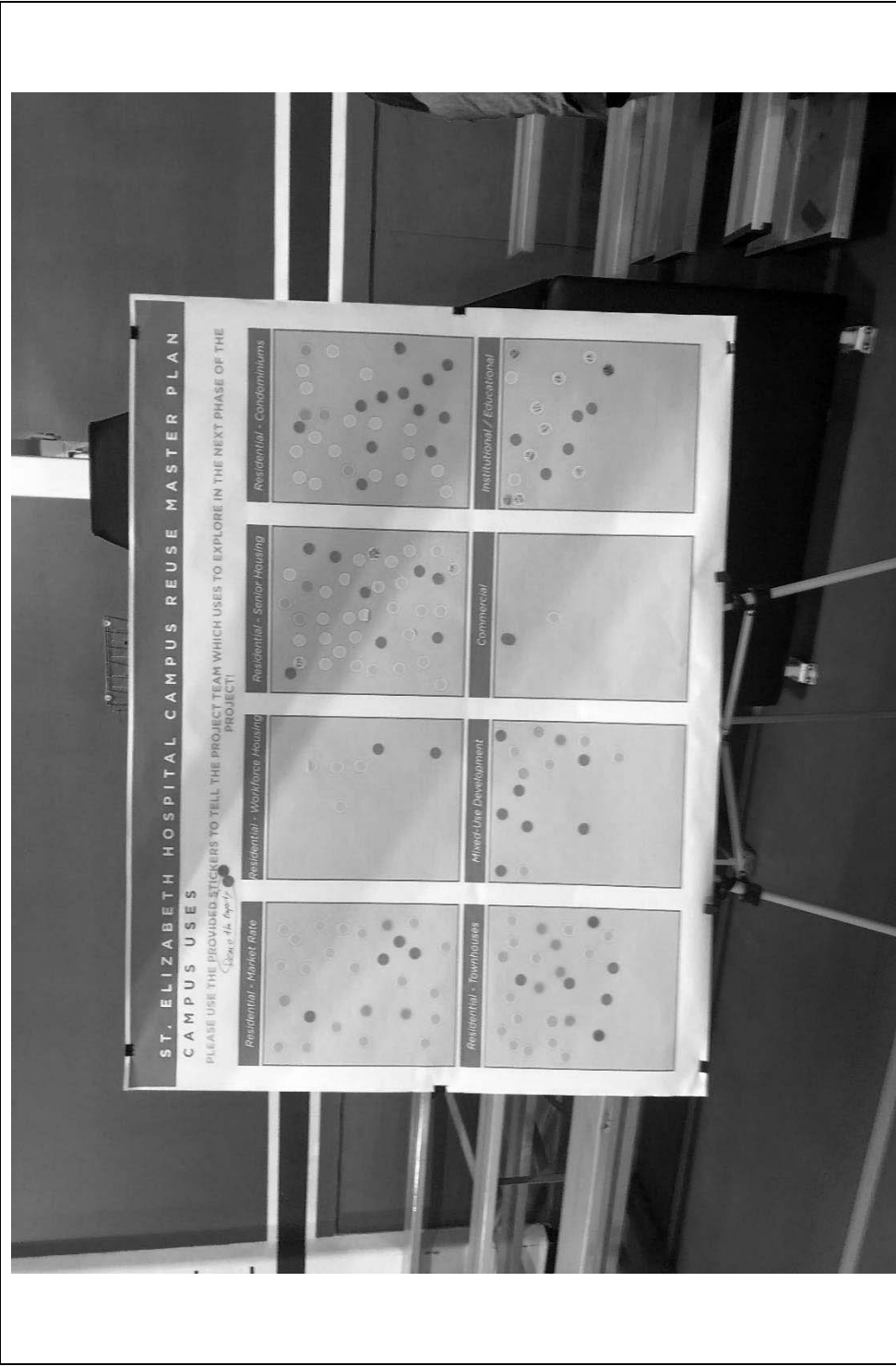
ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

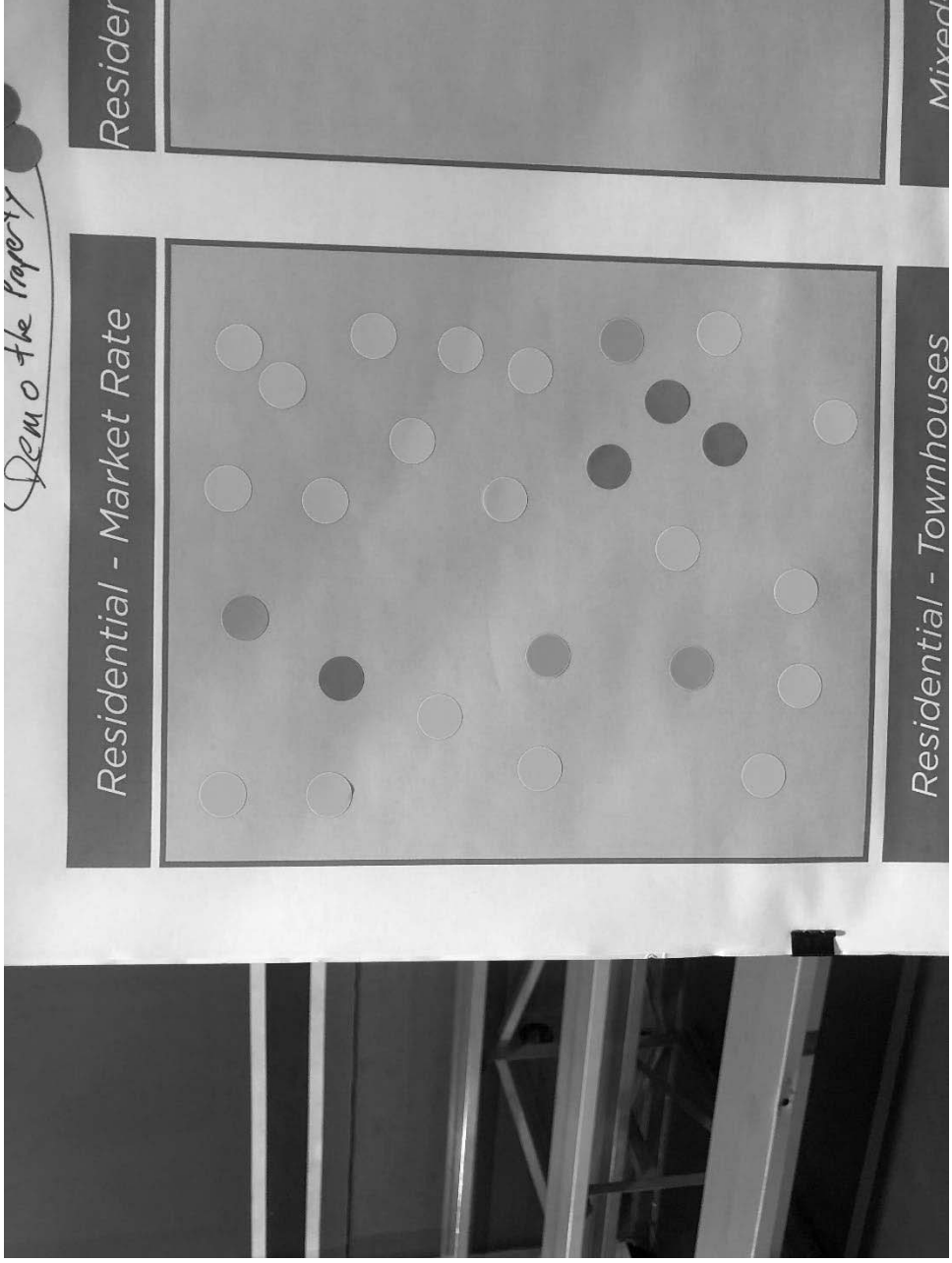
CAMPUS USES

PLEASE USE THE PROVIDED STICKERS TO TELL THE PROJECT TEAM WHICH USES TO EXPLORE IN THE NEXT PHASE OF THE PROJECT!

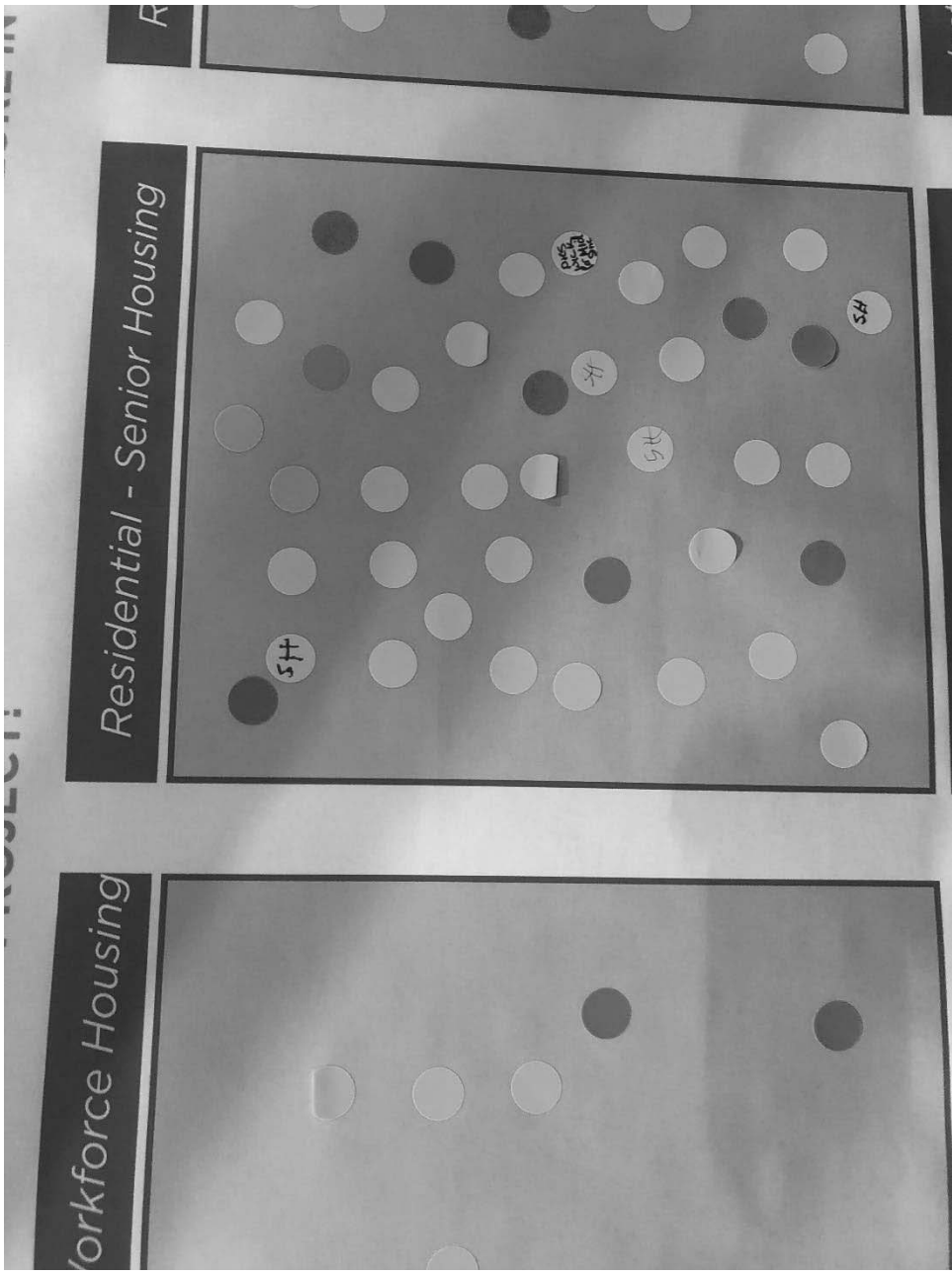
<div>Residential - Market Rate</div>		<div>Residential - Workforce Housing</div>		<div>Residential - Senior Housing</div>		<div>Residential - Condominiums</div>	
<div>Residential - Townhouses</div>		<div>Mixed-Use Development</div>		<div>Commercial</div>		<div>Institutional / Educational</div>	

Attachment E: Public Feedback Board

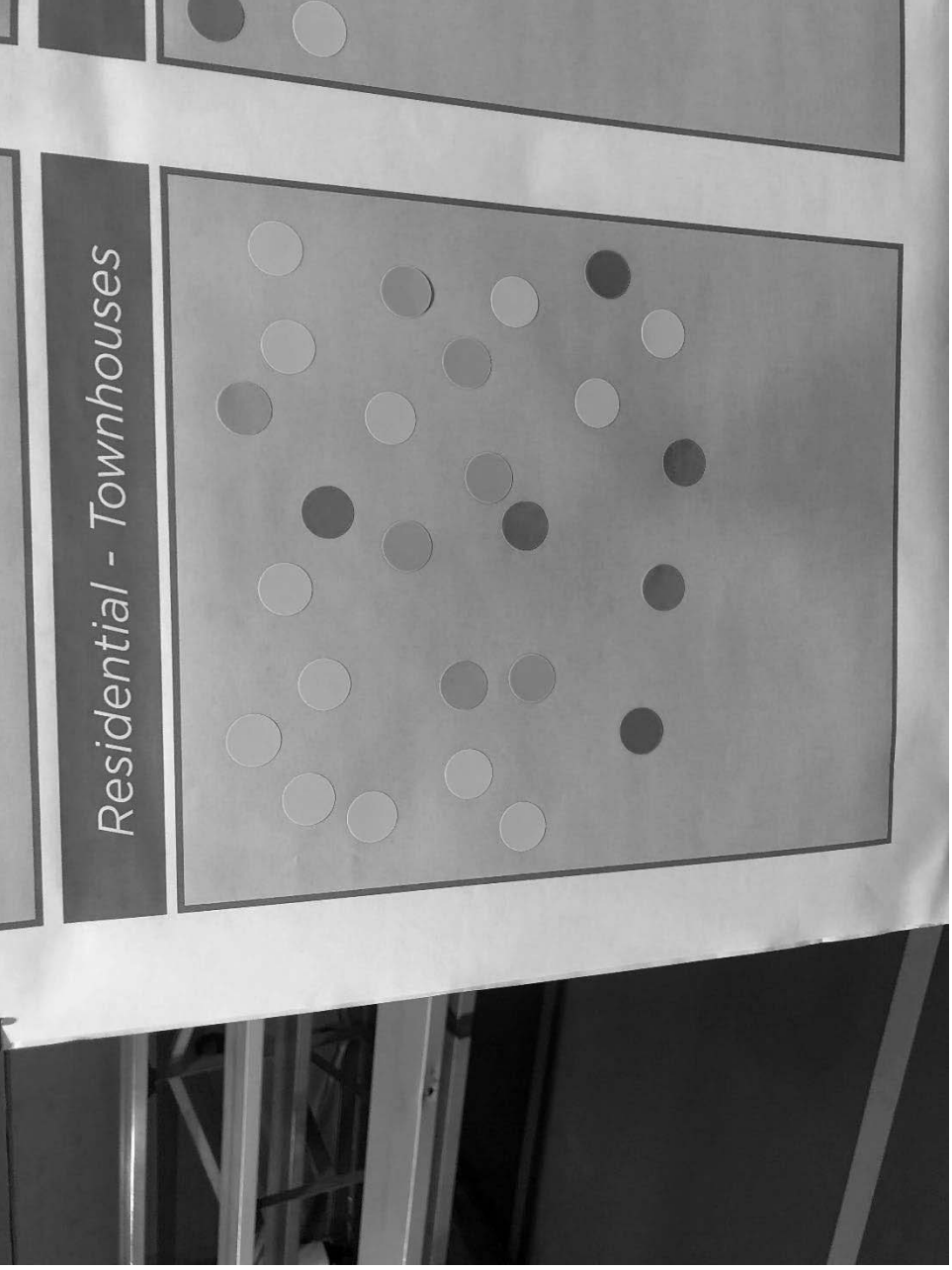
	
St. Elizabeth Hospital Campus Reuse Master Plan: “Campus Use” Public Feedback Board	
Notes: Includes eight categories (residential – market rate, workforce housing, senior housing, condominiums, and townhouses; mixed-use development; commercial; institutional/educational. One additional category included for demolition (two individuals expressed interest in demolition).	

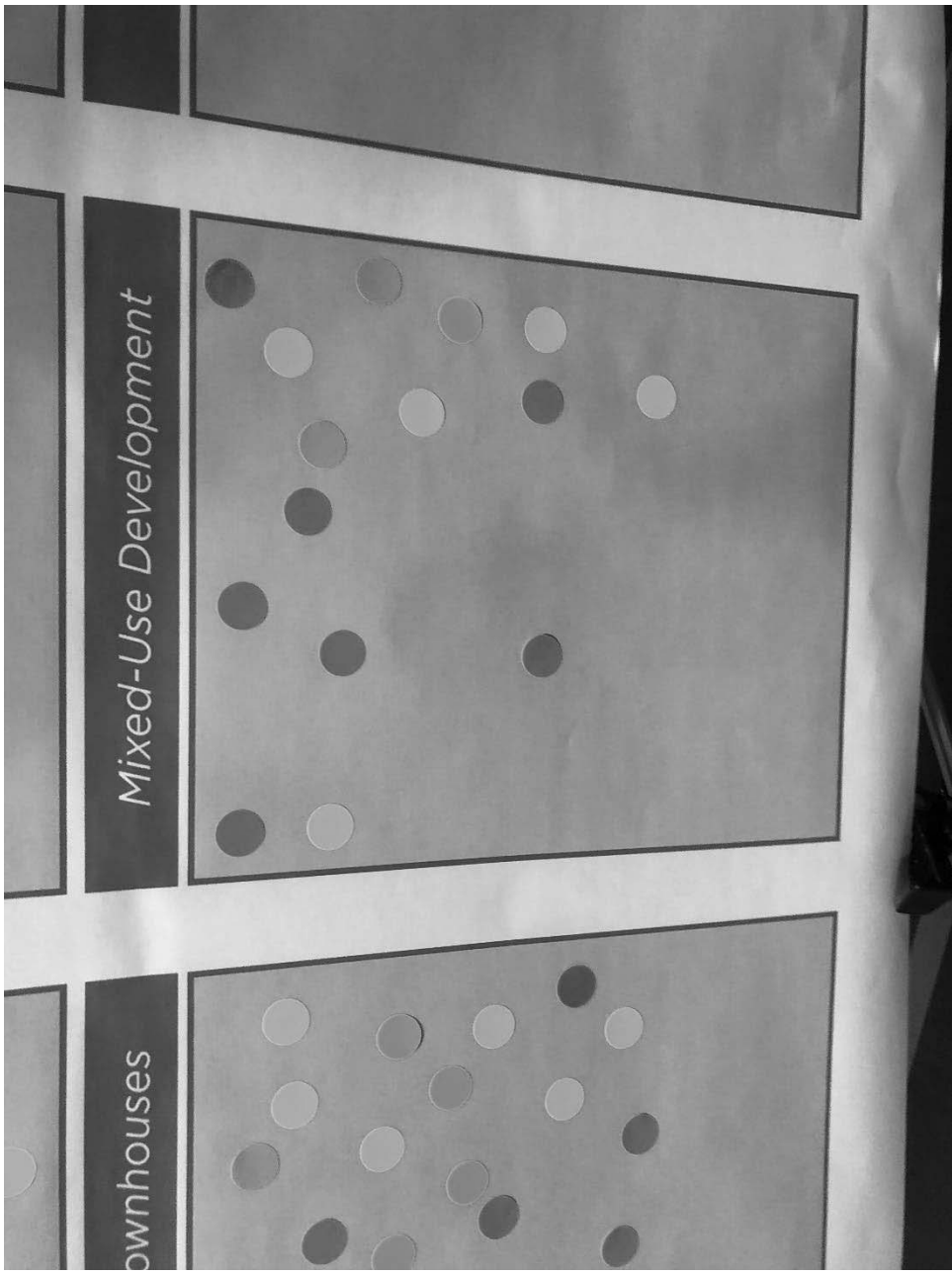
	
"Residential - Market Rate" Category	
27 individuals expressed interest in the project team exploring Market Rate Residential development.	

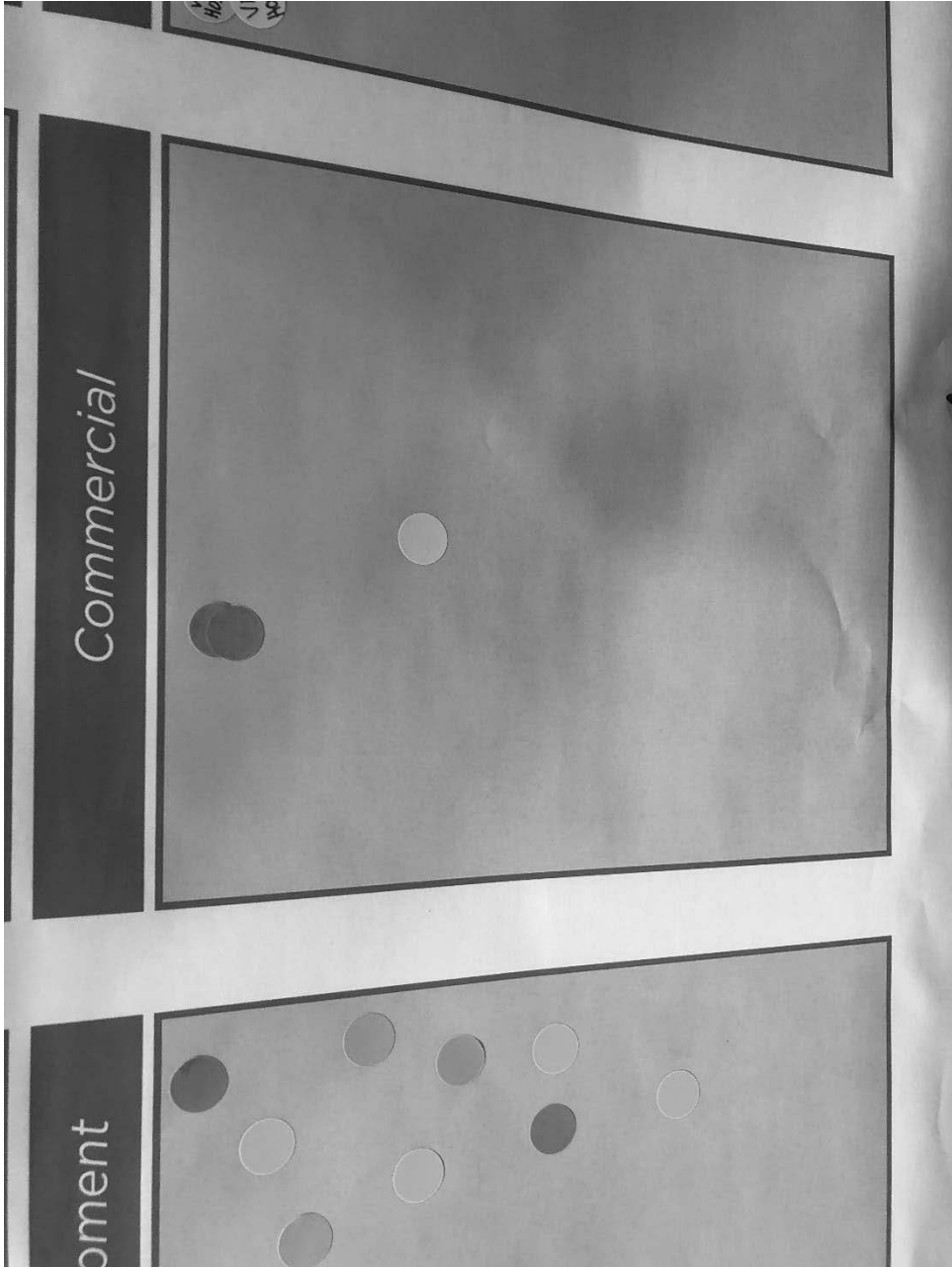
<p><i>Demo the Property</i></p> <p>PROJECT!</p>	
<p>- Market Rate</p>	<p>Residential - Workforce Housing</p>
<p>"Residential - Workforce Housing" Category</p>	
<p>Six individuals expressed interest in the project team exploring the development of Workforce Housing.</p>	

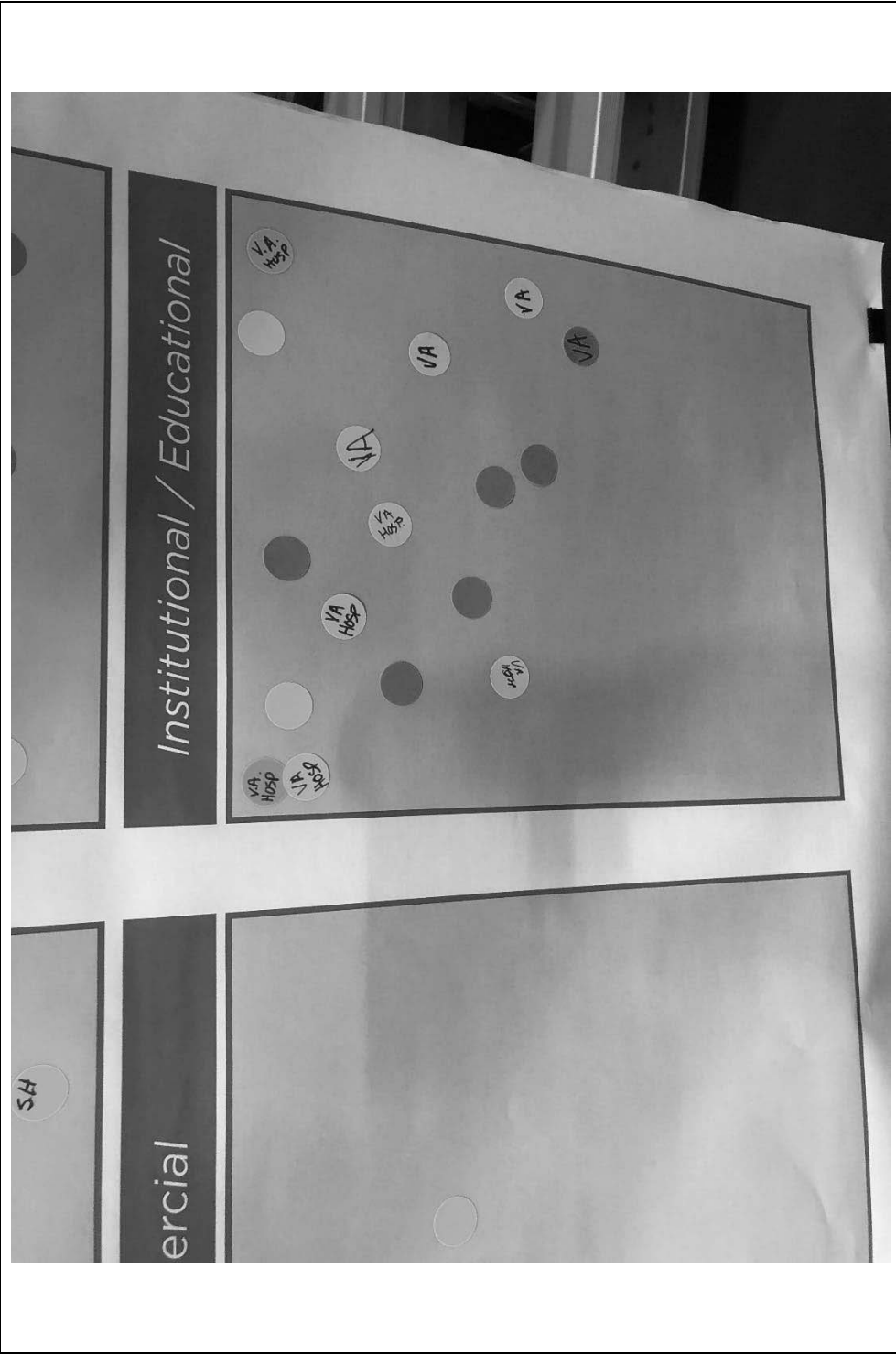
	
“Residential – Senior Housing” Category	
40 individuals expressed interest in the project team exploring development of Senior Housing.	

“Residential – Condominiums” Category	
33 individuals expressed interest in the project team exploring development of condominiums.	

	
“Residential – Townhouses” Category	
26 individuals expressed interest in the project team exploring development of Townhouses.	

	
“Mixed-Use Development” Category	
15 individuals expressed interest in the project team exploring Mixed-Use Development.	

	"Commercial" Category
Three individuals expressed interest in commercial development.	

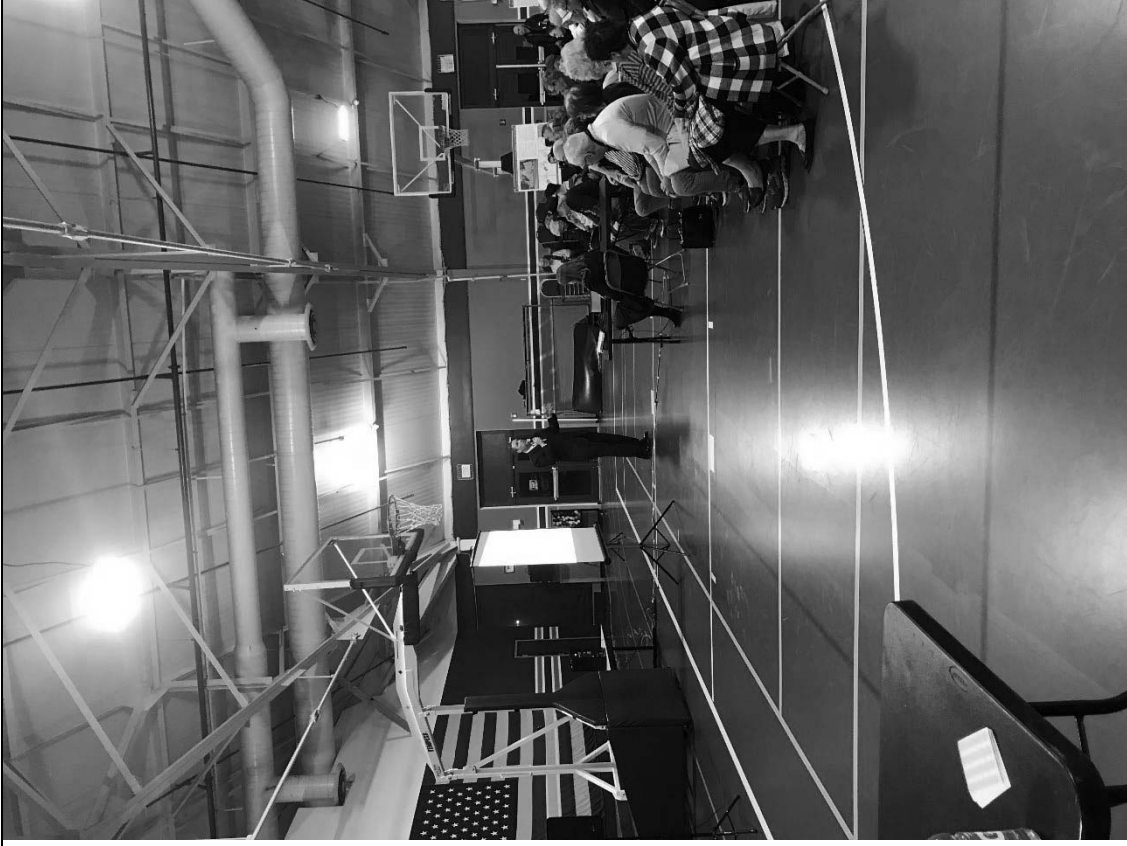
	<p data-bbox="1209 735 1242 1365">“Institutional / Educational” Category</p> <p data-bbox="1258 315 1315 1785">17 individuals expressed interest in the project team exploring institutional and educational uses. 10 individuals specifically recommended the project team explore the possibility of a VA hospital.</p>
---	---

Attachment F: Meeting Photographs



St. Elizabeth Hospital Campus Reuse Master Plan: Presentation

The presentation was held in the Parkway Recreation Center and was followed with an open-house style discussion with the project team.



St. Elizabeth Hospital Campus Reuse Master Plan: Presentation

Marc Romanowski of Rupp Pflzgraf speaks to the attendees about the Campus Reuse Master Plan.



St. Elizabeth Hospital Campus Reuse Master Plan: Open House Discussion

Members of the project team were stationed at several boards to meet attendees, collect feedback, and further discuss the information from the presentation.



St. Elizabeth Hospital Campus Reuse Master Plan: Open House Discussion

Several boards were stationed around the Parkway Recreation Center's gymnasium for attendees to review before the presentation and engage in discussions with the project team after the presentation.

Public Meeting #2 Summary

St. Elizabeth Campus Reuse Master Plan

City of Utica, New York

Overview

The City of Utica Office of Urban and Economic Development (OUED), in cooperation with the Mohawk Valley Health System (MVHS) and project consultant team held a public meeting on Tuesday, May 7, 2024, to present preliminary mastering planning concepts for the reuse of the St. Elizabeth Campus. The meeting was held at the Munson Williams Proctor Arts Institute (MWPAI) Sinnott Bank of Utica Auditorium, located at 310 Genesee Street. The purpose of this public meeting was to re-introduce the community to the project, present the team's preliminary master planning concepts, and encourage community feedback and engagement.

The public meeting was open to the public and advertised through a formal press release from City of Utica Mayor's Office (see Attachment A). In total, 56 participants attended the meeting (a sign in sheet was available at both entries of the auditorium and is included in Attachment B). The attendees heard a presentation by the project consultant team and were invited to participate in an open house style discussion with representatives from MVHS, the City of Utica, and consultant staff.

Meeting Presentation Summary

The meeting presentation (see Attachment C) began with project recap and overview of activities taken to date by the project partners and consulting team. An overview of feedback from Public Meeting #1 and stakeholder meetings was presented, informing the basis of preliminary concepts. The project team highlighted completed activities since Public Meeting #1, including SHPO coordination, boundary and topographic surveys, preliminary assessment of the parking garage, mast planning/concept development options, and preliminary financial analysis. All four concepts preserved the St. Elizabeth's School of nursing building and did not envision new construction in the conservation easement.

Concept 1: Single Family Homes

The concept includes a total demolition of the site and construction of 51 new housing units, 33 single family homes and 18 townhomes units. The concept is estimated to cost \$46.1 million (including demolition), or \$905,000 per unit.

Concept 2: Townhouses

The concept includes a total demolition of the site and construction of 107 new townhomes. The concept is estimated to cost \$53.0 million (including demolition), or \$690,000 per unit.

Concept 3: Residential Reuse

The concept envisions an adaptive reuse of the campus, including preserving a portion of the main hospital building built between 1915-57, the covenant building, Marion Medical Building, boiler buildings, and a portion of the parking garage. A total of 252 housing units were envisioned, 89 in new construction multi-family buildings, 7 townhomes, and 126 in existing buildings. 3 retail units in a mixed use building along Genesee Street, and office and recreation space were also envisioned in the boiler buildings. The concept is estimated to cost \$109.6 million, or \$435,000 per unit. Potential subsidies could reduce costs to \$351,000 per unit.

Concept 4: Multifamily New Build

The concept includes a total demolition of the site and construction of 237 housing units in 6 multi-unit buildings, and 3 retail spaces in a mixed use building. The concept is estimated to cost \$103.4 million (including demolition), or \$690,000 per unit.

The presentation concluded with a review of next steps, including finalizing master plan concepts, completing a financial feasibility analysis, and commencing and completing the State Environmental Quality Review Act (SEQRA) Process. When all activities are complete, an Request For Proposals will be issued.

Summary of Meeting Attendee Input/Feedback

Attendees were invited to engage in an open house after the meeting presentation through review of a series of boards (see Attachment D) and engage in discussions with the project team. Each set of boards provided an overview of each scenario, with one board providing an overview of the financials of the project. Comments received by the project team during the open house are summarized below.

1. **Comments about Concept 1: Single Family Houses**
 - Strong preference remove connection to Ballantyne Brae
 - Concern of where demolition funds may come from for contributing buildings
 - Concern of project infeasibility
 - An infeasible project may result in vacant site, which is a strong concern from the community.
 - Favorable of homeownership opportunities
 - Some residents do not want to see demolition or replacement with low density
2. **Comments about Concept 2: Townhouses**
 - Those in favor of townhouses noted low density and owner-occupied as benefits
 - Also noted the city has old housing stock, and this is an opportunity for new build
 - Consider accessible design

- Limit 2 story condos, ensure first floor bedrooms
- Strong preference remove connection to Ballantyne Brae
- Concern of where demolition funds may come from for contributing buildings
- Favorable of homeownership opportunities, particularly at a lower cost than SFH
- Some residents do not want to see demolition or replacement with low density

3. Comments about Concept 3: Residential Reuse

- General support from neighbors on the concept and preservation of historic structures
- Dedicated pathway around wooded/open space at back of site is appreciated in the adaptive reuse scenario
- Concern from some community over the number of units proposed and the negative effects this may bring, particularly traffic concerns
- Preference from some community members to remove the boiler building and relocate all office uses to other areas of the hospital system
- Perception from some community members that this is the preferred scenario
- Preference for community serving commercial or community spaces in mixed-use buildings
 - Some residents do not want commercial uses on the site
- Sentiment from some that the concept will be appealing to younger communities and young families
- Concern about large rental potential and potential impacts from renters

4. Comments about Concept 4: Multifamily new builds

- Concern of where demolition funds may come from for contributing buildings
- Concern from some community over the number of units proposed and the negative effects this may bring, particularly traffic concerns
- Concern from some residents over demolition of historic campus
- Concern from some residents in large amount of impervious space.
- Preference for community serving commercial or community spaces in mixed-use buildings
 - Some residents do not want commercial uses on the site
- Concern about large rental potential and potential impacts from renters

5. General questions, comments, and concerns about the project

- Questioning the need for additional senior housing and one-bedroom units
 - Preference for two or three-bedroom units for young professionals and families (growing population in Utica)
- Limit impervious surfaces as much as possible
- Consider Proctor Technology School as occupant for adaptive reuse scenario
- Appreciate understanding of cost breakdowns for each project
 - Transparent demolition cost
- Appreciate consideration of the Dark Skies initiative
- St. Luke's process was viewed as "more participatory" for the community
- Concern over negative environmental impacts of demolition, including potential exposure to asbestos

Project Contact Information

City of Utica Project Website:

www.cityofutica.com/departments/urban-and-economic-development/planning/St-Elizabets-Re-Use-Master-Plan/index

MVHS Project Website:

<https://www.mvhealthsystem.org/press/mvhs-and-city-of-utica-select-developer-for-st-elizabeth-reuse/>

Project Contacts:

Brian Thomas, AICP - Commissioner
City of Utica, New York
Department of Urban & Economic Development
1 Kennedy Plaza
Utica, New York 13502
(315) 792-0181 phone
(315) 797-6607 fax
bthomas@cityofutica.com

Robert C. Scholefield MS RN
Executive Vice President/ Facilities and Real Estate
Mohawk Valley Health System
2209 Genesee Street
Utica, New York 13501
(315) 801-8598 fax
bscholef@mvhealthsystem.org

Appendix C
Sketch Plan Application

July 26, 2024

Via E-mail and Hand Delivery

City of Utica Planning Board
1 Kennedy Plaza
Utica, New York 13502

ATTN: City of Utica Urban & Economic Development Department

Re: Sketch Plan Application (“Application”) for St. Elizabeth’s
Campus Reuse Master Plan at 2209 Genesee Street, Utica,
New York 13501 (SBL 329.012-8-59.1 and 329.012-8-59.2)
(the “Site”)

Applicant: Mohawk Valley Health System

Ladies and Gentlemen:

On behalf of Mohawk Valley Health System (the “Applicant”), we are submitting this Letter of Intent and the enclosed documentation for the purpose of seeking sketch plan approval in furtherance of the proposed St. Elizabeth’s Campus Reuse Master Plan at 2209 Genesee Street, Utica, New York 13501 (the “Project”).

Exhibits

The documentation being submitted with the Application consists of the following:

Exhibit “A” – Sketch Plan of Project Options

- Option #1: Single Family Houses
- Option #2: Townhouses
- Option #3: Residential Reuse
- Option #4: Multifamily New

Exhibit “B” – Survey

Exhibit “C” – Area Map

Exhibit “D” – Topography Map

Exhibit “E” – Part 1 of the Full Environmental Assessment Form (“FEAF”) prepared pursuant to the State Environmental Quality Review Act (“SEQRA”)

November 27, 2024

Page 2

I. PROJECT DETAILS

<u>Requestors:</u>	Mohawk Valley Health System 111 Hospital Drive Utica, New York 13502
<u>Contact:</u>	Marc A. Romanowski Rupp Pfalzgraf LLC Buffalo, New York 14202 Tel: 716-854-3400 Email: romanowski@rupppfalzgraf.com
<u>Project Location:</u>	2209 Genesee Street Utica, New York 13501
<u>Parcel ID Nos.:</u>	329.012-8-59.1; 329.012-8-59.2; and 329.012-8-1
<u>Landowners:</u>	St. Elizabeth Hospital 2209 Genesee Street Utica, New York 13501 (329.012-8-59.1) Sisters of St. Francis of the Neumann Community 960 James Street Syracuse, New York 13203 (329.012-8-59.2) St. Elizabeth Medical Center 2209 Genesee Street Utica, New York 13501 (329.012-8-1)
<u>Zoning District:</u>	Neighborhood Mixed-Use (“ <u>NMU</u> ”) District

II. PROJECT DESCRIPTION

Mohawk Valley Health System (“MVHS”) in conjunction with the City of Utica (“City”) and Mohawk Valley Edge (“MVE”) (collectively the “Redevelopment Team”) have embarked on a process to develop a master reuse plan for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica. The Site is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 600-car parking garage. It includes the former hospital complex, the existing St. Elizabeth College of Nursing and the former convent of the Sisters of St. Francis of the Neumann Communities.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the nursing school intends to remain, the remainder of the Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (single-family residential, townhomes, adaptive reuse multifamily and new multifamily) to be vetted as potential strategies for the master plan for the Site. *See Exhibit “A”*. These four scenarios were viewed as the most likely redevelopment options for the Site and have been subject to initial community input. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team is submitting the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board (“Planning Board”). It is not anticipated that a particular option will be chosen or “approved” by the Planning Board, but rather that their input along with further study of the various scenarios can be completed. Then, a fully vetted master plan will emerge from this process in anticipation of execution by a private developer in the future.

III. CODE ANALYSIS

The Project seeks sketch plan review pursuant to the City of Utica Zoning Code (“Code”) § 2-29-312. Below are details on the four scenarios developed by the Redevelopment Team.

A. Permitted Use in NMU District

The Project Site is located in a Neighborhood Mixed-Use (“NMU”) District. Under Code § 2-29-125, the Project options, with various uses, are permitted as-of-right. *See Exhibit “A”*.

B. Project Options

1. Single Family Houses

The first option for the Site involves a complete demolition of the existing buildings at the Project Site followed by the construction of 33 single family homes and 18 townhouses for a total of 51

housing units. *See* **Exhibit “A”**. As a residential use including detached single-family dwellings, this option is a permitted use under § 2-29-125.

2. Townhouses

The second option for the Site involves a complete demolition of the existing buildings at the Project Site followed by the construction of 107 townhouse units. *See* **Exhibit “A”**. Again, as a residential use, this option is a permitted use under § 2-29-125.

3. Residential Reuse

The third option for the Site is a historic adaptive reuse and would involve adapting certain existing buildings at the Project Site alongside the construction of new buildings mainly for residential use. The existing buildings to be adapted include the convent building (18 proposed units), hospital (126 proposed units), and Marian Medical Building (12 proposed units). The new construction would include apartments (48 proposed units) and townhouses (7 proposed units) as well as a recreation building and mixed-use building that would include 3 retail spaces and 41 apartments. *See* **Exhibit “A”**.

The proposed residential uses, including four apartment buildings and seven townhouses, in this option are permitted under § 2-29-125, while a commercial mixed-use building requires a special use permit. The recreation building requires site plan review according to § 2-29-125.

4. Multifamily New

The fourth option for the Site involves a complete demolition of the existing buildings at the Project Site followed by the construction of five multifamily buildings for a total of 200 units, plus a mixed-use building to include 3 retail spaces and 37 apartments. *See* **Exhibit “A”**. The proposed residential uses, including five apartment buildings, in this option are permitted under § 2-29-125, while a commercial mixed-use building requires a special use permit.

IV. STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)

Article 8 of New York Environmental Conservation Law and 6 NYCRR Part 617 (collectively “SEQRA”) requires state and local government agencies to consider environmental impacts of proposed actions prior to issuance of any required discretionary approvals and/or permits.

Pursuant to 6 NYCRR Part 617.4(b)(9) of the SEQRA Regulations, the action is a Type I action because of its location within a historic district. Therefore, to provide a thorough analysis of the Project, the Applicant has prepared Part 1 of the Full Environmental Assessment Form (“Part 1 of the FEAF”), which is attached as **Exhibit “E”**. As Part 1 of the FEAF demonstrates, the Project may result in significant adverse environmental impacts. *See* **Exhibit “E”**.

November 27, 2024

Page 5

We anticipate that the Planning Board will act as Lead Agency and conduct a coordinated environmental review pursuant to SEQRA.

V. 239-M REFERRAL

Due to the Project's location on Genesee Street, this Application is subject to referral to the Oneida County Planning and Zoning Department pursuant to General Municipal Law § 239-m.

VI. CONCLUSION

The requested approval will pave the way for the St. Elizabeth Campus Reuse Plan to advance and facilitate the future redevelopment of the Site and rejuvenating a critical property in the City.

Please feel free to contact me at 716-854-3400 or via email at romanowski@rupppflazgraf.com if you have any questions regarding this Letter of Intent, the enclosed project documentation, or the proposed Project.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Marc A. Romanowski".

Marc A. Romanowski, Esq.

/mjd
Enclosure

MASTER PLANNING



SINGLE FAMILY HOUSES

COMPLETE DEMO / NEW BUILD

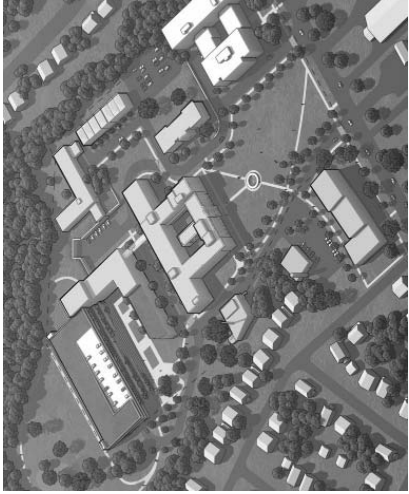
51 TOTAL HOUSING UNITS



TOWNHOUSES

COMPLETE DEMO / NEW BUILD

107 TOTAL HOUSING UNITS



RESIDENTIAL REUSE

HISTORIC ADAPTIVE REUSE

252 TOTAL HOUSING UNITS



MULTIFAMILY NEW

COMPLETE DEMO / NEW BUILD

237 TOTAL HOUSING UNITS

An aerial, grayscale photograph of a suburban neighborhood. The image shows a dense collection of houses with varying rooflines, interspersed with numerous trees. The perspective is from directly above, looking down on the residential area.

SINGLE FAMILY HOUSES

COMPLETE DEMO / NEW BUILD



SINGLE FAMILY HOUSES

COMPLETE DEMO / NEW BUILD

UNIT COUNT

NEW BUILD SINGLE FAMILY HOUSES: 33 UNITS

NEW BUILD TOWNHOUSES: 18 UNITS

51 TOTAL HOUSING UNITS

FINANCIAL INFORMATION

DEMOLITION: \$20.9 MILLION *NOT INCLUDING SITE WORK

NEW BUILD: \$25.2 MILLION

TOTAL DEMO + CONST COST: \$46.1 MILLION

PER UNIT COST: \$905,000



SINGLE FAMILY HOUSES
COMPLETE DEMO / NEW BUILD



TOWNHOUSES

COMPLETE DEMO / NEW BUILD



TOWNHOUSES

COMPLETE DEMO / NEW BUILD

UNIT COUNT

NEW BUILD TOWNHOUSES: 107 UNITS

107 TOTAL HOUSING UNITS

FINANCIAL INFORMATION

DEMOLITION: \$20.9 MILLION *NOT INCLUDING SITE WORK

NEW BUILD: \$53.0 MILLION

TOTAL DEMO + CONST COST: \$73.9 MILLION

PER UNIT COST: \$690,000



TOWNHOUSES
COMPLETE DEMO / NEW BUILD

ST. ELIZABETH'S HOSPITAL, UTICA, NEW YORK

RESIDENTIAL REUSE

HISTORIC ADAPTIVE REUSE

HISTORIC ADAPTIVE REUSE PHASE 1

**EXISTING PARKING GARAGE -
PARTIAL DEMO**
220 SPACES

CONVENT BUILDING
18 UNITS

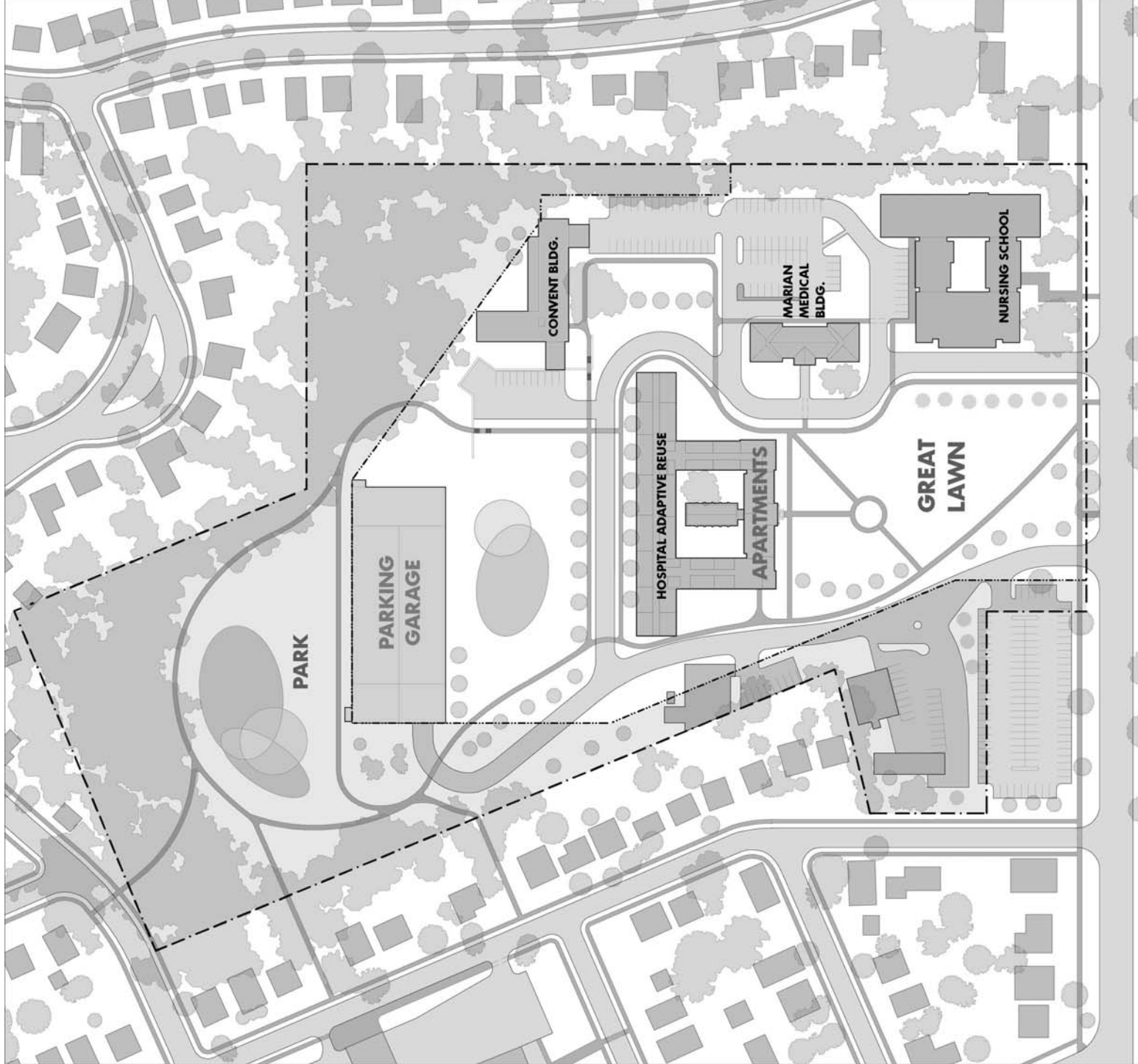
MARIAN MEDICAL BUILDING
12 UNITS

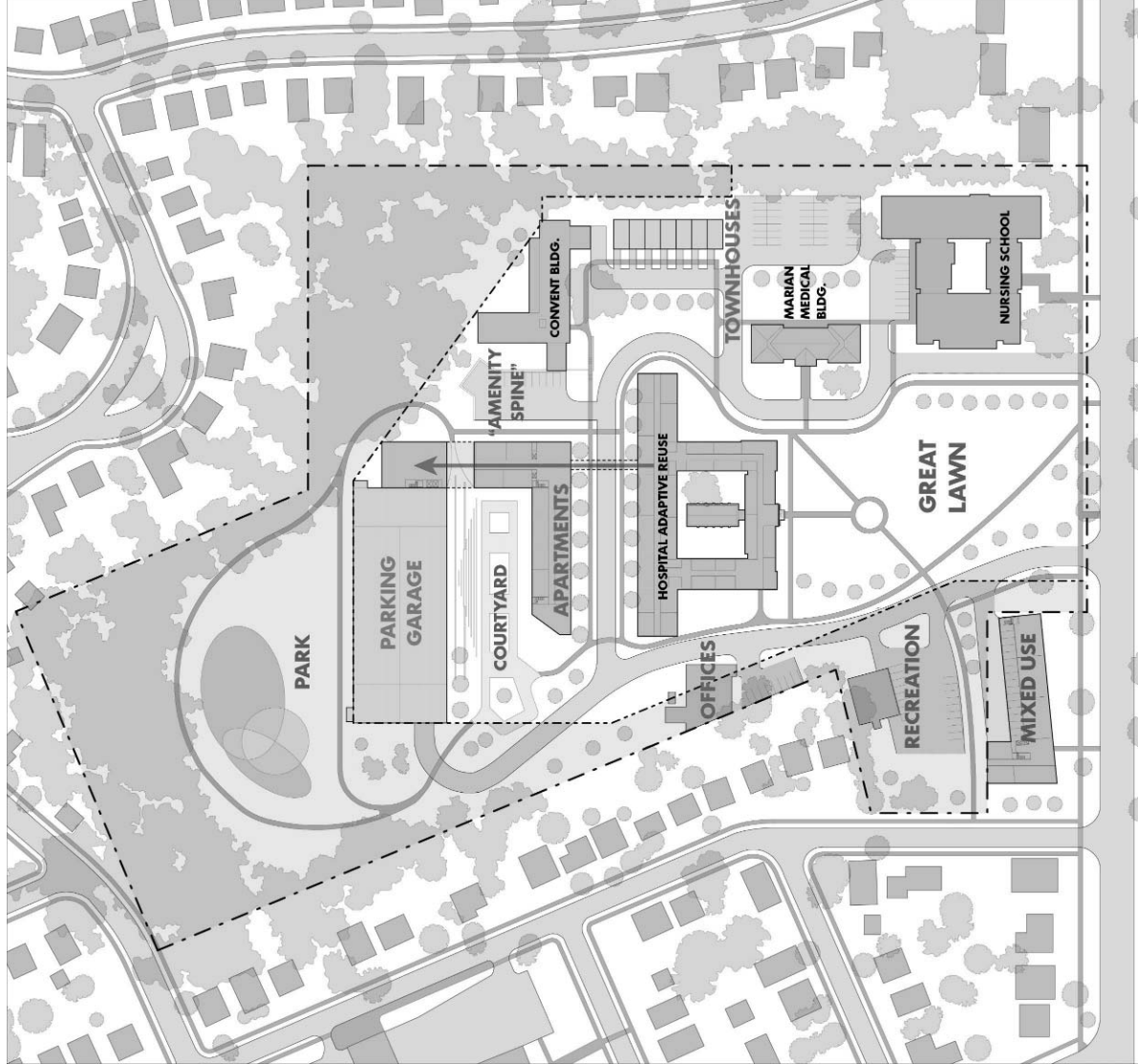
HOSPITAL ADAPTIVE REUSE
114 UNITS

GREAT LAWN & FOUNTAIN
HISTORIC RESTORATION

NURSING SCHOOL
EXISTING TO REMAIN

**144 TOTAL
HOUSING UNITS**





RESIDENTIAL REUSE HISTORIC ADAPTIVE REUSE

UNIT COUNT

NEW BUILD APARTMENTS: 48 UNITS

CONVENT BUILDING: 18 UNITS

NEW BUILD TOWNHOUSES: 7 UNITS

HOSPITAL ADAPTIVE REUSE: 126 UNITS

MARIAN MEDICAL BUILDING: 12 UNITS

NEW BUILD MIXED USE: (3) RETAIL AND (41) APARTMENTS

252 TOTAL HOUSING UNITS

FINANCIAL INFORMATION

DEMOLITION: \$11.9 MILLION *NOT INCLUDING SITE WORK

ADAPTIVE REUSE + NEW BUILD: \$97.7 MILLION

TOTAL DEMO + CONST COST: \$109.6 MILLION

PER UNIT COST: \$435,000

PER REUSE UNIT COST, NET OF HTC: \$351,000



RESIDENTIAL REUSE
HISTORIC ADAPTIVE REUSE



MULTIFAMILY NEW

COMPLETE DEMO / NEW BUILD

MULTIFAMILY NEW COMPLETE DEMO / NEW BUILD

UNIT COUNT

NEW BUILD MULTIFAMILY BUILDINGS: 200 UNITS

NEW BUILD MIXED USE: (3) RETAIL AND (37) APARTMENTS

237 TOTAL HOUSING UNITS

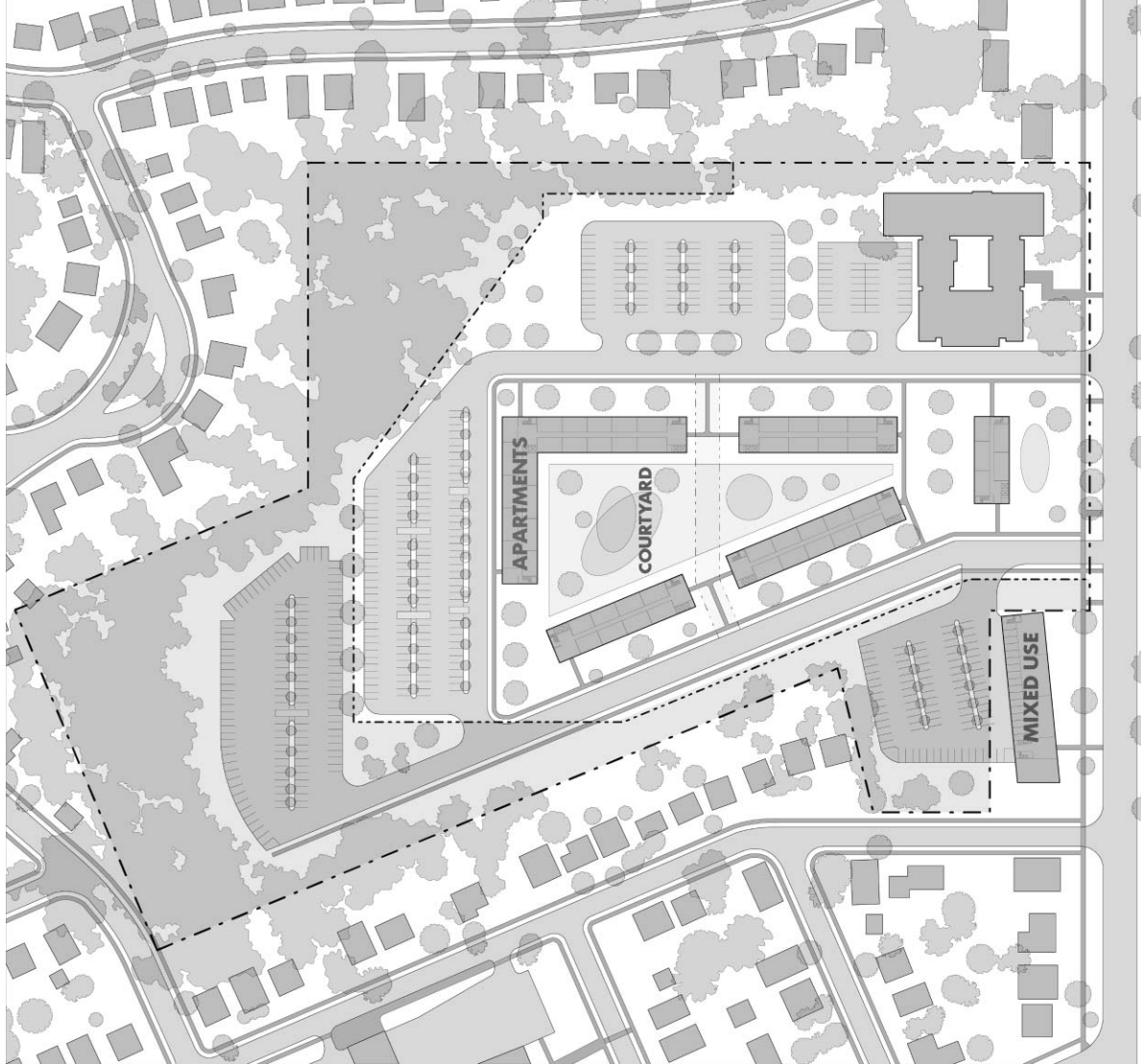
FINANCIAL INFORMATION

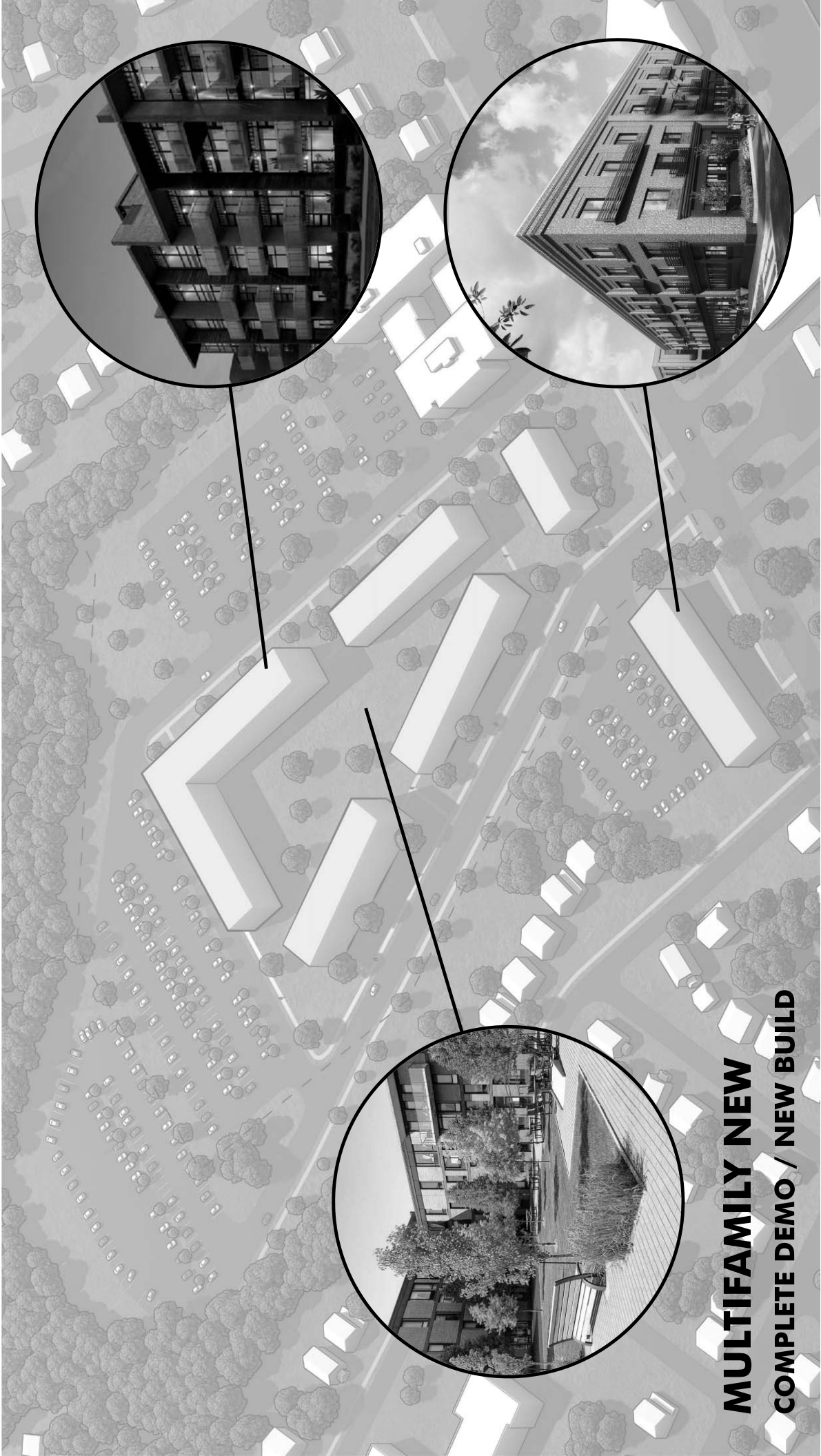
DEMOLITION: \$20.9 MILLION *NOT INCLUDING SITE WORK

NEW BUILD: \$82.6 MILLION

TOTAL DEMO + CONST COST: \$103.4 MILLION

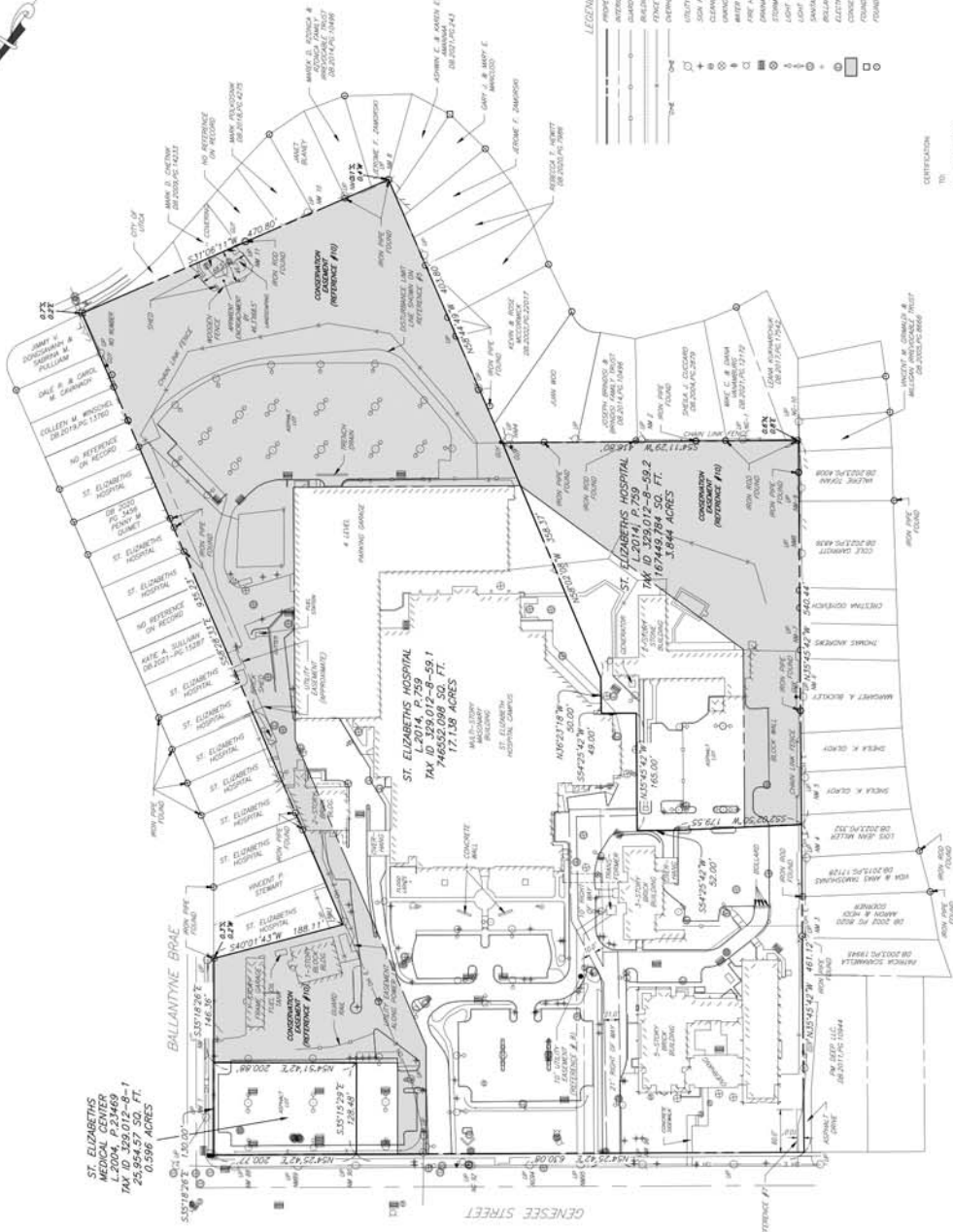
PER UNIT COST: \$436,000





**MULTIFAMILY NEW
COMPLETE DEMO / NEW BUILD**

DATE	DESCRIPTION	REV
07/01/2024	Initial deposit of \$10,000.00 into the account.	1
		2
		3
		4
		5
		6
		7



SURVEY NOTES:

- [illegible]

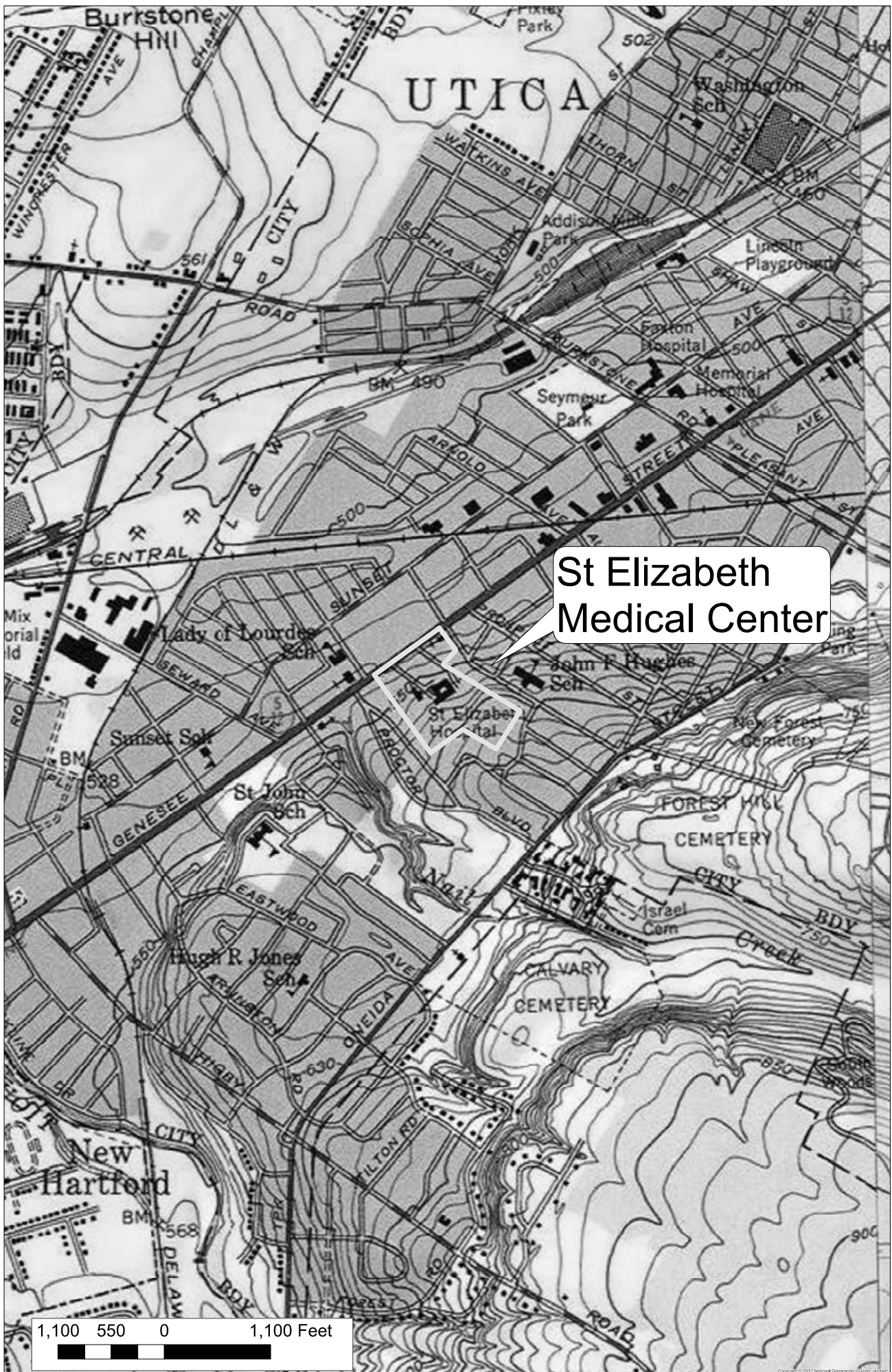
REFERENCES:

1. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS)
SACED APRIL 2003, PAGE 1, 1911
2. CENTRAL NEW YORK ARCHITECT COMPANION
SACED APRIL 2003, PAGE 200
3. CENTRAL NEW YORK ARCHITECT COMPANION
SACED APRIL 2003, PAGE 200
4. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS)
SACED APRIL 2003, PAGE 200
5. TAM MAP PREPARED BY HANCOCK AND ASSOCIATES, INC.
COMPLETED TO DATE IN STATE PLANS, JAN. 2003 BY WELER
MAPPING INC.
6. CONSTRUCTION MANAGER
SACED APRIL 2003, PAGE 1, 1999
7. SHERIFF MAP, DONORS LANDS PRESENTED AT ST. CLARENCE MEDICAL
CENTRE, 1999, PREPARED BY HANCOCK AND ASSOCIATES, INC.
SACED APRIL 2003, PAGE 1, 1999
8. PROPERTY MAP DONORS LANDS BELONGING TO ST. CLARENCE HOSPITAL,
SACED APRIL 2003, PAGE 1, 1979
9. ASSESSMENT FOR A SHERRIFF (SHERRIFFS AND DEEDS) DATED
APRIL 2003, PAGE 1, 1979
10. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS) CLERK
SACED APRIL 2003, PAGE 200
11. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS) CLERK
SACED APRIL 2003, PAGE 200
12. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS) CLERK
SACED APRIL 2003, PAGE 200
13. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS) CLERK
SACED APRIL 2003, PAGE 200
14. INDESA COUNTY LEGAL OFFICE (OFFICE OF JUDGE DEEDS) CLERK
SACED APRIL 2003, PAGE 200
15. CONSTRUCTION MANAGER TO CONTROL TO INSURE THE HANCOCK
SACED APRIL 2003, PAGE 200



SITE CONTEXT MAP





Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: St. Elizabeth's Campus Reuse Master Plan		
Project Location (describe, and attach a general location map): 2209 Genessee Street, Utica, NY 13501 (SBL Nos. 329.012-8-59.1; 329.012-8-59.2; and 329.012-8-1)		
Brief Description of Proposed Action (include purpose or need): The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. Four potential reuse scenarios have been developed (single-family residential, townhomes, adaptive reuse multifamily and new multifamily) to be vetted as potential strategies for the master plan for the Site. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.		
Name of Applicant/Sponsor: Mohawk Valley Health System	Telephone: (315) 917-9966	
	E-Mail: cmccann@mvhealthsystem.org	
Address: 111 Hospital Drive		
City/PO: Utica	State: NY	Zip Code: 13502
Project Contact (if not same as sponsor; give name and title/role): Marc A. Romanowski, Esq.	Telephone: (716) 854-3400	
	E-Mail: romanowski@rupppfalzgraf.com	
Address: 1600 Liberty Building		
City/PO: Buffalo	State: NY	Zip Code: 14202
Property Owner (if not same as sponsor): St. Elizabeth Hospital / St. Elizabeth Medical Center / Sisters of St. Francis	Telephone: (315) 917-9966	
	E-Mail: cmccann@mvhealthsystem.org	
Address: 2209 Genessee Street		
City/PO: Utica	State: NY	Zip Code: 13501

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - sketch plan and SEQR review	07/26/2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County DOT, Oneida County Department of Water Quality and Water Pollution Control	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Edge - potential PILOT	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO - historic resources; NYSDEC - SPDES permit; Empire State Development	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Neighborhood Mixed-Use ("NMU") District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Utica City School District

b. What police or other public protection forces serve the project site?

Utica Police Department

c. Which fire protection and emergency medical services serve the project site?

Utica City Fire Department

d. What parks serve the project site?

None.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mainly residential, potentially minor retail use.

b. a. Total acreage of the site of the proposed action? 21.30 acres

b. Total acreage to be physically disturbed? 13 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.30 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2

- Anticipated commencement date of phase 1 (including demolition) TBD month _____ year

- Anticipated completion date of final phase TBD month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Multi-building options will be built out in response to market demands.

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	0-107	_____	_____	0-245

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ 2 ii. Dimensions (in feet) of largest proposed structure: _____ 70' height; _____ 44' width; and _____ 411 length iii. Approximate extent of building space to be heated or cooled: _____ 460,280 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 55,440 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Mohawk Valley Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 55,440 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Oneida County Water Pollution Control Plant
- Name of district: Oneida County Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

Page 6 of 13

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ 5 or less truck trips/day, likely semi/typical commercial heavy vehicles.</p> <p>iii. Parking spaces: Existing <u>534</u> Proposed <u>454</u> Net increase/decrease <u>-80</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ 1512 MWh/year.</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Continued electric use through existing supplier.</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 a.m. to 6 p.m.</u> • Saturday: <u>7 a.m. to 6 p.m. as needed</u> • Sunday: <u>7 a.m. to 6 p.m. as needed</u> • Holidays: <u>7 a.m. to 6 p.m. as needed</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7 (residential)</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 a.m. to 6 p.m.</u> • Saturday: <u>7 a.m. to 6 p.m. as needed</u> • Sunday: <u>7 a.m. to 6 p.m. as needed</u> • Holidays: <u>7 a.m. to 6 p.m. as needed</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7 (residential)</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 a.m. to 6 p.m.</u> • Saturday: <u>7 a.m. to 6 p.m. as needed</u> • Sunday: <u>7 a.m. to 6 p.m. as needed</u> • Holidays: <u>7 a.m. to 6 p.m. as needed</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7 (residential)</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Typical construction-related noise from equipment during permitted hours. The Project is not anticipated to generate excessive noise after construction.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>TBD based on reuse scenario chosen for redevelopment of the Site.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site																																							
<p>a. Existing land uses.</p> <p>i. Check all uses that occur on, adjoining and near the project site.</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-farm)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Other (specify): <u>Neighborhood mixed-use</u></div> </div> <p>ii. If mix of uses, generally describe: _____</p>																																							
<p>b. Land uses and covertypes on the project site.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 40%;">Land use or Covertypes</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 20%;">Acreage After Project Completion</th> <th style="width: 25%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td>13.2</td> <td>8.41</td> <td>-4.79</td> </tr> <tr> <td>• Forested</td> <td>7.53</td> <td>7.53</td> <td>0</td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td>0.57</td> <td>5.36</td> <td>+4.79</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Other Describe: _____</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	13.2	8.41	-4.79	• Forested	7.53	7.53	0	• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.57	5.36	+4.79	• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0	• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0	• Wetlands (freshwater or tidal)	0	0	0	• Non-vegetated (bare rock, earth or fill)	0	0	0	• Other Describe: _____			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)																																				
• Roads, buildings, and other paved or impervious surfaces	13.2	8.41	-4.79																																				
• Forested	7.53	7.53	0																																				
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.57	5.36	+4.79																																				
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0																																				
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0																																				
• Wetlands (freshwater or tidal)	0	0	0																																				
• Non-vegetated (bare rock, earth or fill)	0	0	0																																				
• Other Describe: _____																																							

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: St. Elizabeth Medical Center, St. Elizabeth College of Nursing, John F. Hughes Elementary School _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >6.6 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Alton-Urban land complex	39.4 %
Honeoye-Urban land complex	60.6 %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ >6.6 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 60 % of site	
<input checked="" type="checkbox"/> 10-15%: _____ 30 % of site	
<input checked="" type="checkbox"/> 15% or greater: _____ 10 % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: Principal Aquifer _____	



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>
<p>E.3. Designated Public Resources On or Near Project Site</p>
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: Eligible property: St. Elizabeth's Medical Center, Eligible property: School of Nursing, Eligible property: Boiler House... iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

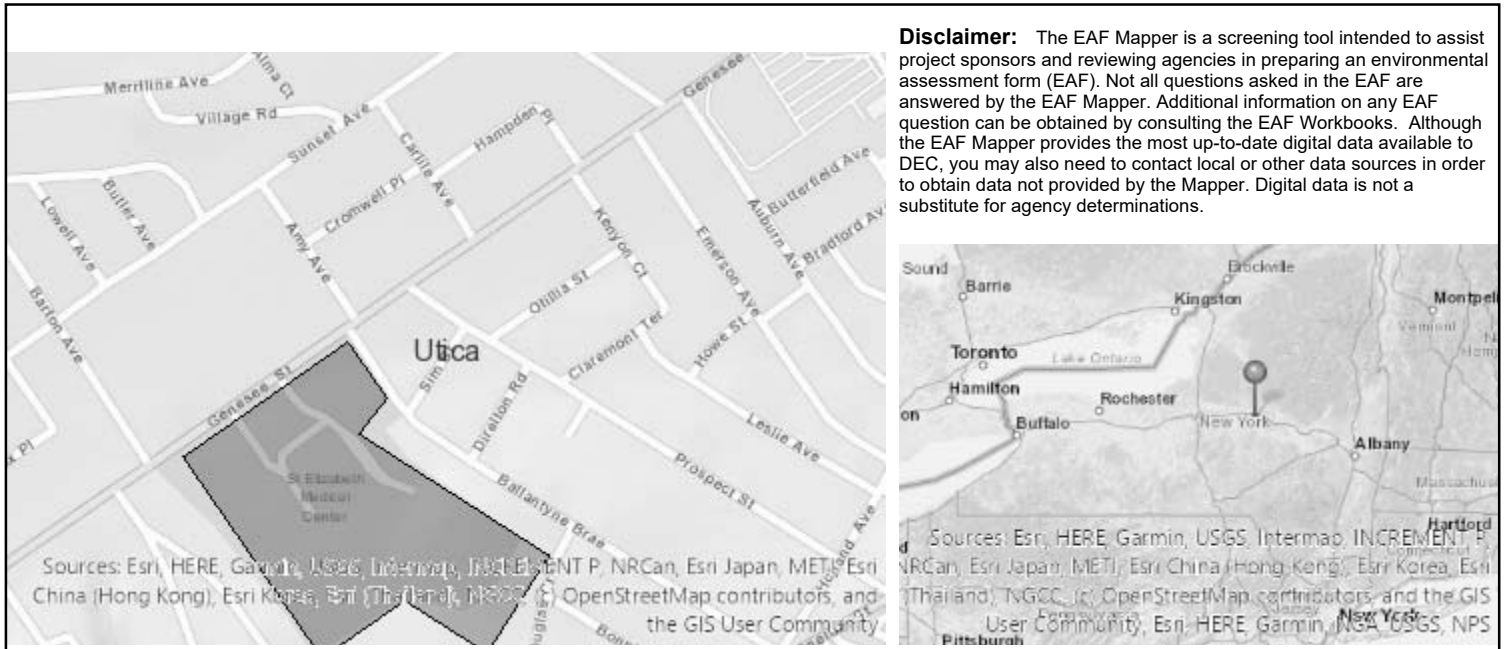
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Marc A. Romanowski, Esq. Date 07/26/2024

Signature  Title Agent for Applicant



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:St. Elizabeth's Medical Center, Eligible property:School of Nursing, Eligible property:Boiler House (1917), Eligible property:Nurses' Residence (Marian Hall), Eligible property:Boiler House (2000s), Eligible property:Convent, Eligible property:Parking Garage, Eligible property:Maintenance Garage
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Appendix D
City of Utica Planning Board SEQRA Documentation

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>		
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has 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.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. 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.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☐ NO

☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☐ NO

☒ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

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.

Please see "Reasons Supporting Determination" attachment.

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

Application materials and related reports provided by Applicant.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Utica Planning Board _____ 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: St. Elizabeth's Campus Reuse Master Plan

Name of Lead Agency: City of Utica Planning Board

Name of Responsible Officer in Lead Agency: Mr. Brian Thomas, AICP

Title of Responsible Officer: Commissioner of Department of Urban & Economic Development

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Mr. Brian Thomas, AICP, Commissioner of Department of Urban & Economic Development

Address: 1 Kennedy Plaza, Utica, New York 13502

Telephone Number: 315.792.0181

E-mail: bthomas@cityofutica.com

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>

Full Environmental Assessment Form (“FEAF”)
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and
Determination of Significance

Reasons Supporting Determination

The following information provides a detailed discussion of the potential impacts identified in Part 2 of the FEAF that were listed as “moderate to large,” in support of Part 3 of the FEAF.

1. Impact on Land

The Planning Board identified potential moderate-to-large impacts on land. The Proposed Action may involve construction that continues for more than one year or in multiple phases. Full construction details will be determined upon the selection of a design for redevelopment from the pending sketch plan application before the Planning Board.

2. Impact on Geological Features

No moderate to large impacts to geological features were identified. The Proposed Action will not result in the modification or destruction of, or inhibit access to, any unique or unusual landforms on the site (e.g., cliffs, dunes, minerals, fossils, caves).

3. Impacts on Surface Water

No moderate to large impacts to surface water were identified. The Proposed Action will not affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

4. Impact on Groundwater

No moderate to large impacts to groundwater were identified. The Proposed Action will not result in new or additional use of groundwater and does not have the potential to introduce contaminants to groundwater or an aquifer.

5. Impact on Flooding

The Planning Board identified potential moderate-to-large impacts to flooding. The Proposed Action may result in, or require, modification of existing drainage patterns. Once a design has been developed from the pending sketch plan application before the Planning Board, the full extent of said impact may be assessed at that time.

6. Impacts on Air

No moderate to large impacts to air were identified. The Proposed Action will not include a state regulated air emission source or require any air permits for the construction or operation of the Project.

7. Impact on Plants and Animals

No moderate to large impacts to plants or animals were identified. The Proposed Action will not result in a loss of flora or fauna.

8. Impact on Agricultural Resources

No moderate to large impacts to agricultural resources were identified. The Project area is not within a certified agricultural district and does not contain any active agricultural land.

9. Impact on Aesthetic Resources

No moderate to large impacts to agricultural resources were identified. The land use of the Proposed Action will not be obviously different from, or in sharp contrast to, current land use patterns between the Project and a scenic or aesthetic resource.

10. Impact on Historic and Archeological Resources

The Planning Board identified potential moderate-to-large impacts to buildings and districts located within a Historic District in the City of Utica because the Project area is located within a historic district.

11. Impact on Open Space and Recreation

No moderate to large impacts to open space and recreation were identified. The Proposed Action will not result in a loss of recreational opportunities or a reduction of an open space resource.

12. Impact on Critical Environmental Areas

No moderate to large impacts to critical environmental areas were identified. The Proposed action is not located within or adjacent to any critical environmental area.

13. Impact on Transportation

The Planning Board identified potential moderate-to-large impacts to transportation because the Proposed Action may result in the construction of a paved parking area for 500 or more vehicles and the Proposed Action may alter the present pattern of movement of people or goods. A traffic study will be performed once a design has been chosen from the current sketch plan application before the Planning Board.

14. Impact on Energy

The Planning Board identified potential moderate-to-large impacts to energy because the Proposed Action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. The expected impact cannot be fully known at this time

until a design has been chosen from the current sketch plan application before the Planning Board.

15. Impact on Noise, Odor, and Light

The Planning Board identified potential moderate-to-large impacts to noise, odor, and light due to the noises above the levels established by local regulation during construction of the Proposed Action. Furthermore, the Proposed Action may result in light shining onto adjoining properties and lighting creating sky-glow brighter than existing area conditions.

16. Impact on Human Health

No moderate to large impacts to human health were identified. The Proposed Action will not introduce new or existing sources of contaminants to the area.

17. Consistency with Community Plans

The Planning Board identified potential moderate-to-large impacts to the consistency with a community plan. The Proposed Action's land use may be different from, or in sharp contrast to, current surrounding land use patterns depending on the design developed from the current sketch plan pending before the Planning Board. The Proposed Action may also induce secondary development impacts (e.g., residential or commercial development not included in the Proposed Action).

18. Consistency with Community Character

The Planning Board identified potential moderate-to-large impacts to the consistency with community character. The Proposed Action involves the demolition or renovation of the existing St. Elizabeth's hospital campus, and will therefore replace or eliminate existing facilities, structures, or areas of historic importance to the community. The Project includes redevelopment of the area for potential residential and mixed-use purposes which may create a demand for additional community services (e.g., schools, police and fire). Finally, the Proposed Action is inconsistent with the predominant architectural scale and character at the existing site.

**CITY OF UTICA PLANNING BOARD
DATED SEPTEMBER 19, 2024**

**RESOLUTION TO ADOPT A DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION**

WHEREAS, Mohawk Valley Health System in conjunction with the City of Utica and Mohawk Valley Edge (collectively, the “Applicants”), have applied for sketch plan approval for the proposed St. Elizabeth’s Campus Reuse Master Plan (the “Project”) for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica, on a 21.3-acre parcel identified as SBL Nos. SBL 329.012-8-59.1 and 329.012-8-59.2, which is located in a Neighborhood Mixed-Use District and Historic District; and

WHEREAS, on August 16, 2024, the City of Utica Planning Board (“Planning Board”) classified the Project as a Type I action under the State Environmental Quality Review Act (“SEQRA”) and declared its intent to act as Lead Agency in a coordinated review of the Project, to which no other agency has objected; and

WHEREAS, the Applicants have submitted a Full Environmental Assessment Form (“FEAF”) dated July 26, 2024, pursuant to SEQRA, which has been reviewed by the Planning Board as part of its review of the Project; and

WHEREAS, the Planning Board has reviewed the FEAF provided and all available information concerning the potential impacts of the Project as proposed and found that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR § 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby concludes that the Project includes the potential for at least one significant adverse environmental impact, as set forth in Parts 2 and 3 of the FEAF, and that the Applicants are directed to prepare a Draft Generic Environmental Impact Statement in accordance with the requirements of 6 NYCRR §§ 617.10 and 617.12.

BE IT FURTHER RESOLVED, that scoping will be conducted and the Applicants are directed to submit a draft scope to the Planning Board in accordance with 6 NYCRR § 617.8 on or before September 19, 2024.

BE IT FURTHER RESOLVED, that the Planning Board is authorized and directed to file this positive declaration with the City Clerk, all involved and interested agencies, the Mayor, the Applicants, the Environmental Notice Bulletin, and any person who has requested a copy.

Introduced:

Seconded:

Approved:

Joseph Burke, Chair

Ned Smajic
Tony Colon
George Mitchell
Tony Meyers

Involved and Interested Agencies

New York State Department of Transportation, Region 2
Oneida County Department of Water Quality and Water Pollution Control
Oneida County Department of Planning
Mohawk Valley Water Authority 1 Kennedy Plaza
Mohawk Valley EDGE 584 Phoenix Drive
City of Utica Scenic and Historic Preservation Commission 1 Kennedy Plaza
New York State Department of Labor
New York State Historic Preservation Office
New York State Department of Environmental Conservation, Region 6
Empire State Development
Oneida County Board of Legislators Oneida County Office Building
City of Utica Common Council Department of Legislation
New York State Department of Health Corning Tower

**City of Utica, New York
DRAFT SCOPING DOCUMENT**

**St. Elizabeth's Campus Reuse Master Plan
2209 Genesee Street, Utica, New York**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement ("DGEIS") for the proposed St. Elizabeth's Campus Reuse Master Plan located 2209 Genesee Street, Utica, New York ("Site"). This Draft Scoping Document was prepared in general accordance with 6 NYCRR Part 617.8 (e)(1) through (7).

Name of Action: St. Elizabeth's Campus Reuse Master Plan

Lead Agency: City of Utica Planning Board

Lead Agency Contact: Mr. Brian Thomas, AICP
Commissioner
Department of Urban and Economic Development
1 Kennedy Plaza
Utica, New York 13502

Classification of Action: Type I

Written Scoping Comments: Written public comments on the draft scoping document will be accepted by the Lead Agency until 5 p.m. on November 15, 2024.

Description of Proposed Action:

Mohawk Valley Health System ("MVHS") in conjunction with the City of Utica ("City") and Mohawk Valley Edge ("MVE") (collectively, the "Redevelopment Team") have embarked on a process to develop a master reuse plan for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica. The Site is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 600-car parking garage. It includes the former hospital complex, the existing St. Elizabeth College of Nursing and the former convent of the Sisters of St. Francis of the Neumann Communities.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the nursing school intends to remain, the remainder of the Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (single-family residential, townhomes, adaptive reuse multifamily and new multifamily) to be vetted as potential strategies for the master plan for the Site. These four scenarios were viewed as the most likely redevelopment options for the Site and have been subject to initial community input. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team is submitting the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board (“Planning Board”). It is not anticipated that a particular option will be chosen or “approved” by the Planning Board, but rather that their input along with further study of the various scenarios can be completed. Then, a fully vetted master plan will emerge from this process in anticipation of execution by a private developer in the future.

The City of Utica Planning Board declared its intent to act as Lead Agency, for purposes of the State Environmental Quality Review Act (“SEQRA”) review process, on August 16, 2024.

The format and scope of the DGEIS pursuant to 617.9(b) is as follows:

Cover Sheet and General Information

A DGEIS Cover Sheet will be provided that includes:

- Title of the document;
- Title of the Proposed Action;
- Location of the Proposed Action;
- Name, address and phone number of the Lead Agency, including name of the contact person;
- Name, address and phone number of the preparer of the DGEIS and contact person;
- Date and acceptance of the DGEIS (to be inserted at later time); and
- Date of the public hearing and deadline by which comments on the DGEIS should be provided (to be inserted at later time).

In addition:

- The DGEIS will include a list of the participating consultant(s), with their address, telephone number and project responsibilities; and
- The DGEIS will include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

1.0 EXECUTIVE SUMMARY

- 1.1 Introduction
- 1.2 Brief Description of the Proposed Action (Provide a brief overall description of the Proposed Action).
- 1.3 Lead Agency Designation (Describe the City’s Lead Agency designation process pursuant to SEQRA).
- 1.4 Interested and Involved Agencies (Describe the Involved and Interested agencies identified by the City and the SEQRA coordinated review process. These agencies consist of New York State Department of Transportation, Region 2; Oneida County Department of Water Quality and Water Pollution Control; Oneida County Department of Planning; Mohawk Valley Water Authority; Mohawk Valley EDGE; City of Utica Scenic and Historic Preservation Commission; Department of Labor; State Historic Preservation Office; New York State Department of

Environmental Conservation, Region 6; Empire State Development; Oneida County Board of Legislators; City of Utica Common Council; and New York State Department of Health).

- 1.5 Required Reviews and Approvals (Identify the required agency reviews and approvals necessary for the Proposed Action).
- 1.6 Potential Impacts and Mitigation Measures (Provide a brief summary of the potential adverse impacts of the Proposed Action; provide brief summaries of the identified impact avoidance and mitigation techniques and strategies, if any, to be used as part of the Proposed Action).
- 1.7 Project Alternatives (Provide a brief description of the alternative actions considered in lieu of the Proposed Action, including SEQRA's requisite "No-Action Alternative" and the Proposed Action Alternative).

2.0 DESCRIPTION OF PROPOSED ACTION

- 2.1 Description of the Proposed Action (Describe the Proposed Action, providing its general location, proposed building/site dimensions and features, and applicable zoning).
- 2.2 Site Location and Description (Describe and map the location of the Proposed Action in terms of its general character, land use pattern and overall environmental conditions and/or significant features)
- 2.3 Project Purpose, Need, and Benefits (Provide a brief description of the Proposed Action's benefits to the local and surrounding communities, its benefits on real estate and sales taxes, and construction and operational employment).
- 2.4 Required Reviews and Approvals (Provide brief discussion and/or list of the required agency permits, reviews and approvals necessary for the Proposed Action).

3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION

- 3.1 Community Character
 - 3.1.1 Setting (Include a qualitative narrative of existing community character in the vicinity of the project site including a description of the current built environment, visual character, land uses, the proposed project's scale, siting, design and function, and the Site's proximity to any historic districts or buildings).
 - 3.1.2 Potential Impacts (Evaluate the balance between commercial and residential uses in the area in the context of the Proposed Action and determine the level of potential impact, if any, including whether it will impact visual character and whether its scale, design, layout, etc. will be in sharp contrast to surrounding land uses. An assessment regarding whether the Proposed Action will create odors, light, noise or traffic impacts that are sharply different than what currently exists will also be included in this section).
 - 3.1.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.1.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.1.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

- 3.1.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.1.3 Mitigation (Describe mitigation measures).
 - 3.1.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.1.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.1.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.1.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.2 Community Resources
 - 3.2.1 Setting ((Include a qualitative narrative of existing community resources in the vicinity of the project site including a description of the current public schools, fire districts, police districts, EMS services, and other municipal services within the Site's vicinity).
 - 3.2.2 Potential impacts (Evaluate the balance between the existing demand and use of above services and the expected demand as a result of the Proposed Action, including each of its alternatives, including whether the Proposed Action will detract from the existing available services and whether new resources will be needed to adequately accommodate the existing demand in addition to the Proposed Action. An assessment regarding the Proposed Action's impact on tax revenue and potential necessary public subsidies will also be included in this section).
 - 3.2.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.2.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.2.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.2.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.2.3 Mitigation (Describe mitigation measures).
 - 3.2.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.2.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.2.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.2.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.3 Historic Resources
 - 3.3.1 Setting (Include a qualitative narrative of the Site's location within existing historic district).
 - 3.3.2 Potential Impacts (Evaluate consistency of Project with location in historic district and surrounding area).
 - 3.3.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.3.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.3.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.3.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.3.3 Mitigation (Describe mitigation measures).
 - 3.3.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.3.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.3.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.3.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

- 3.4 Traffic and Pedestrian Safety
 - 3.4.1 Setting (Describe the existing local road and state highway network as well as existing Average Annual Daily Traffic (“AADT”) in the vicinity of the Site).
 - 3.4.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.4.1.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.4.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.4.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.4.2 Potential Impacts (Based on a Trip Generation and Distribution Analysis, describe the distribution of the new trips and pass-by trips generated by the Project onto the adjacent roadway network during the morning and evening peak hours and its potential impact on the roadway network).
 - 3.4.3 Mitigation (Describe mitigation measures).
 - 3.4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.4.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.5 Public Services and Community Plans
 - 3.5.1 Setting (Include a qualitative narrative of Site’s context within City’s land use plan).
 - 3.5.2 Potential Impacts (Describe consistency of Project with current surrounding land use pattern(s)).
 - 3.5.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.5.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.5.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.5.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.5.3 Mitigation (Describe mitigation measures).
 - 3.5.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.5.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.5.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.5.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.6 Land Use and Zoning
 - 3.6.1 Setting (Describe the Site’s current “Neighborhood Mixed-Use (NMU)” zoning and its permitted uses; bulk requirements including building height requirements; lot coverage; side yards; rear yards; setbacks; and off-street parking).
 - 3.6.2 Potential Impacts (Describe the Proposed Action’s compliance with the requirements and regulations of the NMU zoning district including proposed use, building height, lot coverage, side yard setback, rear yard setback, and front yard setback).
 - 3.6.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.6.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.6.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.6.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

- 3.6.3 Mitigation (Describe mitigation measures).
 - 3.6.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.6.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.6.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.6.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.7 Human Health
 - 3.7.1 Setting (Include a qualitative narrative of existing community uses in the vicinity of the Site, including schools, hospitals, licensed daycare centers, group homes, nursing homes, or retirement communities).
 - 3.7.2 Potential Impacts (Describe any potential impact on human health from exposure to new or existing sources of contaminants).
 - 3.7.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.7.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.7.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.7.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.7.3 Mitigation (Describe mitigation measures).
 - 3.7.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.7.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.7.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.7.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.8 Aesthetic Resources
 - 3.8.1 Setting (Include a qualitative narrative of the current conditions at the Site related to current land use patterns between the Project and a nearby aesthetic resource).
 - 3.8.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.8.1.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.8.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.8.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.8.2 Mitigation (Describe mitigation measures).
 - 3.8.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.8.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.8.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.8.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.9 Energy
 - 3.9.1 Setting (Describe existing energy usage at the Site and surrounding area).
 - 3.9.2 Potential Impacts (Describe Project's anticipated energy usage and evaluate any change between anticipated use and current use at Site).
 - 3.9.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.9.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.9.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.9.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.9.3 Mitigation (Describe mitigation measures).
 - 3.9.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

- 3.9.3.2 Action Alternative #2 (Describe Townhouses Alternative).
- 3.9.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
- 3.9.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.10 Stormwater and Drainage

- 3.10.1 Setting (Describe the general setting of the Site's existing drainage patterns, topography and floodplains).
- 3.10.2 Potential Impacts (Describe the potential impacts from the Project on its potential to increase erosion and sedimentation and flooding. The analysis will be based on the Project Stormwater Pollution Prevention Plan ("SWPPP") and the proposed stormwater management facilities proposed for the Site and its conformance with the latest version of the New York State Stormwater Design Manual ("SDM") and the State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity ("SPDES"). The geotechnical investigation report will also be reviewed and assessed to identify any impacts).
 - 3.10.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.10.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.10.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.10.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.10.3 Mitigation (Describe mitigation measures).
 - 3.10.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.10.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.10.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.10.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.11 Noise, Odor, and Light

- 3.11.1 Setting (Describe the ambient noise environment in and around the Site including noise from nearby residential activities (e.g., entering and exiting vehicles, car doors, air conditioning units, lawn mowers) and ambient noise from traffic along Genesee Street; Describe the Site's existing artificial lighting and spillover artificial lighting from adjacent streetlights).
- 3.11.2 Potential Impacts (Provide a qualitative analysis of noise associated with the Proposed Action's construction activities including noises from construction equipment, machinery, and generators for the demolition of the current structures, grading of the site, construction, and site preparations including paving of the proposed parking and sidewalks, landscaping, and construction of the proposed privacy fence; Provide a qualitative analysis of noise associated with the Proposed Action during operation including entering and exiting vehicles, delivery vehicles, customer/employee

vehicles, opening and closing vehicle doors, limited noise from pedestrians/customers entering and exiting the store, and noise from building operations such as air conditioning units; Determine whether the Proposed Action's operations will produce loud, discordant, or disagreeable noise in comparison with existing ambient noise environment and whether ambient noise associated with activities adjacent to and near the Site are anticipated to change during construction or store operation; Describe the potential impacts from the Project's artificial safety and security lighting and their spillover impacts on adjacent properties. The photometric lighting plans developed for the project site will be used as the basis for determining potential lighting impacts from the Proposed Action).

3.11.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.11.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.11.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.11.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.11.3 Mitigation (Describe mitigation measures).

3.11.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.11.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.11.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.11.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.0 OTHER ENVIRONMENTAL IMPACTS

4.1 Unavoidable Adverse Environmental Impacts (Provide a list and brief descriptions of those adverse impacts that cannot be avoided).

4.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.1.2 Action Alternative #2 (Describe Townhouses Alternative).

4.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.1.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.2 Irreversible and Irretrievable Commitment of Resources (Identify the natural and human resources to be substantially consumed, converted, or made unavailable for future use as a result of the Proposed Action).

4.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.2.2 Action Alternative #2 (Describe Townhouses Alternative).

4.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.3 Growth-Inducing, Cumulative and Secondary Impacts (Identify growth-inducing aspects of the Proposed Action including its effects on the expansion of jobs in the community, the City's population, or its potential impacts on any municipal or community service provider (e.g., police, fire, ambulance; Describe the potential impacts on lands surrounding the Project Site and its consistency with the City Master Plan and Zoning Code; Describe whether the Proposed Action represents a

precedent-setting action which would spur additional development, either small-scale or large-scale, in this area).

4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.3.2 Action Alternative #2 (Describe Townhouses Alternative).

4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.4 Energy Use and Conservation (Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation).

4.4.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.4.2 Action Alternative #2 (Describe Townhouses Alternative).

4.4.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.4.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.5 Climate Change (Provide a discussion of measures to avoid or reduce both the Proposed Action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding).

4.5.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.5.2 Action Alternative #2 (Describe Townhouses Alternative).

4.5.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.5.4 Action Alternative #4 (Describe Multifamily New Alternative).

5.0 ALTERNATIVES

5.1 No Build Alternative (Evaluate the scenario where the status of existing land use remains unchanged).

5.2 Proposed Action Alternative #1 (design and scale of the proposed action alternative, Single Family Houses).

5.3 Proposed Action Alternative #2 (design and scale of the proposed action alternative, Townhouses).

5.4 Proposed Action Alternative #3 (design and scale of the proposed action alternative, Residential Reuse).

5.5 Proposed Action Alternative #4 (design and scale of the proposed action alternative, Multifamily New).

6.0 REFERENCES (Provide listing of the various documents and information sources utilized in the preparation of the DGEIS.)

7.0 APPENDICES

The following are the appendices anticipated to be included in the DGEIS:

- Site Location Map
- City of Utica Planning Board SEQRA Documentation
- Sketch Plan Application
- Agency Correspondence
- Site Concepts
- Traffic Impact Study
- Zoning Map
- Market Analysis
- Financial Feasibility Analysis
- Survey
- Phase I Environmental Site Assessment
- Parking Garage Separation Report
- Asbestos Surveys
- Conservation Easement Map
- Floor Plans
- Public Input Summaries
- Public Correspondence regarding Draft Scoping Document

**City of Utica, New York
FINAL SCOPING DOCUMENT**

**St. Elizabeth's Campus Reuse Master Plan
2209 Genesee Street, Utica, New York**

This document identifies the issues to be addressed in the Draft Generic Environmental Impact Statement ("DGEIS") for the proposed St. Elizabeth's Campus Reuse Master Plan located 2209 Genesee Street, Utica, New York ("Site"). This Final Scoping Document was prepared in general accordance with 6 NYCRR Part 617.8 (e)(1) through (7).

Name of Action: St. Elizabeth's Campus Reuse Master Plan

Lead Agency: City of Utica Planning Board

Lead Agency Contact: Mr. Brian Thomas, AICP
Commissioner
Department of Urban and Economic Development
1 Kennedy Plaza
Utica, New York 13502

Classification of Action: Type I

Written Scoping Comments: Written public comments on the draft scoping document were accepted by the Lead Agency until November 15, 2024.

Description of Proposed Action:

Mohawk Valley Health System ("MVHS") in conjunction with the City of Utica ("City") and Mohawk Valley Edge ("MVE") (collectively, the "Redevelopment Team") have embarked on a process to develop a master reuse plan for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica. The Site is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 515-car parking garage. It includes the former hospital complex including original hospital building and subsequent additions, Marian Hall, the existing St. Elizabeth College of Nursing and the former convent of the Sisters of St. Francis of the Neumann Communities.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the nursing school intends to remain, the remainder of the Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (single-family residential, townhomes, adaptive reuse multifamily and new multifamily) to be vetted as potential strategies for the master plan for the Site. These four scenarios were viewed as the most likely redevelopment options for the Site and have been subject to initial community input. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team is submitting the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board (“Planning Board”). It is not anticipated that a particular option will be chosen or “approved” by the Planning Board, but rather that their input along with further study of the various scenarios can be completed. Then, a fully vetted master plan will emerge from this process in anticipation of execution by a private developer in the future.

The City of Utica Planning Board declared its intent to act as Lead Agency, for purposes of the State Environmental Quality Review Act (“SEQRA”) review process, on August 16, 2024.

The format and scope of the DGEIS pursuant to 617.9(b) is as follows:

Cover Sheet and General Information

A DGEIS Cover Sheet will be provided that includes:

- Title of the document;
- Title of the Proposed Action;
- Location of the Proposed Action;
- Name, address and phone number of the Lead Agency, including name of the contact person;
- Name, address and phone number of the preparer of the DGEIS and contact person;
- Date and acceptance of the DGEIS (to be inserted at later time); and
- Date of the public hearing and deadline by which comments on the DGEIS should be provided (to be inserted at later time).

In addition:

- The DGEIS will include a list of the participating consultant(s), with their address, telephone number and project responsibilities; and
- The DGEIS will include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

1.0 EXECUTIVE SUMMARY

- 1.1 Introduction (Describe the history of the Campus, including recent closure and opening of the downtown Wynn Hospital, the Master Plan process, and public engagement and involvement to date).
- 1.2 Brief Description of the Proposed Action (Provide a brief overall description of the Proposed Action).
- 1.3 Lead Agency Designation (Describe the City’s Lead Agency designation process pursuant to SEQRA).
- 1.4 Interested and Involved Agencies (Describe the Involved and Interested agencies identified by the City and the SEQRA coordinated review process. These agencies consist of the City of Utica Planning Board; City of Utica Common Council; City of Utica Scenic and Historic Preservation Commission; City of Utica Industrial

Development Agency; Oneida County Department of Water Quality and Water Pollution Control; Oneida County Board of Legislators; Oneida County Department of Planning; Mohawk Valley Water Authority; Mohawk Valley EDGE; New York State Department of Transportation, Region 2; New York State Historic Preservation Office; New York State Department of Environmental Conservation, Region 6; New York State Department of Labor; New York State Department of Health; Empire State Development; and New York State Homes and Community Renewal.

- 1.5 Required Reviews and Approvals (Identify the required agency reviews and approvals necessary for the Proposed Action).
- 1.6 Potential Impacts and Mitigation Measures (Provide a brief summary of the potential adverse impacts of the Proposed Action; provide brief summaries of the identified impact avoidance and mitigation techniques and strategies, if any, to be used as part of the Proposed Action).
- 1.7 Project Alternatives (Provide a brief description of the alternative actions considered in lieu of the Proposed Action, including SEQRA's requisite "No-Action Alternative" and the Proposed Action Alternative).

2.0 DESCRIPTION OF PROPOSED ACTION

- 2.1 Description of the Proposed Action (Describe the Proposed Action, providing its general location, proposed building/site dimensions and features, and applicable zoning).
- 2.2 Site Location and Description (Describe and map the location of the Proposed Action in terms of its general character, land use pattern and overall environmental conditions and/or significant features)
- 2.3 Project Purpose, Need, and Benefits (Provide a brief description of the Proposed Action's benefits to the local and surrounding communities, its benefits on real estate and sales taxes, and construction and operational employment).
- 2.4 Required Reviews and Approvals (Provide brief discussion and/or list of the required agency permits, reviews and approvals necessary for the Proposed Action).

3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION

- 3.1 Community Character
 - 3.1.1 Setting (Include a qualitative narrative of existing community character in the vicinity of the project site including a description of the current built environment, visual character, land uses, the proposed project's scale, siting, design and function, and the Site's proximity to any historic districts or buildings).
 - 3.1.2 Potential Impacts (Evaluate the balance between commercial and residential uses in the area in the context of the Proposed Action and determine the level of potential impact, if any, including whether it will impact visual character and whether its scale, design, layout, etc. will be in sharp contrast to surrounding land uses. An assessment regarding whether the Proposed

Action will create odors, light, noise or traffic impacts that are sharply different than what currently exists will also be included in this section).

3.1.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.1.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.1.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.1.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.1.3 Mitigation (Describe mitigation measures).

3.1.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.1.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.1.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.1.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.2 Historic Resources

3.2.1 Setting (Include a qualitative narrative of the Site's location within existing historic district).

3.2.2 Potential Impacts (Evaluate consistency of Project with location in historic district and surrounding area).

3.2.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.2.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.2.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.2.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.2.3 Mitigation (Describe mitigation measures).

3.2.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.2.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.2.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.2.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.3 Traffic and Pedestrian Safety

3.3.1 Setting (Describe the existing local road and state highway network as well as existing Average Annual Daily Traffic ("AADT") in the vicinity of the Site).

3.3.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.3.1.2 Action Alternative #2 (Describe Townhouses Alternative).

3.3.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.3.1.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.3.2 Potential Impacts (Based on a Trip Generation and Distribution Analysis, describe the distribution of the new trips and pass-by trips generated by the Project onto the adjacent roadway network during the morning and evening peak hours and its potential impact on the roadway network).

3.3.3 Mitigation (Describe mitigation measures).

3.3.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.3.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.3.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.3.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

- 3.4 Public Services and Community Plans
 - 3.4.1 Setting (Include a qualitative narrative of Site's context within City's land use plan and other relevant planning documents, as well as a description of existing community resources in the vicinity of the project site including a description of the current public schools, fire districts, police districts, EMS services, and other municipal services within the Site's vicinity).
 - 3.4.2 Potential Impacts (Describe consistency of Project with current surrounding land use plans and evaluate the balance between the existing and previous demand generated by the former hospital use of above public services and the expected demand as a result of the Proposed Action).
 - 3.4.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.4.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.4.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.4.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.4.3 Mitigation (Describe mitigation measures).
 - 3.4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.4.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.5 Land Use and Zoning
 - 3.5.1 Setting (Describe the Site's current "Neighborhood Mixed-Use (NMU)" zoning and its permitted uses; bulk requirements including building height requirements; lot coverage; side yards; rear yards; setbacks; and off-street parking).
 - 3.5.2 Potential Impacts (Describe the Proposed Action's compliance with the requirements and regulations of the NMU zoning district including proposed use, building height, lot coverage, side yard setback, rear yard setback, and front yard setback).
 - 3.5.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.5.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.5.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.5.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.5.3 Mitigation (Describe mitigation measures).
 - 3.5.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.5.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.5.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.5.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.6 Human Health
 - 3.6.1 Setting (Include a qualitative narrative of existing community uses in the vicinity of the Site, including schools, hospitals, licensed daycare centers, group homes, nursing homes, or retirement communities).
 - 3.6.2 Potential Impacts (Describe any potential impact on human health from exposure to new or existing sources of contaminants).

- 3.6.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.6.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.6.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.6.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.6.3 Mitigation (Describe mitigation measures).
 - 3.6.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.6.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.6.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.6.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.7 Aesthetic Resources
 - 3.7.1 Setting (Include a qualitative narrative of the current conditions at the Site related to current land use patterns between the Project and a nearby aesthetic resource).
 - 3.7.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.7.1.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.7.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.7.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.7.2 Mitigation (Describe mitigation measures).
 - 3.7.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.7.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.7.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.7.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.8 Energy
 - 3.8.1 Setting (Describe existing energy usage at the Site and surrounding area).
 - 3.8.2 Potential Impacts (Describe Project's anticipated energy usage and evaluate any change between anticipated use and current use at Site).
 - 3.8.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.8.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.8.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.8.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
 - 3.8.3 Mitigation (Describe mitigation measures).
 - 3.8.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 3.8.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 3.8.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 3.8.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.9 Stormwater and Drainage
 - 3.9.1 Setting (Describe the general setting of the Site's existing drainage patterns, topography and floodplains).
 - 3.9.2 Potential Impacts (Describe the potential impacts from the Project on its potential to increase erosion and sedimentation and flooding. The analysis will be based on the Project Stormwater Pollution Prevention Plan ("SWPPP") and the proposed stormwater management facilities proposed for the Site and its conformance with the latest version of the New York

State Stormwater Design Manual (“SDM”) and the State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (“SPDES”).).

3.9.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.9.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.9.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.9.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.9.3 Mitigation (Describe mitigation measures).

3.9.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.9.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.9.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.9.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.10 Noise, Odor, and Light

3.10.1 Setting (Describe the ambient noise environment in and around the Site including noise from nearby residential activities (e.g., entering and exiting vehicles, car doors, air conditioning units, lawn mowers) and ambient noise from traffic along Genesee Street; Describe the Site’s existing artificial lighting and spillover artificial lighting from adjacent streetlights).

3.10.2 Potential Impacts (Provide a qualitative analysis of noise associated with the Proposed Action’s construction activities including noises from construction equipment, machinery, and generators for the demolition of the current structures, grading of the site, construction, and site preparations including paving of the proposed parking and sidewalks, and landscaping;; Provide a qualitative analysis of noise associated with the Proposed Action during operation; Determine whether the Proposed Action’s operations will produce loud, discordant, or disagreeable noise in comparison with existing and former hospital ambient noise environment and whether ambient noise associated with activities adjacent to and near the Site are anticipated to change during construction or store operation; Describe the potential impacts from the Project’s artificial safety and security lighting and their spillover impacts on adjacent properties.).

3.10.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.10.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.10.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.10.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.10.3 Mitigation (Describe mitigation measures).

3.10.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.10.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.10.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.10.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.0 OTHER ENVIRONMENTAL IMPACTS

- 4.1 Unavoidable Adverse Environmental Impacts (Provide a list and brief descriptions of those adverse impacts that cannot be avoided).
 - 4.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 4.1.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 4.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 4.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 4.2 Irreversible and Irretrievable Commitment of Resources (Identify the natural and human resources to be substantially consumed, converted, or made unavailable for future use as a result of the Proposed Action).
 - 4.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 4.2.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 4.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 4.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 4.3 Growth-Inducing, Cumulative and Secondary Impacts (Identify growth-inducing aspects of the Proposed Action including its effects on the expansion of jobs in the community, the City's population, or its potential impacts on any municipal or community service provider (e.g., police, fire, ambulance); Describe the potential impacts on lands surrounding the Project Site and its consistency with the City Master Plan and Zoning Code; Describe whether the Proposed Action represents a precedent-setting action which would spur additional development, either small-scale or large-scale, in this area).
 - 4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 4.3.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 4.4 Energy Use and Conservation (Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation).
 - 4.4.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 4.4.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 4.4.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 4.4.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 4.5 Climate Change (Provide a discussion of measures to avoid or reduce both the Proposed Action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding).
 - 4.5.1 Action Alternative #1 (Describe Single Family Houses Alternative).
 - 4.5.2 Action Alternative #2 (Describe Townhouses Alternative).
 - 4.5.3 Action Alternative #3 (Describe Residential Reuse Alternative).
 - 4.5.4 Action Alternative #4 (Describe Multifamily New Alternative).

5.0 ALTERNATIVES

- 5.1 No Action Alternative (Evaluate the scenario where the status of existing land use remains unchanged).
- 5.2 Proposed Action Alternative #1 (design and scale of the proposed action alternative, Single Family Houses).
- 5.3 Proposed Action Alternative #2 (design and scale of the proposed action alternative, Townhouses).
- 5.4 Proposed Action Alternative #3 (design and scale of the proposed action alternative, Residential Reuse).
- 5.5 Proposed Action Alternative #4 (design and scale of the proposed action alternative, Multifamily New).

6.0 SPECIFIC CONDITIONS OR CRITERIA UNDER WHICH FUTURE ACTIONS WILL BE UNDERTAKEN OR APPROVED

- 6.1 Describe specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQRA compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site-specific impacts, that were not adequately addressed or analyzed in the DGEIS.

7.0 REFERENCES (Provide listing of the various documents and information sources utilized in the preparation of the DGEIS.)

8.0 APPENDICES

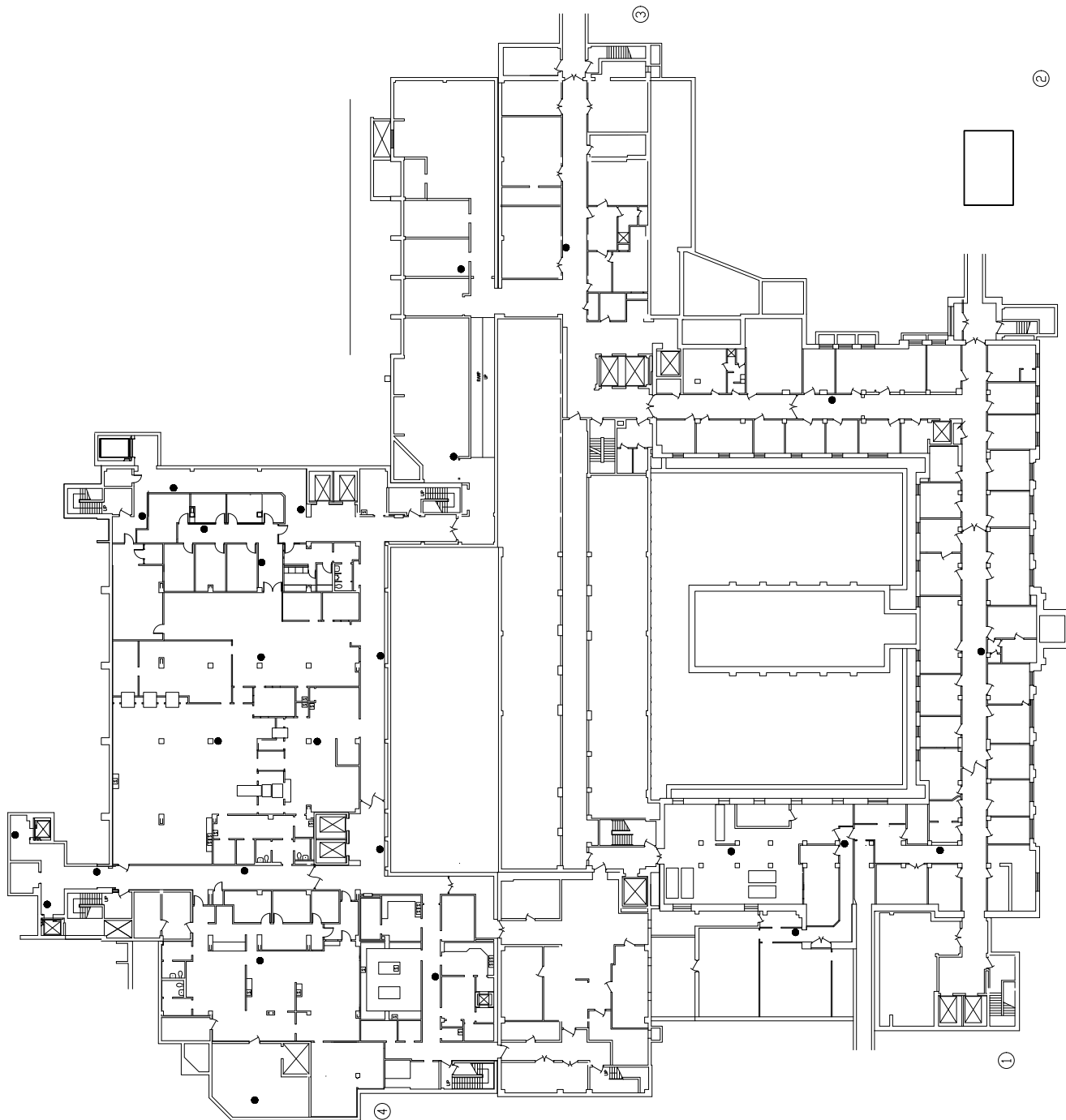
The following are the appendices anticipated to be included in the DGEIS:

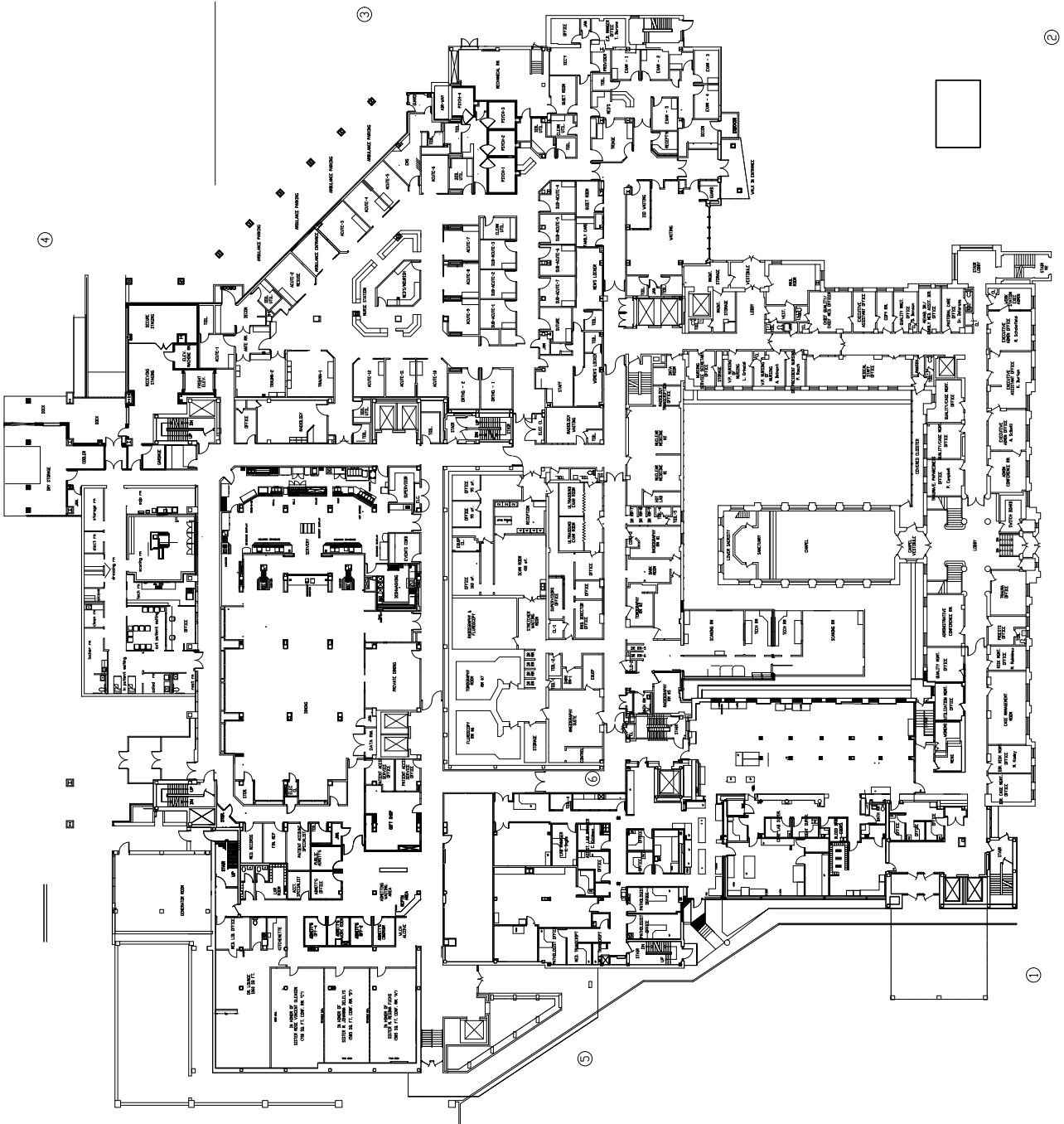
- Site Location Map
- Sketch Plan Application
- Public Input Summaries
- City of Utica Planning Board SEQRA Documentation
- Floor Plans
- Agency Correspondence
- Survey
- Zoning and Land Use Maps
- Conservation Easement Mapping
- Site Concepts
- Parking Garage Separation Report (C&S)

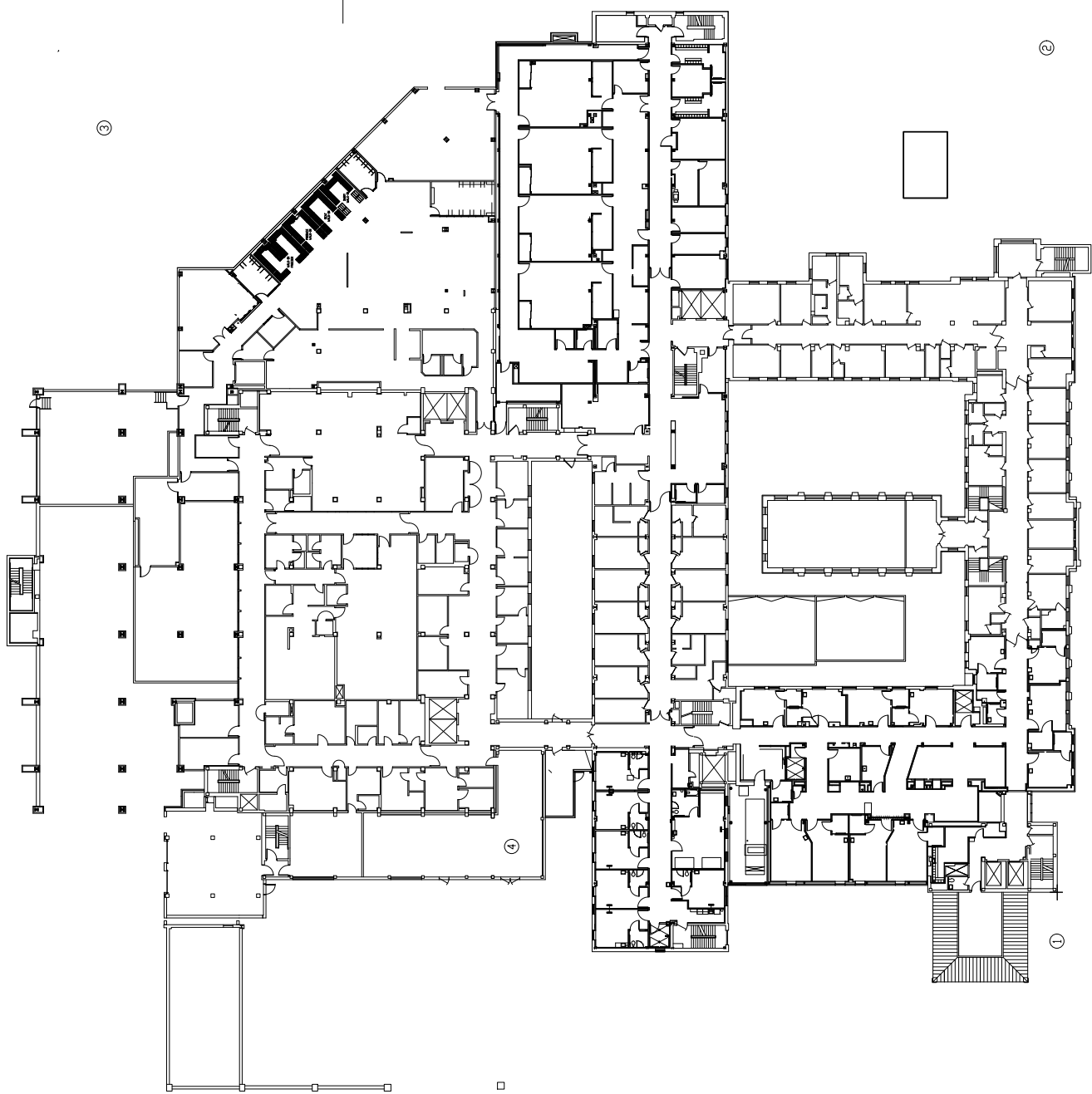
- Structural and Maintenance Reports, MVHS
- Traffic Impact Study
- Asbestos Surveys
- Phase I Environmental Site Assessment
- Financial Feasibility Analysis
- Market Analysis

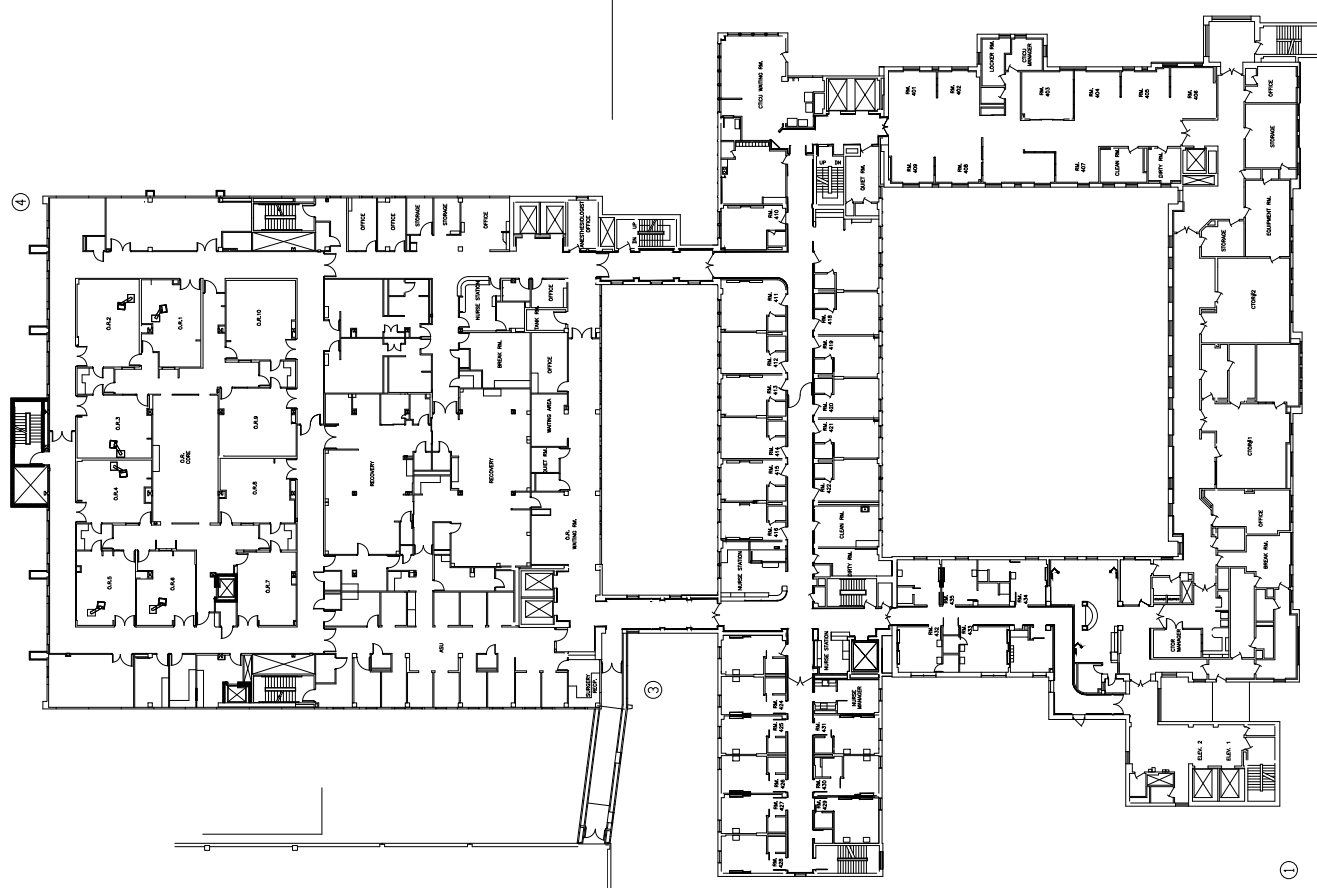
Appendix E

Floor Plans

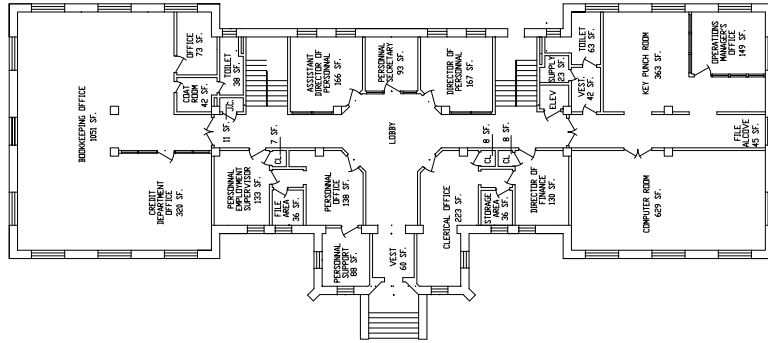




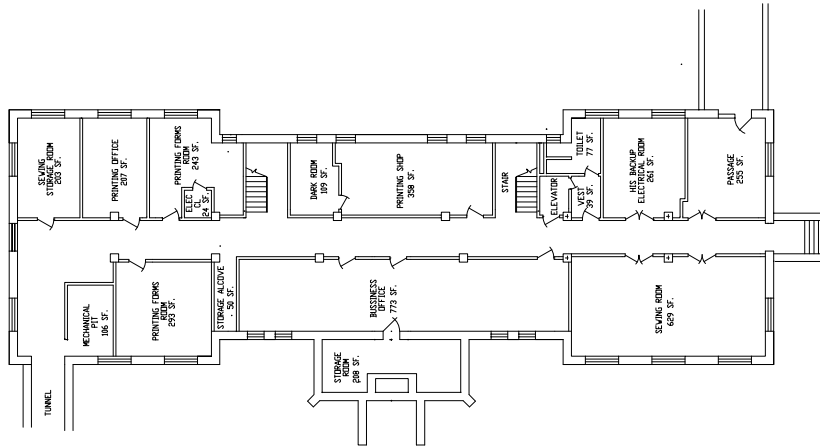




Revision No.	Date	Description
By	Drawn	To
ST. ELIZABETH HOSPITAL UTICA, NEW YORK		
RBSD 225 Park Avenue South, New York, NY 10003 (212) 697-1000		
Key Plan		
Drawing Title MARIAN HALL RESEARCH & FIRST FLOOR PLANS		
Scale	1" = 8' x 10'	
Drawn By	JUNE 13, 1989	Checked By
Job No.	134-06	Sheet No.
		1



PLAN OF FIRST FLOOR
 FLOOR GROSS 33,171.67 SQ. FT.

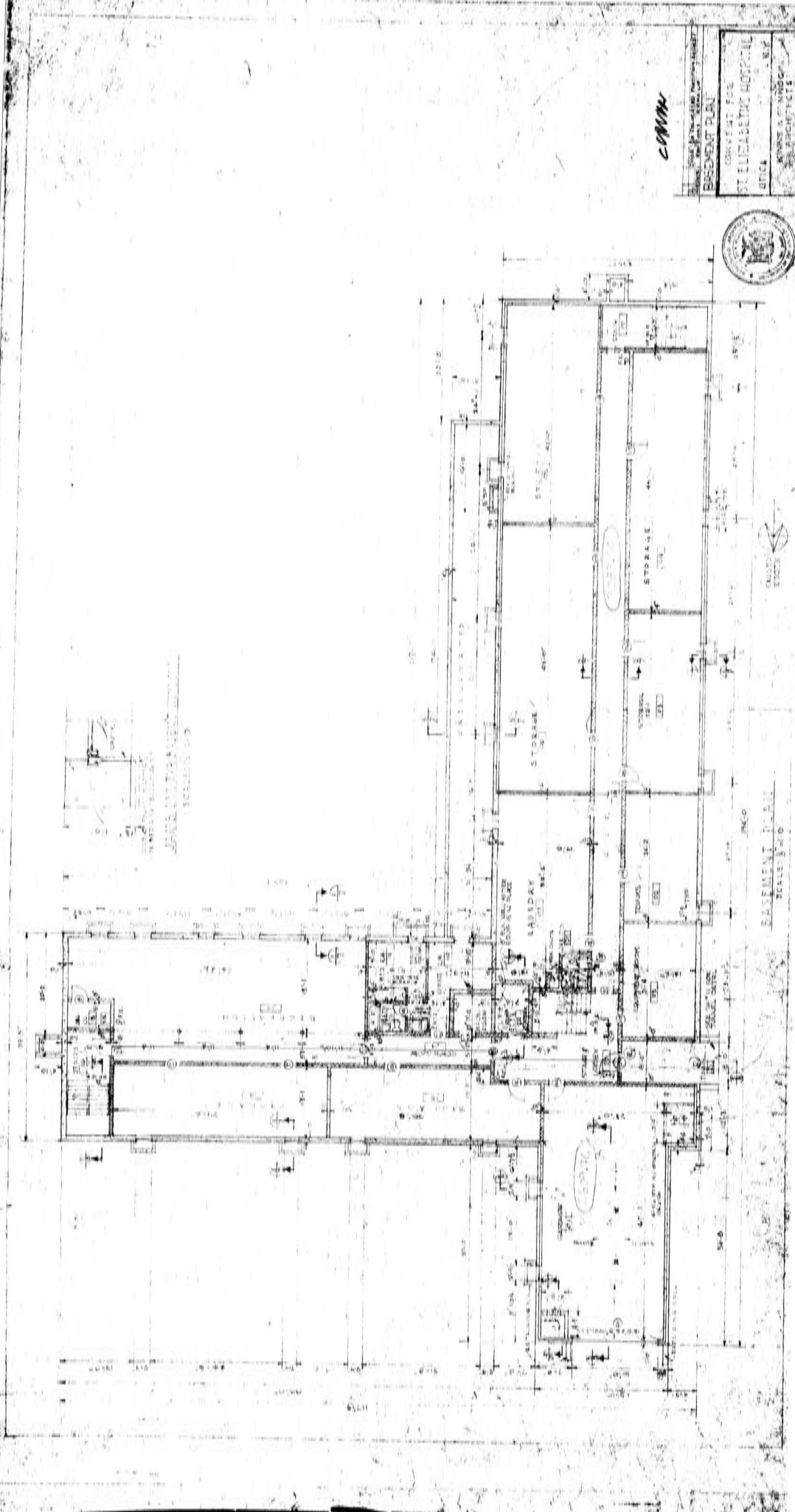


PLAN OF GROUND FLOOR
 FLOOR GROSS 33,171.67 SQ. FT.



0 10 20 30 40 50

[illegible]

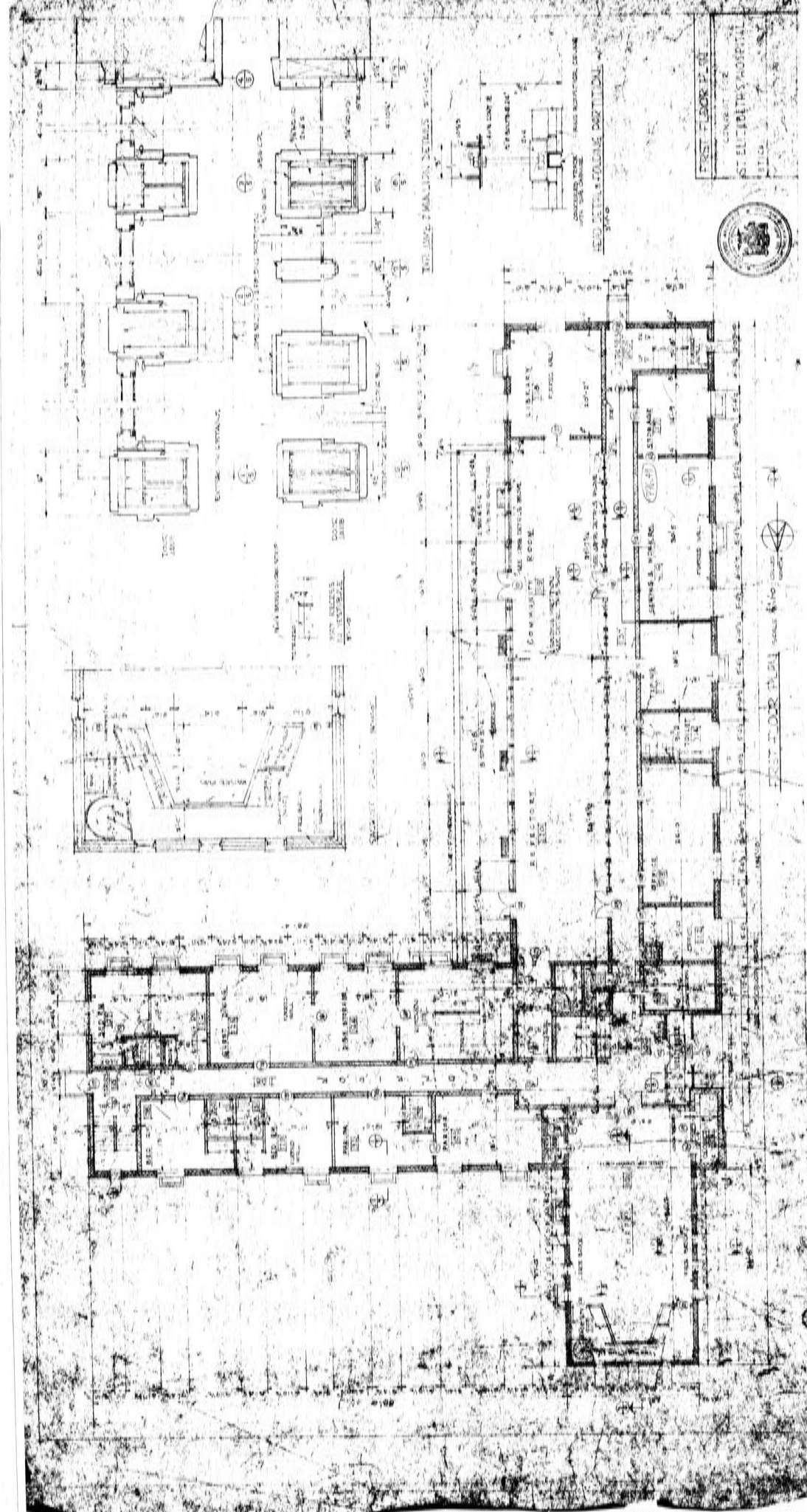


CONV

ST. ELIZABETH'S HOSPITAL
BOSTON
MASS.



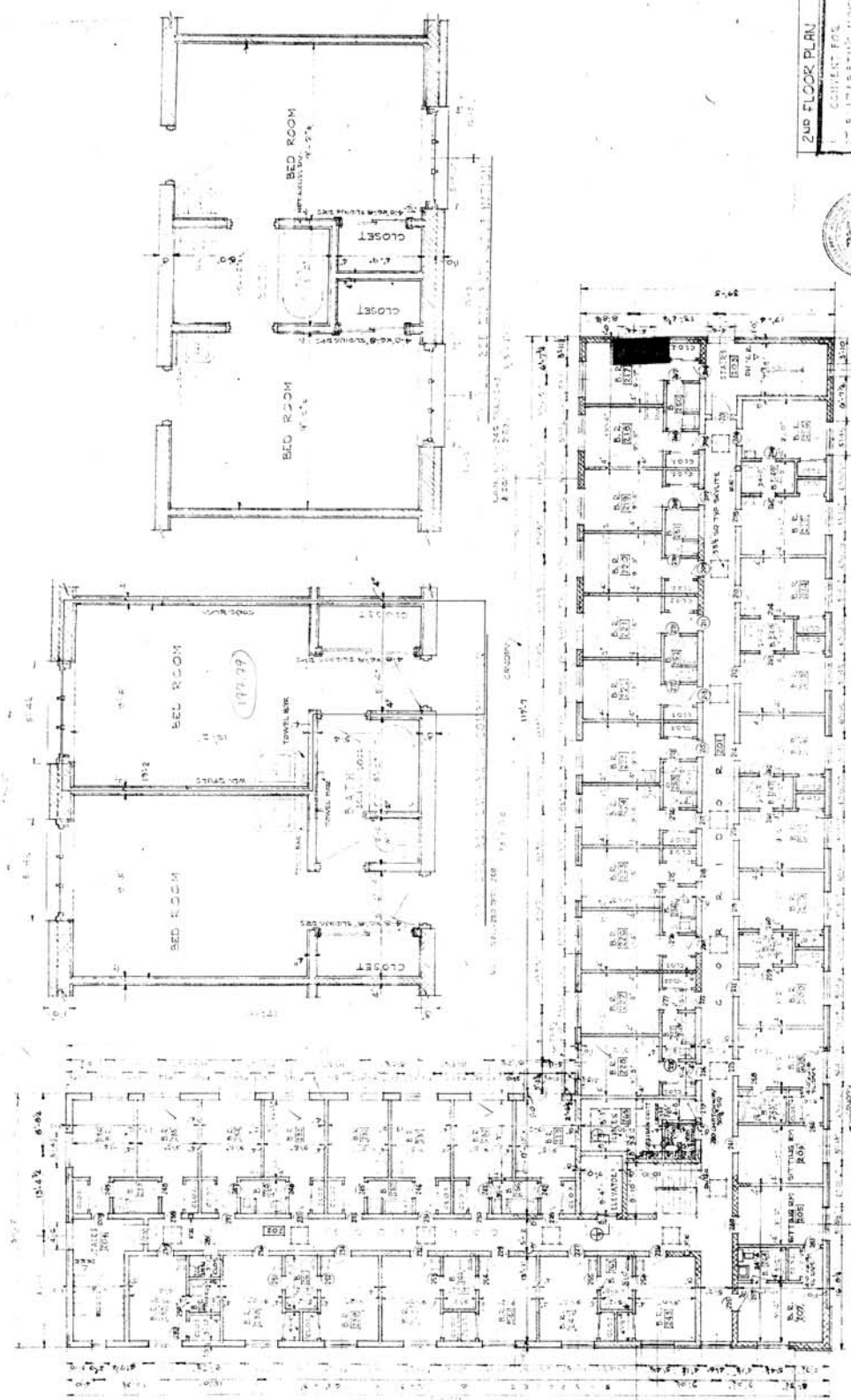
BASEMENT PLAN
SCALE 1/8" = 1'-0"



ST. ELIZABETH'S HOSPITAL
FIRST FLOOR PLAN
1910



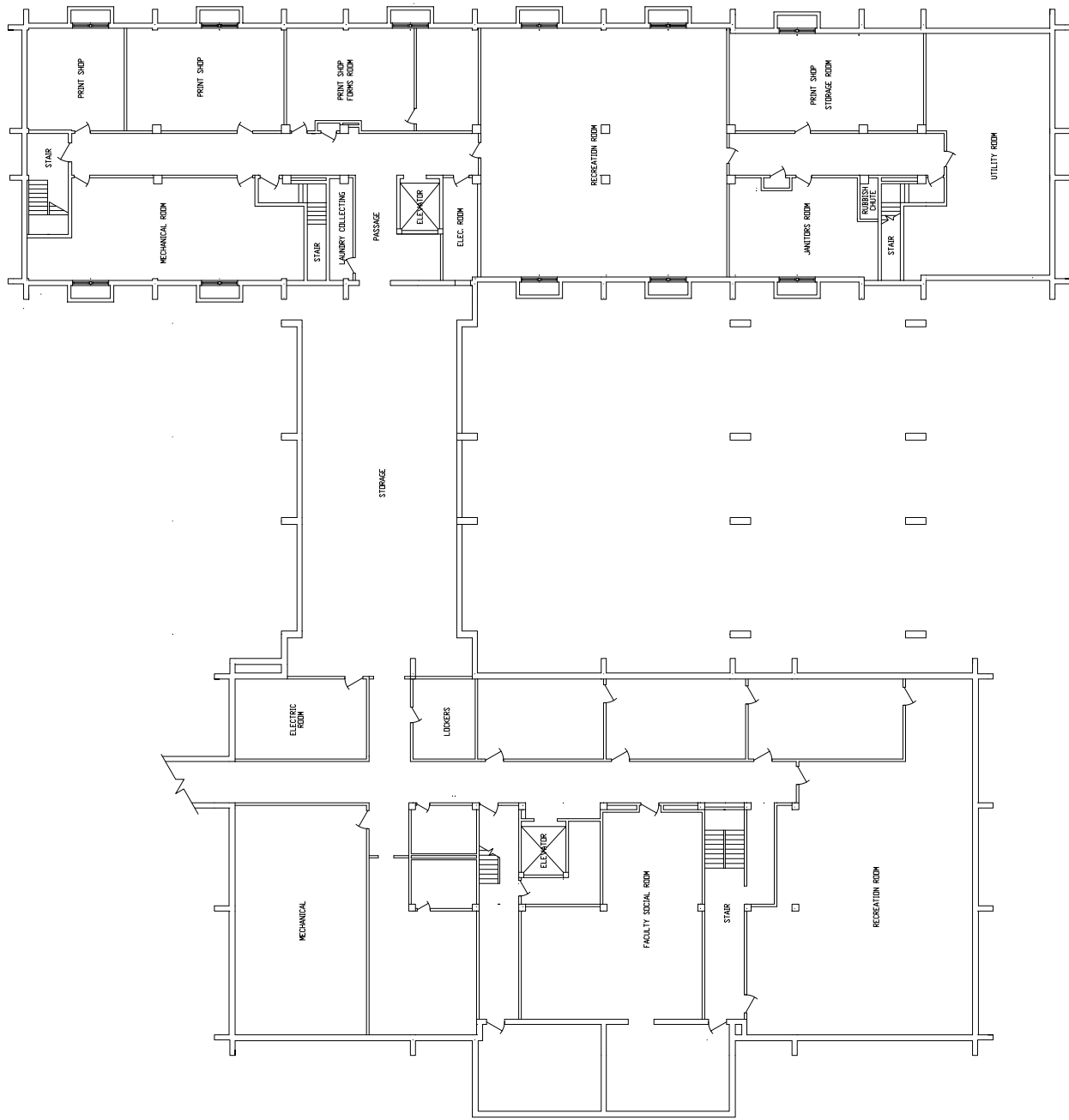
1" = 20' - 0"



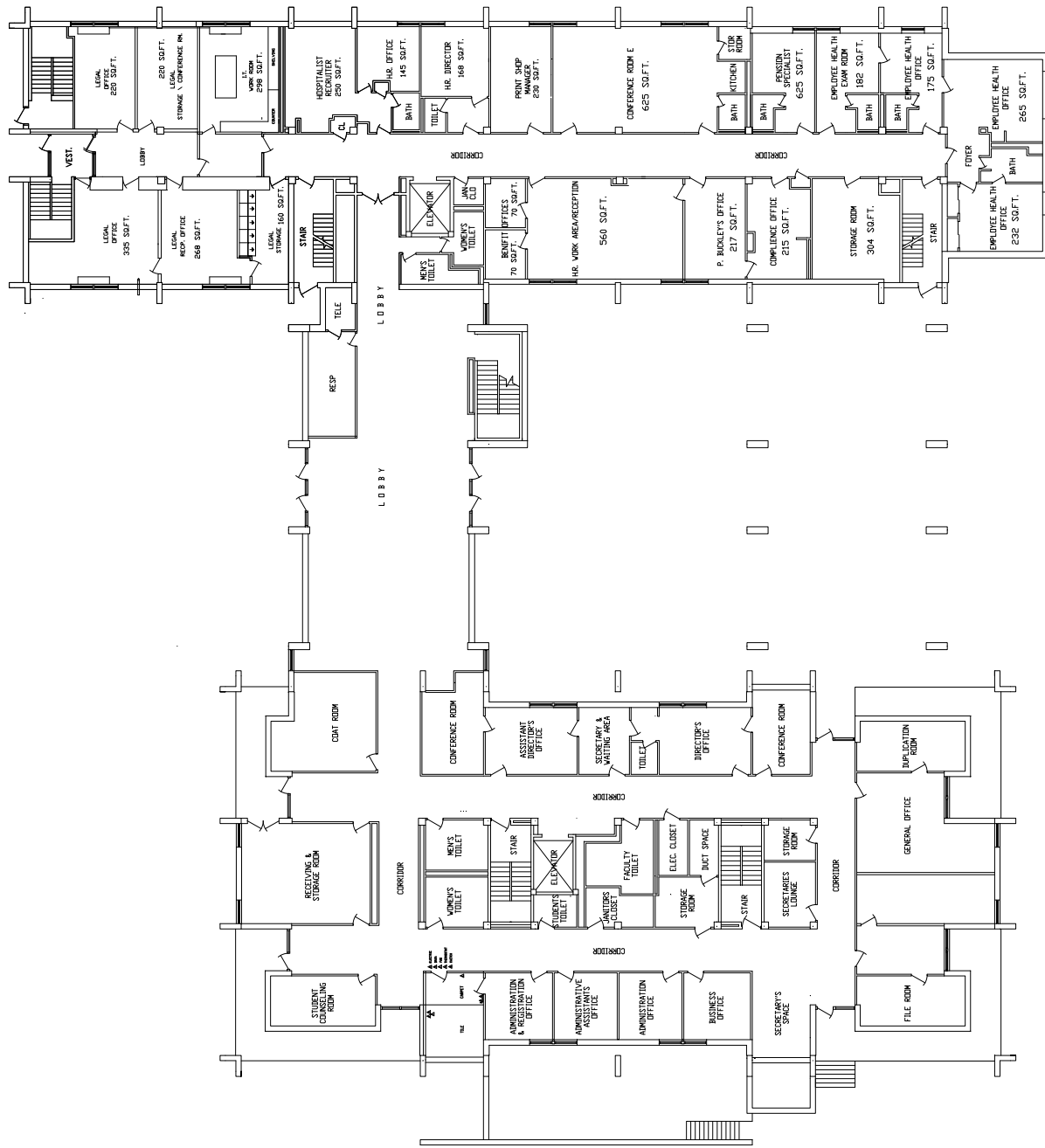
2ND FLOOR PLAN
 CONVENT FOR
 ST. ELIZABETH'S HOSPITAL
 3712
 NEW YORK
 1912



SCALE 1/8" = 1'-0"
 SECOND FLOOR PLAN
 DRAWN BY
 1912

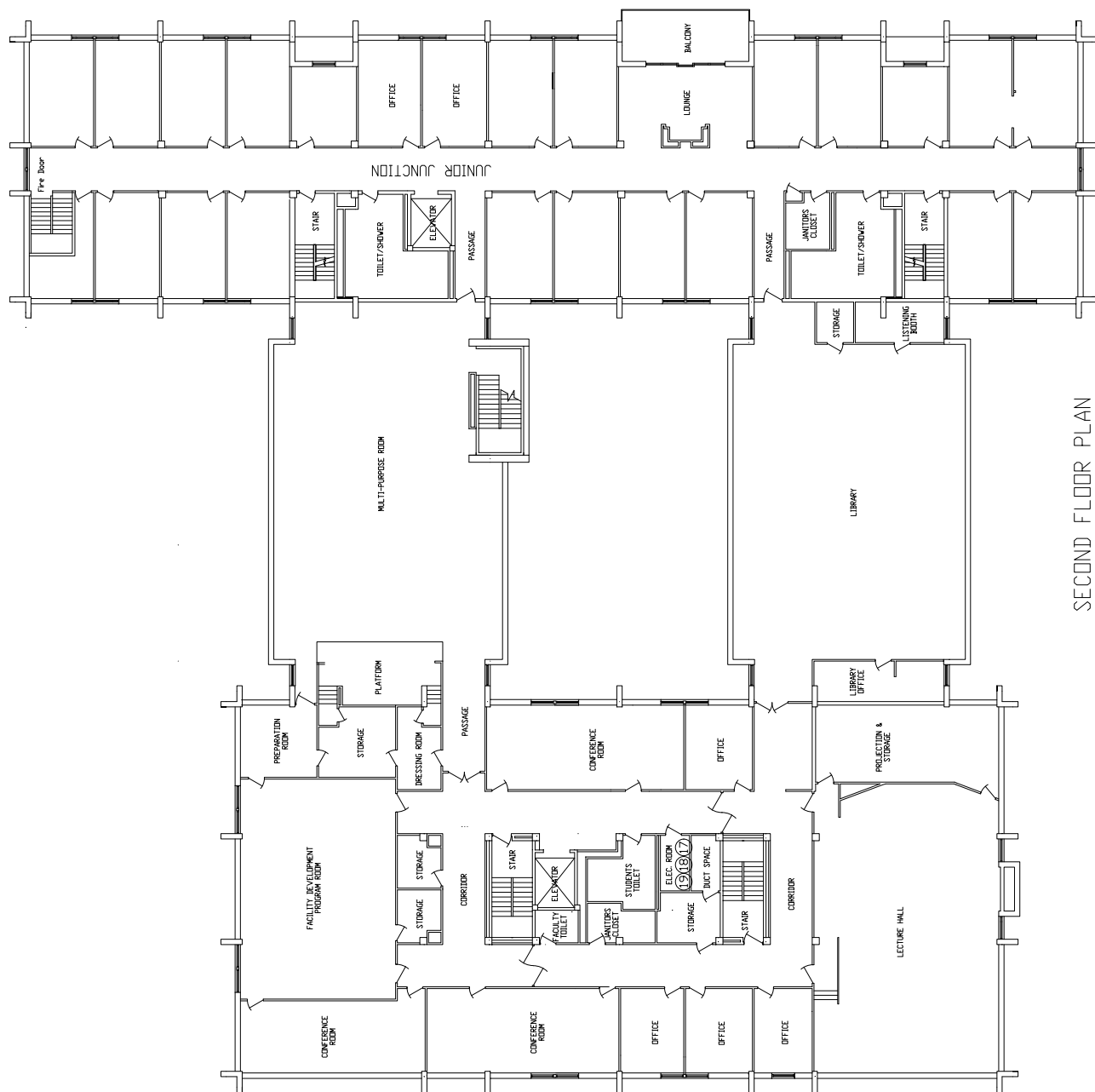


BASEMENT FLOOR PLAN

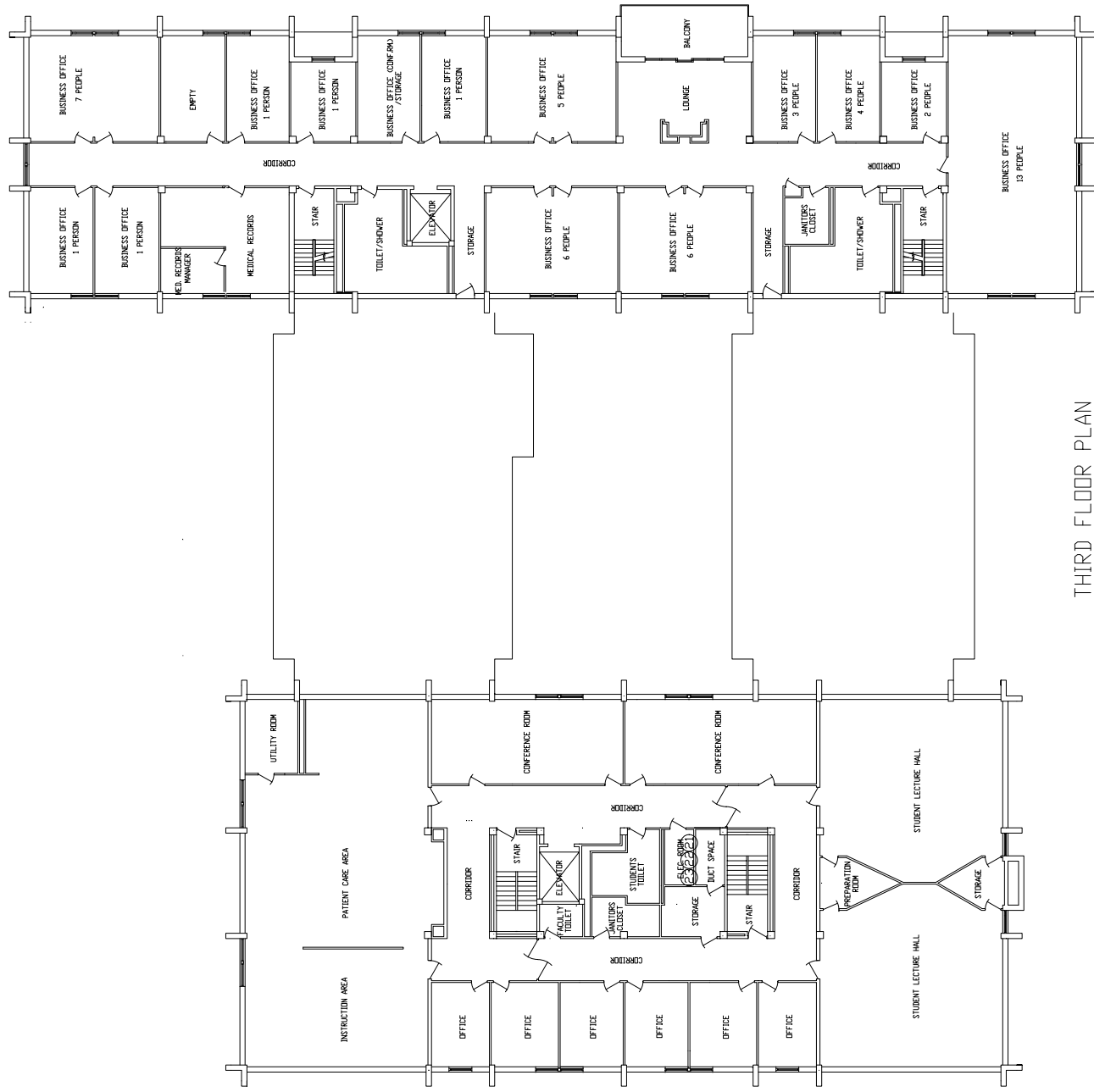


FIRST FLOOR PLAN

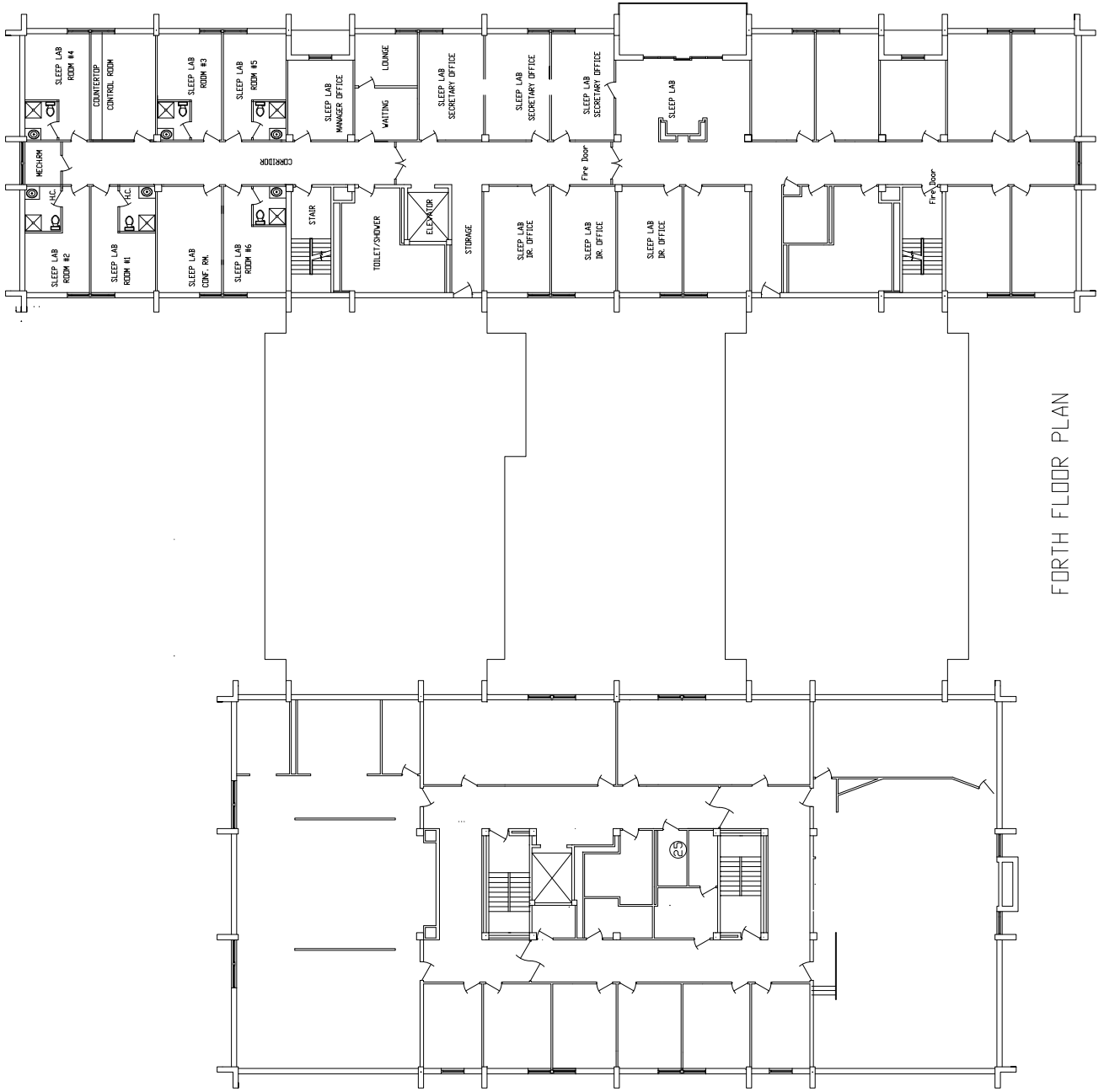
FIRST FLOOR PLAN



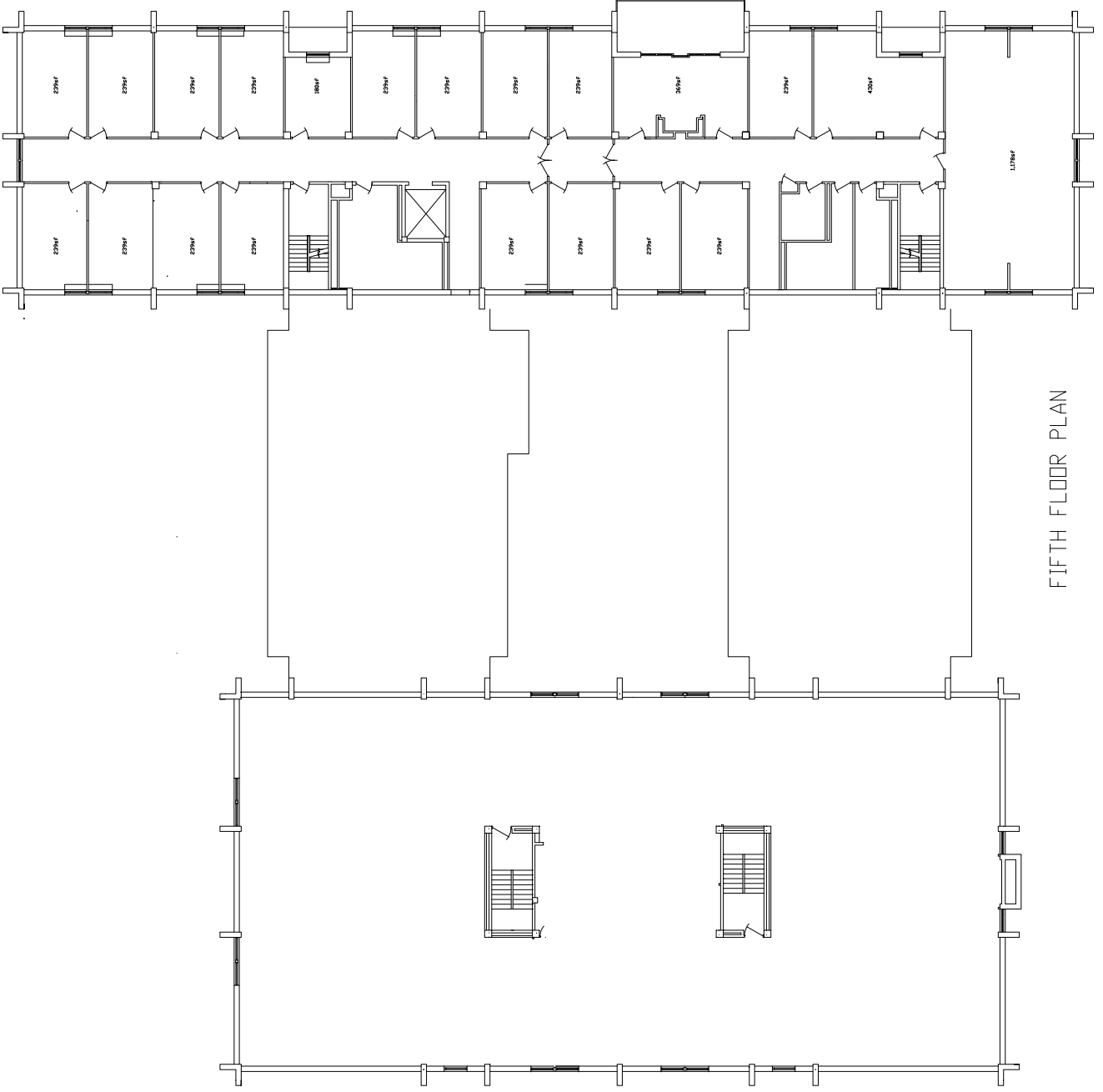
SECOND FLOOR PLAN



THIRD FLOOR PLAN



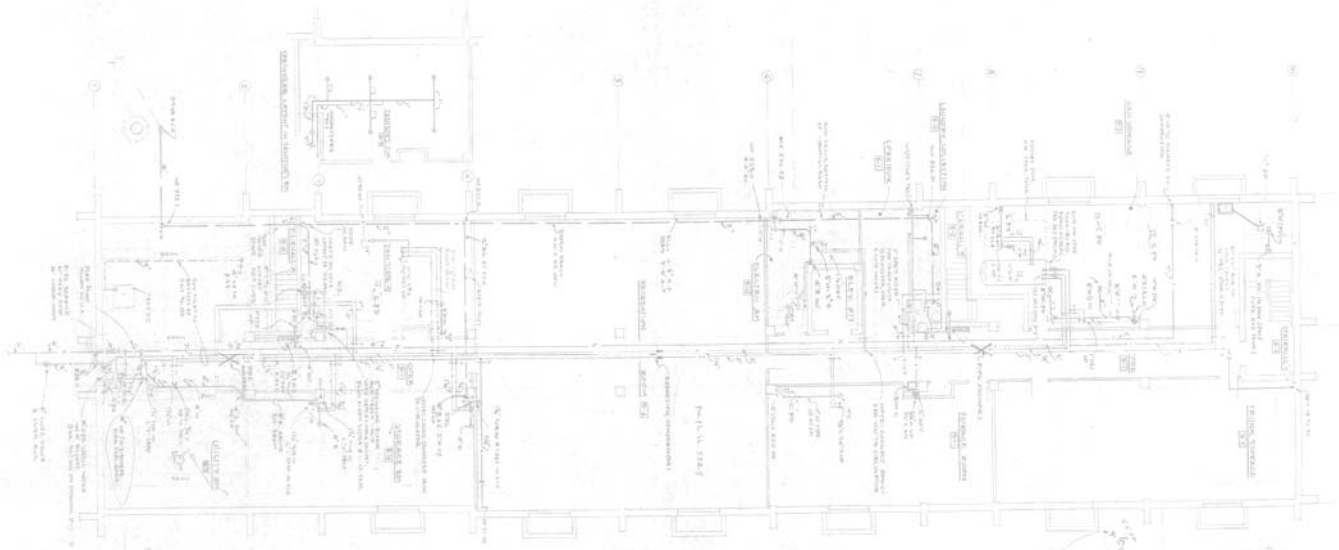
FORTH FLOOR PLAN



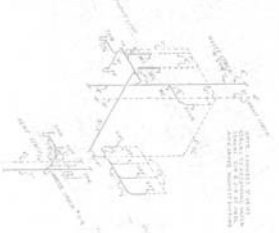
FIFTH FLOOR PLAN

BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"



WALL & VENT PILING FOR CORE 'A'



WALL & VENT PILING FOR CORE 'B'



FIRST FLOOR PLAN

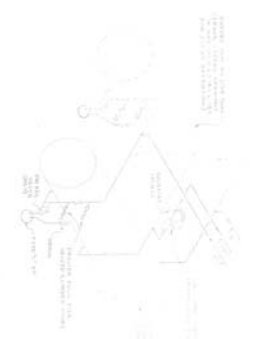
SCALE 1/8" = 1'-0"



WALL & VENT PILING FOR CORE 'A'



CONCRETE LOT WATER TANK DETAIL

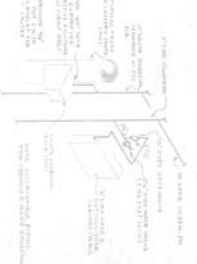


PROGRESS
DATE 10/1/78
BY [Signature]

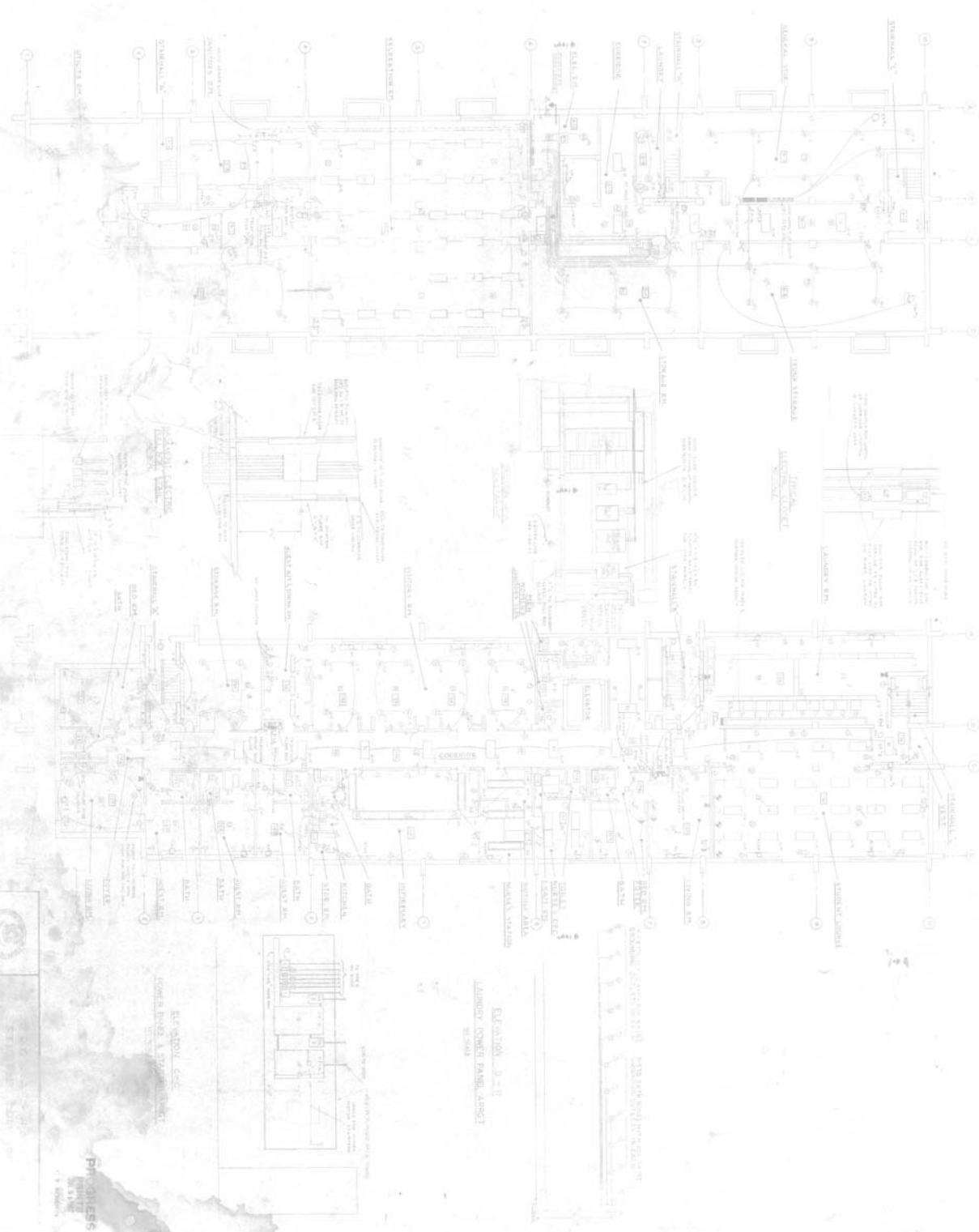


WALL & VENT PILING FOR CORE 'A'

TYPICAL WALL PROTECTION FLOOR



CEMENT N. ANDERSON 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202	
JM JONZA & MONTANY ARCHITECTS 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202	REPRESENT FIRST FLOOR PLAN P-2



6TH FLOOR, 4-60

ARCHITECT
J. H. HARRIS & SONS
1000 15TH ST. N.W.
WASHINGTON, D.C.

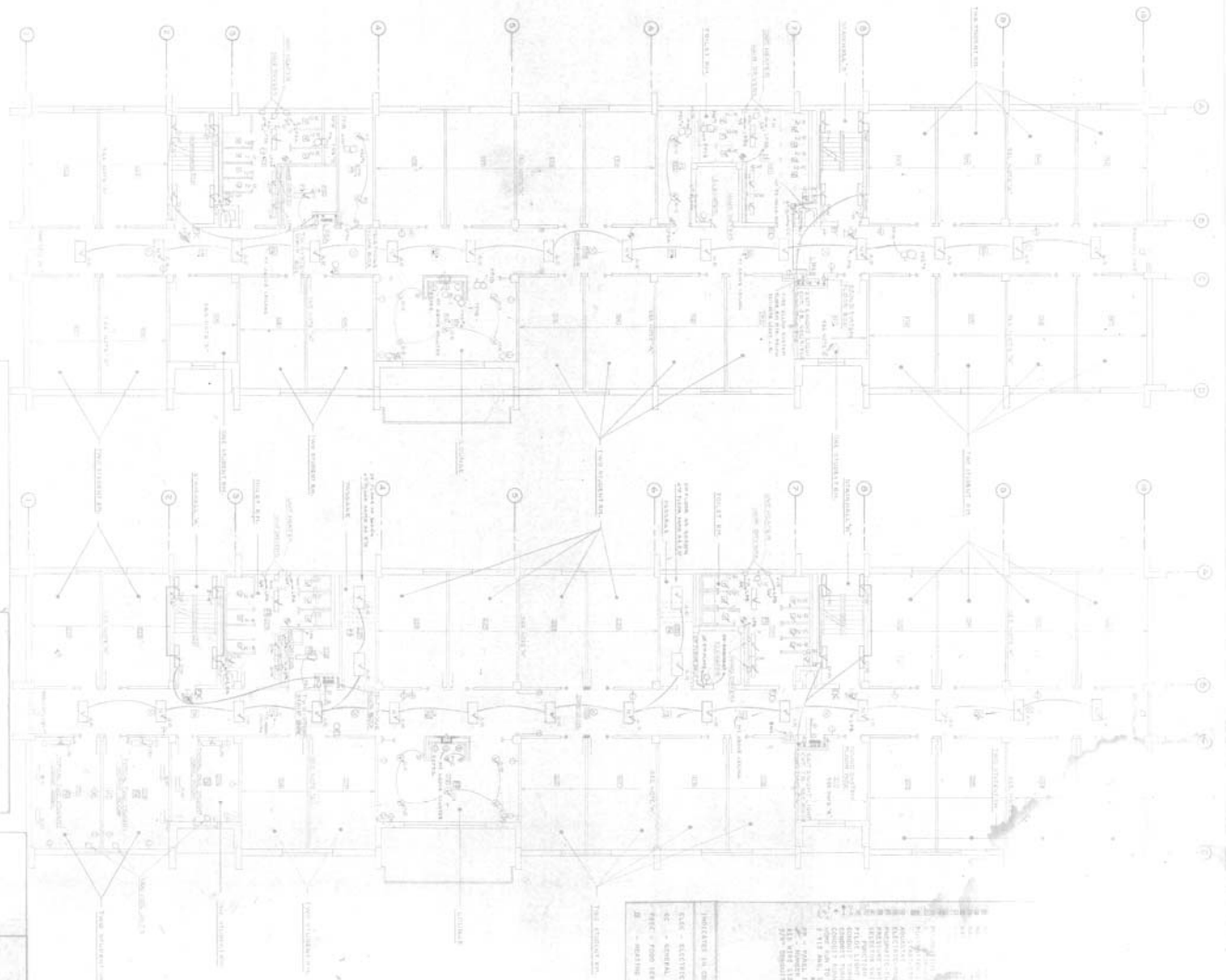
ELEVATION 3-1
LABORATORY PANEL, ABBOT
NO. 504

PROJ. 555
SHEET 11
1/2" = 1'-0"

Room	Room Name	Size	Notes
101	STAIRWELL	10' x 10'	
102	STAIRWELL	10' x 10'	
103	STAIRWELL	10' x 10'	
104	STAIRWELL	10' x 10'	
105	STAIRWELL	10' x 10'	
106	STAIRWELL	10' x 10'	
107	STAIRWELL	10' x 10'	
108	STAIRWELL	10' x 10'	
109	STAIRWELL	10' x 10'	
110	STAIRWELL	10' x 10'	
111	STAIRWELL	10' x 10'	
112	STAIRWELL	10' x 10'	
113	STAIRWELL	10' x 10'	
114	STAIRWELL	10' x 10'	
115	STAIRWELL	10' x 10'	
116	STAIRWELL	10' x 10'	
117	STAIRWELL	10' x 10'	
118	STAIRWELL	10' x 10'	
119	STAIRWELL	10' x 10'	
120	STAIRWELL	10' x 10'	
121	STAIRWELL	10' x 10'	
122	STAIRWELL	10' x 10'	
123	STAIRWELL	10' x 10'	
124	STAIRWELL	10' x 10'	
125	STAIRWELL	10' x 10'	
126	STAIRWELL	10' x 10'	
127	STAIRWELL	10' x 10'	
128	STAIRWELL	10' x 10'	
129	STAIRWELL	10' x 10'	
130	STAIRWELL	10' x 10'	
131	STAIRWELL	10' x 10'	
132	STAIRWELL	10' x 10'	
133	STAIRWELL	10' x 10'	
134	STAIRWELL	10' x 10'	
135	STAIRWELL	10' x 10'	
136	STAIRWELL	10' x 10'	
137	STAIRWELL	10' x 10'	
138	STAIRWELL	10' x 10'	
139	STAIRWELL	10' x 10'	
140	STAIRWELL	10' x 10'	
141	STAIRWELL	10' x 10'	
142	STAIRWELL	10' x 10'	
143	STAIRWELL	10' x 10'	
144	STAIRWELL	10' x 10'	
145	STAIRWELL	10' x 10'	
146	STAIRWELL	10' x 10'	
147	STAIRWELL	10' x 10'	
148	STAIRWELL	10' x 10'	
149	STAIRWELL	10' x 10'	
150	STAIRWELL	10' x 10'	
151	STAIRWELL	10' x 10'	
152	STAIRWELL	10' x 10'	
153	STAIRWELL	10' x 10'	
154	STAIRWELL	10' x 10'	
155	STAIRWELL	10' x 10'	
156	STAIRWELL	10' x 10'	
157	STAIRWELL	10' x 10'	
158	STAIRWELL	10' x 10'	
159	STAIRWELL	10' x 10'	
160	STAIRWELL	10' x 10'	
161	STAIRWELL	10' x 10'	
162	STAIRWELL	10' x 10'	
163	STAIRWELL	10' x 10'	
164	STAIRWELL	10' x 10'	
165	STAIRWELL	10' x 10'	
166	STAIRWELL	10' x 10'	
167	STAIRWELL	10' x 10'	
168	STAIRWELL	10' x 10'	
169	STAIRWELL	10' x 10'	
170	STAIRWELL	10' x 10'	
171	STAIRWELL	10' x 10'	
172	STAIRWELL	10' x 10'	
173	STAIRWELL	10' x 10'	
174	STAIRWELL	10' x 10'	
175	STAIRWELL	10' x 10'	
176	STAIRWELL	10' x 10'	
177	STAIRWELL	10' x 10'	
178	STAIRWELL	10' x 10'	
179	STAIRWELL	10' x 10'	
180	STAIRWELL	10' x 10'	
181	STAIRWELL	10' x 10'	
182	STAIRWELL	10' x 10'	
183	STAIRWELL	10' x 10'	
184	STAIRWELL	10' x 10'	
185	STAIRWELL	10' x 10'	
186	STAIRWELL	10' x 10'	
187	STAIRWELL	10' x 10'	
188	STAIRWELL	10' x 10'	
189	STAIRWELL	10' x 10'	
190	STAIRWELL	10' x 10'	
191	STAIRWELL	10' x 10'	
192	STAIRWELL	10' x 10'	
193	STAIRWELL	10' x 10'	
194	STAIRWELL	10' x 10'	
195	STAIRWELL	10' x 10'	
196	STAIRWELL	10' x 10'	
197	STAIRWELL	10' x 10'	
198	STAIRWELL	10' x 10'	
199	STAIRWELL	10' x 10'	
200	STAIRWELL	10' x 10'	

STAIRWELL 'A'

MACHINE ROOM



NOTES:
1. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.
2. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.
3. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.

PROCESSED
BY
J. A. & S. A.

J. A. & S. A.

STUDENT DOORWAY

STUDENT DOORWAY

STUDENT DOORWAY

NOTES:
1. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.
2. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.
3. ALL ROOMS SHALL BE FINISHED TO MATCH THE ADJACENT ROOMS.

Appendix F

Agency Correspondence

91 PR 1754



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-1979

FOR OFFICE USE ONLY

UNIQUE SITE NO. 06540.000803
QUAD _____
SERIES _____
NEG. NO. _____

I

YOUR NAME: _____ DATE: _____

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

IDENTIFICATION

1. BUILDING NAME(S): St. Elizabeth's Hospital
2. COUNTY: Oneida TOWN/CITY: Utica VILLAGE: _____
3. STREET LOCATION: 2209 Genesee St
4. OWNERSHIP: a. public ☐ b. private ☐
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: Hospital Present: _____
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☐
Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints ☐
b. wood frame with light members ☐
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☐ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO:

13. MAP:



ncy

14. THREATS TO BUILDING: a. none known ☐ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☐
f. industrial ☐ g. residential ☐
h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: _____
- ARCHITECT: _____
- BUILDER: _____
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
21. SOURCES:
22. THEME:

ELIGIBILITY ATTACHMENT

SEORA (Agency)

St. Elizabeth's Hospital (Project Name)

2209 Genesee St.
Utica, Oneida Co. (Location)

I. X Property appears NR/SR eligible. PRE SRB X POST SRB

SPECIFIC CRITERIA:

- A. X Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. Have yielded, or may be likely to yield, information important in pre-history or history.

II. X Property appears to be within the boundaries of a potential historic district. X PRE SRB POST SRB (X map attached)

X Property contributes does not contribute (to the historic district).

DISCUSSION:

ST. ELIZABETH'S CAMPUS

The campus of St. Elizabeth's Hospital is composed of a number of components, including the hospital building (1915); Marian Hall, a former nurses residence constructed in 1926; Regina Hall, a 1960s school of nursing; a convent, also built in the sixties; a boiler house, a parking garage, a wooded back slope, and a formal front lawn. The focus of this eligibility determination is the quadrangle formed by the hospital, the residence, the lawn and Genesee Street: an urban open space created by and for a historic institution.

All the construction undertaken after the 1920s was sited outside of the original quadrangle. None is visible from the lawn or street except Regina Hall, which was erected on the site of private homes upon Genesee Street. The quadrangle formed by the hospital and the nurses' residence, therefore, is essentially intact after more than sixty years. As a unit, the residence, the hospital and the front lawn are eligible to be listed on the National Register of Historic Places. This is the place that tens of thousands of Uticans associate with birthing, healing and dying.

MARIAN HALL

Marian Hall is a highly intact example of early twentieth-century institutional architecture as applied to private hospitals. This three-and-one-half storey nurses' residence is comprised of three masses arranged symmetrically: Two three-by-three-bay blocks with pyramidal roofs stand at each end. They are linked by a gable-roofed recessed facade with a central projecting frontispiece topped by a stepped pediment. The green pantile roofs, overhanging eaves and brackets evoke a Mediterranean feeling; the tripartite bilateral symmetry of the wings and central hall is suggestive of Renaissance Revival architecture; and the shed dormers, coupled windows and four-square facades of the end blocks recall the Bungalow Style of the 1920s. It is a representative product of its era and function.

Although recently converted from residential to office use, the interior of Marian Hall retains its original rooms, lavatories, halls and stairwells -- complete with moldings, plumbing fixtures, radiators and doors. It is a time capsule of living spaces tailored to the needs of the nursing profession in an urban Catholic hospital during the second and third quarters of the twentieth century. It was home to two generations of nurses, then served their needs in administrative matters. In terms of architectural integrity, it is a strong candidate for listing on the National Register.

ST. ELIZABETH'S HOSPITAL

Marian Hall took its main architectural cues from the hospital proper, built in 1915 behind the deep formal lawn which addresses Genesee Street. The streetward facade of the four-storey hospital is intact, except for some window replacement and the addition of a 1960s elevator shaft upon the right front corner. On the whole, in terms of massing and architectural detail, such as, Gothic stonework and crenelated parapets, St. Elizabeth's Hospital retains, upon its major facade, its original style and proportions. Although somewhat compromised, the hospital building is also eligible for listing on the National Register as a contributing structure to the quadrangle.

ST. ELIZABETH'S LAWN

The front lawn provides setback appropriate to a structure the size of the hospital and typical of this stretch of Genesee Street, the major axis for Utica's Scenic and Historic preservation District. The hospital grounds, as a whole, are surrounded on three sides by streets within an Olmsted-designed residential neighborhood. The skewed peripheral drives of the quadrangle suggest the influence of the Olmsted heritage in Utica. The lawn is eligible for listing on the National Register as a contributing component to the quadrangle.

THE QUADRANGLE

Begun in 1915 during the carnage of World War One, and overwhelmed by the influenza epidemic of 1918, the front quadrangle achieved its final form with the construction of Marian Hall in 1926. Regina Hall, the present school of nursing which stands at the right corner of the quadrangle upon Genesee Street, was built upon the site of private residences and did not invade the original open space or compromise its significance to Utica's Scenic and Historic District.

ELIGIBILITY ATTACHMENT

Page 3

The 1960s buildings of the school are compatible in mass and material with the earlier hospital and residence. Replacing private dwellings, they complete, rather than compromise the historic institutional quadrangle.

NR/SURVEY REP Ben A Go 13/9/01 DATE



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

RESOURCE EVALUATION

DATE: 2/15/2024
STAFF: Christopher D. Brazee and Erin Czernecki
PROPERTY: St. Elizabeth's Hospital (St Elizabeth's Medical Center)
ADDRESS: 2209 Genesee St, Utica, Oneida County
USN: 06540.002376

- I. ☐ Property is individually listed on SR/NR:
name of listing:
☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
☐ Property contributes to a district which appears to meet eligibility criteria.

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
B. ☐ Associated with the lives of persons significant in our past;
C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

SUMMARY STATEMENT

St. Elizabeth's Hospital complex (also known as St. Elizabeth's Medical Center) is located at 2209 Genesee Street in the city of Utica, Oneida County. The complex is south of Genesee Street on three tax parcels comprising approximately 21 acres, with six contributing buildings and two non-contributing buildings. Based on updated information received to date, the campus of St. Elizabeth's Hospital (also known as St. Elizabeth's Medical Center) appears to be eligible for listing on the State and National Registers of Historic Places under Criterion A in the area of Health/Medicine as the first private hospital established within the city, and under Criterion C in the area of Architecture as an excellent example of the evolution and growth of a suburban Catholic hospital campus.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.parks.ny.gov

It was originally organized as St. Elizabeth's Hospital and Home on December 12, 1866 by Franciscan Sister Bernadine Dorn (later Mother Mary Bernadine), who was affiliated with the German congregation of St. Joseph's. The hospital was initially located in a series of repurposed residential buildings on Columbia Street—on or near the location of the 1870-73 St. Joseph's Church (NR listed 1977)—and a purpose-built facility was erected there in 1886-87 (extant but heavily altered).

In need of more space, St. Elizabeth's purchased a large parcel on Genesee Street in 1910 and began planning a new hospital in what was then an upscale residential suburb between Utica and New Hartford. The cornerstone of the facility was laid in 1915 and it officially opened in 1917.

Like most hospitals, St. Elizabeth's expanded throughout the twentieth century to accommodate more patients and new medical procedures. Additions were completed behind the main hospital building in the 1950s, 1970s, and the 2000s. The complex also expanded to better meet the needs of the Franciscan Sisters who continued to staff the hospital throughout most of its long history. Separate buildings were erected for the Nurses' Residence (later Marian Hall) in 1926, the Convent in 1959-60, and the School of Nursing in 1966-69.

The earliest buildings were designed in the Collegiate Gothic style—the “Gothic” component being fully appropriate for a religiously affiliated organization and the “Collegiate” component reflective of the campus setting. Later buildings adopted Modernism while retaining allusions to the original hospital—the stonework and abstracted belltower of the Convent, the buff brick cladding of the School of Nursing—that established a clear visual harmony across the complex.

St. Elizabeth's Hospital was sited at the head of a deep, formal lawn, in keeping with the park-like design of Genesee Street. Subsequent buildings were located around this Great Lawn forming a clearly defined campus around a central quadrangle. In 1967, the property was included within Utica's Scenic & Historic District, and some of the later buildings and structures (including the parking garage) were subject to design review by the city. The Great Lawn was converted to parking ca. 2008.

The period of significance for the complex begins in 1915 with the construction of the main hospital building through the construction of the parking garage in 1974. Buildings completed after the period of significance are considered non-contributing while additions completed outside this period would be considered non-historic.

The campus comprises the following buildings, listed in chronological order (building numbers in parentheses refer to the enclosed map):

St. Elizabeth's Hospital (Building 1)

Contributing

1915-17, T.P. Barnett Company; additions ca. 1952-56, 1974-81, 1997-2006, 2006-13

When it opened in 1917, the new St. Elizabeth's Hospital included at least 100 patient beds (up from 42 in its previous facility), several operating rooms, apartments for the live-in nurses who staffed the facility, and a chapel that was deemed one of the most beautiful in the city. The four-story, E-shaped building was not quite symmetrical, with the façade punctuated by a prominent central entrance and purposefully mismatched corner towers. Much of the Collegiate Gothic ornament was concentrated in the central bays, particularly the entrance that featured a drop-eared surround and Tudor-arched transom. The medieval motifs continued upward to the crenelated parapets. The architects of the original hospital building—T. P. Barnett Company of St. Louis, Missouri—had Utica connections in associate Edward J. Berg and Arthur Ellicock, who apparently served as the firm's local representative.

Division for Historic Preservation

A series of additions were built behind the original building. Planning for the first began at least as early as 1946 as part of a city-wide program to improve medical facilities in Utica (the Children's Hospital, Faxton, and St. Luke's were also involved). Designed by architect John B. Peterkin, this addition was completed ca. 1956 and closed off the open side of the original building's E plan.

Boiler House, later Cogeneration and Office Building (Building 7)

Contributing

1915-17, attributed to T. P. Barnett Company; enlarged ca. 1970

Erected at the same time as the main hospital building, with a similar crenellated Gothic Revival design, the original boiler house was later enlarged and obscured behind mechanical equipment. Though stripped of much of its original ornament, it retains its original buff brick smokestack.

Nurses' Residence, later Marian Hall, then Marian Medical Building (Building 2)

Contributing

1926, Hans P. Weber

Designed by an Albany-based architect, this three-and-one-half-story building originally accommodated sixty Franciscan Sisters who had previously been housed in the main hospital (thus opening additional space in that building for patients). The upper two floors included a mixture of single and double rooms, while the lower floor contained offices for the head nurses and instructors, as well as demonstration and lecture rooms. It was connected to hospital building via an underground passageway.

The Collegiate Gothic design closely recalled that of the main hospital building—particularly the central entrance with drop-eared surround and Tudor-arched transom, as well as the buff brick exterior and the pedimented central gable. Mediterranean elements included the green pantile roofs with overhanging eaves and brackets.

Convent, later Medical Library (Building 6)

Contributing

1959-60, Kinne & Pennock

The convent, designed by a local Utica firm, originally housed forty members of the Sisters of St. Francis, each with their own individual room or cell. Like the earlier Nurses' residence, it was connected to the main building via an underground passage. The low, L-shaped building is tucked discretely behind the hospital. Its Modern style design features random ashlar stone cladding and an abstracted bell tower pinning the building corner.

School of Nursing, Regina Hall and Education Building (Building 4)

Contributing

1966-69, Jonza & Montany

The St. Elizabeth School of Nursing, now the College of Nursing, was established in 1904 when the hospital was still located in Downtown Utica. Plans for this building were announced in 1966, during the hospital's centennial year. Construction of the new facility was partially funded through the federal Nurse Training Act of 1964, and it increased the capacity from 110 to 170 students.

The building was divided into two wings joined by a pair of two-story connectors. The five-story west wing, known as Regina Hall, served as a dormitory that could accommodate up to 184 students. The four-story east wing, sometimes referred to as the Education Building, contained classrooms, lecture and conference rooms, and a laboratory. The two-story connectors, which had entrances on both the street and hospital sides, contained the lobby, a multi-purpose room, and a library on the second floor—all

framing an interior courtyard with a reflecting pool. The exterior features an exposed reinforced concrete frame inset with buff brick and ground-floor stone veneer. At least one member of the firm that designed this building had previously worked at Kinne & Pennock, architects of the St. Elizabeth's convent a few years prior.

Parking Garage (Building 5)
1973-74

Contributing

Built to accommodate approximately 570 automobiles. The design was reviewed and approved by the Scenic and Historic Review Board, which noted that the garage complimented the existing hospital complex.

Boiler Building (Building 8)
2000s

Non-contributing due to age

One-story utilitarian building with textured cement block elevations and smokestack.

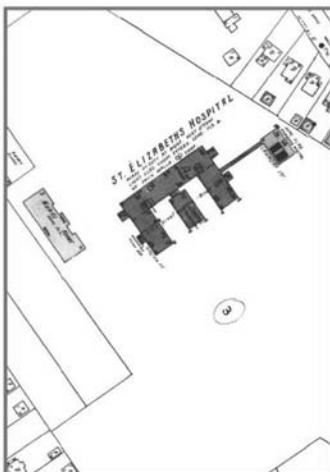
Maintenance Garage (Building 9)
2000s

Non-contributing due to age

One-story utilitarian garage, wood framed with vinyl siding.



1925 Sanborn Fire Insurance Rate Map. Depicts the original St. Elizabeth Hospital and laundry room (existing cogeneration building).



1950 Sanborn Fire Insurance Rate Map. Depicts the original hospital building, and the nurses home (now the Marian Medical Building).



1969 Sanborn Fire Insurance Rate Map. In addition to previous structures, depicts the School of Nursing and the convent.



1975 Sanborn Fire Insurance Rate Map. Parking Garage is depicted on the property, and additions to the nurses home and former laundry.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.parks.ny.gov



KATHY HOCHUL
Governor

New York State Parks, Recreation and Historic Preservation

RANDY SIMONS
Commissioner *Pro Tempore*

RESOURCE EVALUATION

DATE: 3/5/2024 (revised)
STAFF: Christopher D. Brazee and Erin Czernecki
PROPERTY: St. Elizabeth's Hospital (St. Elizabeth's Medical Center)
ADDRESS: 2209 Genesee St, Utica, Oneida County
USN: 06540.002376

- I. ☐ Property is individually listed on SR/NR:
name of listing:
☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
☐ Property contributes to a district which appears to meet eligibility criteria.

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
B. ☐ Associated with the lives of persons significant in our past;
C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

SUMMARY STATEMENT

St. Elizabeth's Hospital complex (also known as St. Elizabeth's Medical Center) is located at 2209 Genesee Street in the city of Utica, Oneida County. The complex is south of Genesee Street on three tax parcels comprising approximately 21 acres, with five contributing buildings and three non-contributing buildings and structures. Based on updated information received to date, the campus of St. Elizabeth's Hospital (also known as St. Elizabeth's Medical Center) appears to be eligible for listing on the State and National Registers of Historic Places under Criterion A in the area of Health/Medicine as the first private hospital established within the city, and under Criterion C in the area of Architecture as an excellent example of the evolution and growth of a suburban Catholic hospital campus.

It was originally organized as St. Elizabeth's Hospital and Home on December 12, 1866 by Franciscan Sister Bernadine Dorn (later Mother Mary Bernadine), who was affiliated with the German congregation of St. Joseph's. The hospital was initially located in a series of repurposed residential buildings on

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.parks.ny.gov

Columbia Street—on or near the location of the 1870-73 St. Joseph’s Church (NR listed 1977)—and a purpose-built facility was erected there in 1886-87 (extant but heavily altered).

In need of more space, St. Elizabeth’s purchased a large parcel on Genesee Street in 1910 and began planning a new hospital in what was then an upscale residential suburb between Utica and New Hartford. The cornerstone of the facility was laid in 1915 and it officially opened in 1917.

Like most hospitals, St. Elizabeth’s expanded throughout the twentieth century to accommodate more patients and new medical procedures. Additions were completed behind the main hospital building in the 1950s, 1970s, and the 2000s. The complex also expanded to better meet the needs of the Franciscan Sisters who continued to staff the hospital throughout most of its long history. Separate buildings were erected for the Nurses’ Residence (later Marian Hall) in 1926, the Convent in 1959-60, and the School of Nursing in 1966-69.

The earliest buildings were designed in the Collegiate Gothic style—the “Gothic” component being fully appropriate for a religiously affiliated organization and the “Collegiate” component reflective of the campus setting. Later buildings adopted Modernism while retaining allusions to the original hospital—the stonework and abstracted belltower of the Convent, the buff brick cladding of the School of Nursing—that established a clear visual harmony across the complex.

St. Elizabeth’s Hospital was sited at the head of a deep, formal lawn, in keeping with the park-like design of Genesee Street. Subsequent buildings were located around this Great Lawn forming a clearly defined campus around a central quadrangle. In 1967, the property was included within Utica’s Scenic & Historic District, and some of the later buildings and structures were subject to design review by the city. The Great Lawn was converted to parking ca. 2008.

The period of significance for the complex begins in 1915 with the construction of the main hospital building and extends through the completion of the School of Nursing in 1969. Buildings and structures completed after the period of significance are considered non-contributing, while additions completed outside this period are considered non-historic.

The campus comprises the following buildings, listed in chronological order (building numbers in parentheses refer to the enclosed map):

St. Elizabeth’s Hospital (Building 1)

Contributing

1915-17, T.P. Barnett Company; additions ca. 1952-56, 1974-81, 1997-2006, 2006-13

When it opened in 1917, the new St. Elizabeth’s Hospital included at least 100 patient beds (up from 42 in its previous facility), several operating rooms, apartments for the live-in nurses who staffed the facility, and a chapel that was deemed one of the most beautiful in the city. The four-story, E-shaped building was not quite symmetrical, with the façade punctuated by a prominent central entrance and purposefully mismatched corner towers. Much of the Collegiate Gothic ornament was concentrated in the central bays, particularly the entrance that featured a drop-eared surround and Tudor-arched transom. The medieval motifs continued upward to the crenelated parapets. The architects of the original hospital building—T. P. Barnett Company of St. Louis, Missouri—had Utica connections in associate Edward J. Berg and Arthur Ellicock, who apparently served as the firm’s local representative.

A series of additions were built behind the original building. Planning for the first began at least as early as 1946 as part of a city-wide program to improve medical facilities in Utica (the Children’s Hospital,

Faxton, and St. Luke's were also involved). Designed by architect John B. Peterkin, this addition was completed ca. 1956 and closed off the open side of the original building's E plan.

Boiler House, later Cogeneration and Office Building (Building 7)

Contributing

1915-17, attributed to T. P. Barnett Company; enlarged ca. 1970

Erected at the same time as the main hospital building, with a similar crenellated Gothic Revival design, the original boiler house was later enlarged and obscured behind mechanical equipment. Though stripped of much of its original ornament, it retains its original buff brick smokestack.

Nurses' Residence, later Marian Hall, then Marian Medical Building (Building 2)

Contributing

1926, Hans P. Weber

Designed by an Albany-based architect, this three-and-one-half-story building originally accommodated sixty Franciscan Sisters who had previously been housed in the main hospital (thus opening additional space in that building for patients). The upper two floors included a mixture of single and double rooms, while the lower floor contained offices for the head nurses and instructors, as well as demonstration and lecture rooms. It was connected to hospital building via an underground passageway.

The Collegiate Gothic design closely recalled that of the main hospital building—particularly the central entrance with drop-eared surround and Tudor-arched transom, as well as the buff brick exterior and the pedimented central gable. Mediterranean elements included the green pantile roofs with overhanging eaves and brackets.

Convent, later Medical Library (Building 6)

Contributing

1959-60, Kinne & Pennock

The convent, designed by a local Utica firm, originally housed forty members of the Sisters of St. Francis, each with their own individual room or cell. Like the earlier Nurses' residence, it was connected to the main building via an underground passage. The low, L-shaped building is tucked discretely behind the hospital. Its Modern style design features random ashlar stone cladding and an abstracted bell tower pinning the building corner.

School of Nursing, Regina Hall and Education Building (Building 4)

Contributing

1966-69, Jonza & Montany

The St. Elizabeth School of Nursing, now the College of Nursing, was established in 1904 when the hospital was still located in Downtown Utica. Plans for this building were announced in 1966, during the hospital's centennial year. Construction of the new facility was partially funded through the federal Nurse Training Act of 1964, and it increased the capacity from 110 to 170 students.

The building was divided into two wings joined by a pair of two-story connectors. The five-story west wing, known as Regina Hall, served as a dormitory that could accommodate up to 184 students. The four-story east wing, sometimes referred to as the Education Building, contained classrooms, lecture and conference rooms, and a laboratory. The two-story connectors, which had entrances on both the street and hospital sides, contained the lobby, a multi-purpose room, and a library on the second floor—all framing an interior courtyard with a reflecting pool. The exterior features an exposed reinforced concrete frame inset with buff brick and ground-floor stone veneer. At least one member of the firm that

designed this building had previously worked at Kinne & Pennock, architects of the St. Elizabeth's convent a few years prior.

Parking Garage (Building 5)
1973-74

Non-contributing due to utilitarian character

Utilitarian structure built to accommodate approximately 570 automobiles.

Boiler Building (Building 8)
2000s

Non-contributing due to age

One-story utilitarian building with textured cement block elevations and smokestack.

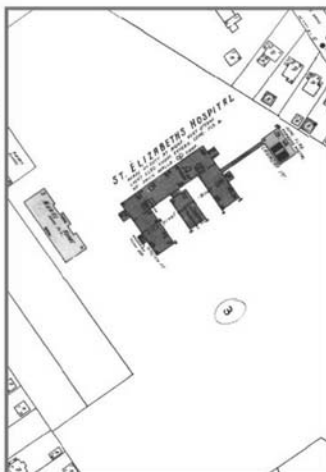
Maintenance Garage (Building 9)
2000s

Non-contributing due to age

One-story utilitarian garage, wood framed with vinyl siding.



1925 Sanborn Fire Insurance Rate Map. Depicts the original St. Elizabeth Hospital and laundry room (existing cogeneration building).



1950 Sanborn Fire Insurance Rate Map. Depicts the original hospital building, and the nurses home (now the Marian Medical Building).



1969 Sanborn Fire Insurance Rate Map. In addition to previous structures, depicts the School of Nursing and the convent.



1975 Sanborn Fire Insurance Rate Map. Parking Garage is depicted on the property, and additions to the nurses home and former laundry.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.parks.ny.gov

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 6
207 Genesee Street, Utica, NY 13501-2885
P: (315)793-2554 F: (315) 793-2748
www.dec.ny.gov

April 14, 2021

Sent electronically to: bthomas@cityofutica.com

Brian Thomas, Commissioner
City of Utica
Urban and Economic Development Dept.
1 Kennedy Plaza
Utica, New York 13502

239 Review Project

St. Elizabeth's Campus Reuse Master Plan
2209 Genesee Street
Utica, New York

Dear Commissioner Thomas:

The Department of Environmental Conservation (DEC) has received the above referenced submittal dated August 16, 2024, and received August 20, 2024. The DEC has no objections to the City of Utica Planning Board being Lead Agency for this project.

The project consists of the redevelopment of the St. Elizabeth hospital campus through the implementation of a Master Plan that currently has four potential scenarios, consisting of mixed-use commercial/residential. The DEC understands that this is a preliminary review and a specific scenario has not been confirmed.

The developer will need to submit the following in order to expedite any forthcoming permit application or technical review. The DEC offers the following checklist of items to be considered when evaluating the need for permits:

General:

- ✓ SEQRA determination once a scenario is approved: A Full EAF signed by the designated lead agency (e.g., municipal authority) is required
- ✓ A brief engineering report must be included in the submission
- ✓ An electronic set of plans (including a site location map on the cover page)
- ✓ Topographic features shown on plans (e.g., site contours, flood plains, water bodies, rock outcropping, etc.)

CHECKLIST

Public Water (if applicable):

- ✓ Any new connection must be reviewed and approved by the water service provider to certify their ability and willingness to service the development.

SPDES General Permit for Construction Activity (GP-0-20-001):

- ✓ The developer is required to apply for coverage under New York State's General Stormwater permit GP-0-20-001 prior to starting construction.
 - Stormwater Pollution Prevention Plan required
 - Submit Notice of Intent (GP-0-20-001) <https://www.dec.ny.gov/chemical/43133.html>
- ✓ If the project will disturb five or more acres of soil at any one time, in addition to requiring the General Permit for Construction Activity, written authorization from the MS4 community will be required.
- ✓ SWPPP Acceptance/Review required by municipality (MS4 Community).

Petroleum/Chemical Bulk Storage (if applicable):

- ✓ Insufficient information has been submitted. Please contact David Storandt, NYSDEC Watertown at (315) 785-2513 relative to registrations for this facility.

Air Emissions (if applicable):

- **All air permits, including Title V, Air State Facility (ASF), and Air Facility Registrations (AFR) must be issued prior to construction (groundbreaking).**
 - ✓ In order to determine if an Air Permit/Registration is required a description of **all** combustion (heat) sources for each possible scenario including size in MMBTU/hr., the fuel used and if they will be used for general heat, process heat, or both must be provided.
 - ✓ If the existing boiler house is removed, each proposal needs to indicate how structures will be heated (independent or main boiler building). If building not removed and will not be used what will happen to existing boilers and engines.
 - ✓ Description of all process sources that have any air emission from the process, particularly, if there is a stack that exits the building. This includes sources that could be considered exempt or trivial from permitting under 6 NYCRR Part 201-3. Please note:
 - Generators used for construction which are liquid or gaseous fuel powered with a maximum mechanical power rating of less than 400 brake horsepower or are gasoline powered and have a maximum mechanical power rating of less than 50 brake horsepower are exempt from permitting. This exemption may not apply when multiple generators are used, and the combined sources may exceed a major emission threshold.
 - If the generators used for construction are a Temporary Emission Source that is transient in nature and will only be operated at a facility for a single period of less than

CHECKLIST

90 consecutive days (commencing from the first day of operation), they are classified as exempt from permitting.

- Generators used for emergency backup may only operate less than 500 hours per year to remain exempt from permitting.
- All engines that operate generators must meet the EPA requirement of 40 CFR 63 Subpart ZZZZ.

Solid Waste:

- ✓ Construction and demolition debris, or C&D debris, as defined under 6 NYCRR Part 360.2(b)(61) constitutes “waste resulting from construction, remodeling, repair and demolition of structures, buildings and roads. C&D debris includes fill material, demolition wastes, and construction wastes. Materials that are not C&D debris (even if generated from construction, remodeling, repair and demolition activities) include municipal solid waste, friable asbestos-containing waste, corrugated container board, electrical fixtures containing hazardous liquids such as fluorescent light ballasts or transformers, fluorescent lights, furniture, appliances, tires, drums, fuel tanks, containers greater than 10 gallons in size, and any containers having more than one inch of residue remaining on the bottom.”
 - DEC requires transportation by a registered Part 364 regulated hauler when transporting greater than 10 cubic yards of C&D (including non-friable asbestos). Transportation of friable asbestos-containing waste requires a permitted Part 364 regulated hauler if shipments are greater than 2,000 pounds.
 - Non-friable asbestos waste is considered Construction and Demolition debris (C&D) and must be disposed of at a permitted or registered facility.
- ✓ Friable asbestos-containing waste is defined under 6 NYCRR Part 360.2(b)(117) as “any waste containing greater than one percent asbestos that can be crumbled, pulverized, or reduced to powder by hand pressure when dry; and any asbestos-containing waste that is collected in a pollution control device designed to remove asbestos. This definition does not include friable asbestos-containing wastes that are discarded by a household.”
 - The DEC does not regulate the packaging of asbestos waste, however, for a landfill to accept asbestos waste for disposal it must be packaged in accordance with EPA, OSHA, and NYSDOL requirements. Generators should always be sure to check with the disposal facility prior to transportation to ensure the facility is authorized to accept the waste and for any specific packaging/handling instructions which may exist.
 - DEC does not regulate the removal of asbestos containing materials which may only be completed by certified individuals. The removal process is overseen by the NYS Department of Labor (DOL). Municipalities with questions about removal requirements should contact their local DOL office, while questions on training/certification may be directed to the local office of the NYS Health Department.

CHECKLIST

- Public concerns regarding exposure and other health-related issues should be directed to the NYS Department of Health, Toxic Substance Assessment Program.
- ✓ Generally, lead based paint debris is considered “de minimis” based on the fact that the debris, as a whole, consists mainly of building parts (doors, window frames, painted woodwork, etc.). Therefore, these wastes should be managed as Construction & Demolition debris per 6 NYCRR Part 360.2(b)(61).
 - **NOTE:** If the amount of lead-based paint material could be considered significant, characterization and/or sampling is recommended. The Oneida Herkimer Solid Waste Authority (OHSWA) can provide information and/or sampling instructions. Questions related to the handling, characterization and/or sampling of waste materials should be directed to the OHSWA.

Environmental Justice:

- ✓ We strongly suggest the Lead Agency to consider Environmental Justice issues in their review of the physical conditions that will be affected by the proposed action per Part 617.2(l).

Archeological and Cultural Impacts:

- ✓ For any project that will be classified as Major, the office of Parks, Recreation and Historical Preservation Cultural Resources (OPRHP) maps should be reviewed according to the Uniform Procedures Regulations 6 NYCRR Part 621. Before any project within a mapped archeological or historic site may be called complete, consultation with OPRHP must take place. Further information is available at: <https://parks.ny.gov/shpo/online-tools/>

Any changes made to the plans submitted could have an impact on this determination.

Sincerely,



Todd J. Phillips
Environmental Analyst 2
DEC, Region 6 - Utica

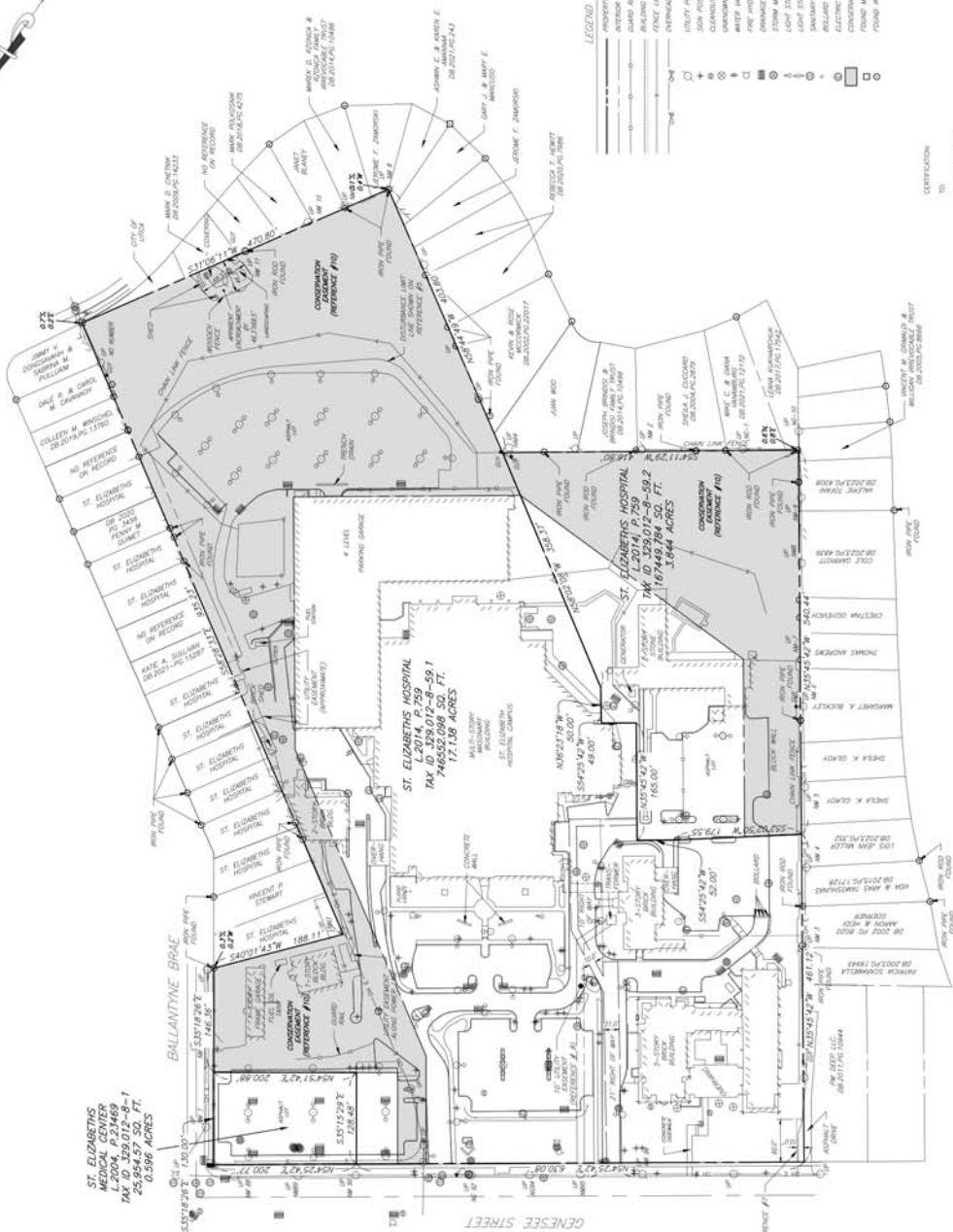
ecc: K. Smith, DOW
S. Case, BEH
C. Weil, DAR
S. Harrison, DMM
D. Storandt, DER

cc: file

Appendix G

Survey

DATE	DESCRIPTION	REV
02/16/2024	<p>1 This is the first revision of the drawing.</p> <p>2 The drawing was created using AutoCAD 2024.</p> <p>3 The drawing was created using AutoCAD 2024.</p> <p>4 The drawing was created using AutoCAD 2024.</p> <p>5 The drawing was created using AutoCAD 2024.</p> <p>6 The drawing was created using AutoCAD 2024.</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>

[illegible][illegible]

Appendix H

Zoning and Land Use Map

ST. ELIZABETH HOSPITAL CAMPUS REUSE MASTER PLAN

CITY CONTEXT

City of Utica, Major Arterials and Destinations



Land Uses Surrounding St. Elizabeth Campus



St. Elizabeth Campus is located on Genesee Street, a thriving mixed-use corridor which includes a variety of commercial and community services, and surrounding residential uses. The property is nearby several parks and open space amenities, including Roscoe Conklin Park, the Utica Zoo, and several athletic fields.

Existing Zoning Map



The Campus is currently zoned as Neighborhood Mixed-Use, in addition to most of the parcels fronting Genesee Street, and is part of the City of Utica Scenic and Historic District zoning overlay. Surrounding properties are zoned as Urban Mixed-Use along Genesee Street heading towards downtown, as well as Single-Family and Multi-Family Residential, Local Commercial, and Industrial.

Appendix I

Conservation Easement Mapping

**A. SANDRA CARUSO
ONEIDA COUNTY CLERK
RECORDING CERTIFICATE**

TRANSACTION NUMBER 9737

Conservation Easement
TYPE OF INSTRUMENT

St. Elizabeth Medical Center
FIRST PARTY

Citizens to Preserve Our Neighborhood, Inc.
SECOND PARTY

Christopher J. Connors
RECEIVED FROM

31.00
RECORDING CHARGE

7
RECORDING PAGES

**** EXAMINED AND CHARGED AS FOLLOWS ****

TRANSFER TAX E

RS# 5921

TOWN _____

MTG./DEED AMOUNT _____

MORTGAGE # _____

RECEIVED TAX ON ABOVE MORTGAGE

BASIC _____

SPECIAL ADDL _____

MORTGAGE TAX TOTAL _____

41.00
TOTAL RECORDING FEES _____

**** THIS PAGE IS PART OF THE INSTRUMENT ****

**I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE OF ONEIDA COUNTY, NEW YORK.**

RECORDED

LIBER 2867 OF Deeds PAGE 54

1999 APR 28 P 4: 1.11

Sandra Caruso
ONEIDA COUNTY CLERK
BY _____

CONSERVATION EASEMENT

DONOR: St. Elizabeth Medical Center, 2209 Genesee Street, Utica, NY, which is donating and granting the conservation easement herein.

GRANTEE: Not-for-profit organization, Citizens to Preserve Our Neighborhood, Inc. and/or the City of Utica, c/o 1629 Oneida Street, Utica, NY 13501.

The property conveyed shall be property located in the City of Utica, State of New York better depicted by the maps prepared by Edward B. Walker, ASLA, AICP, Walker Planning & Design. The Medical Center grants to the Neighbors a permanent easement of variable width to run with the land around the entire existing perimeter of the Medical Center's property at 2209 -2217 Genesee Street as indicated on Drawing No. 3 contained in the Site Planning Study by Walker Planning & Design dated February 24, 1999, except as modified by the attached photocopy of said drawing indicating the agreed upon limits of a revised easement width of 40 feet, a field survey and easement map to be prepared and filed further describing this easement. Drawing No. 3 is "E" attached.

This is a Conservation Easement being granted consistent with § 49-0303 (1) of the Environmental Conservation Law of the State of New York. This easement is being granted for the purpose of preserving and maintaining the scenic, open, historic, architectural and natural condition and character, significance and amenities of the real property affected by this easement, that being the real property both of the Donor and the Grantee.

Mr 1739
The Donor is a fee simple title owner of the property in question and is committed to preserving the conservation value of the property as well as those of the adjoining properties. This conservation easement assures that the property will be perpetually preserved in its predominantly historic condition with trees to be planted for the purpose of providing a natural buffer between the residential neighborhood which adjoins the Medical Center and the Medical Center. Specifically, this Conservation Easement will serve to protect the site, sound and aesthetics of the Medical Center and the neighborhood that adjoins the Medical Center. Any activity or use of the property inconsistent with the purposes of this Conservation Easement or detrimental to the conservation values is expressly prohibited. The Donor agrees to confine the use of the property to activities consistent with the purposes of this easement and preservation of the conservation value set forth herein.

The Organization Citizens to Preserve Our Neighborhood, Inc. is a not-for-profit organization organized under the State of New York. Citizens to Preserve Our Neighborhood, Inc. is qualified under Internal Revenue Code § 501(c)(3) and § 170(h)(3) as a tax-exempt entity and pursues activities described under the laws of the State of New York. This organization is created to protect the natural boundaries between the Medical Center and the neighborhood, to provide for the appropriate green space, trees and planting necessary to protect the neighborhood and the ecosystem thereof. It is created for the purpose of providing a natural and pleasing barrier between the Medical Center and the neighborhood so that each may co-exist beneficially.

THE PARTIES AGREE TO THE FOLLOWING TERMS OF THIS CONSERVATION EASEMENT:

1. Prohibited Actions. Any activity or use of the property inconsistent with the purposes of this Conservation Easement or detrimental to the conservation values is expressly prohibited. By way of example, the following activities and uses are expressly prohibited:

- A. Division - any division or subdivision of the property is prohibited;
- B. Commercial activities - commercial or industrial activity is prohibited;

C. Construction - placement or construction of any manmade modifications such as buildings, structures, fences, roads and parking lots is prohibited except as expressly permitted in this Conservation Easement.

D. Cutting vegetation - any cutting of trees or vegetation is prohibited except as done consistent with the plans set forth by the arborist or landscape engineer retained under this agreement.

E. Land surface alteration - any mining or alteration of the land surface is prohibited.

F. Dumping - waste or unsightly or offensive materials are not allowed and may not be accumulated on the property.

G. Water course - natural water courses like lakes, shores, wetlands or other bodies may not be altered.

H. Off-road vehicles - motorized off-road vehicles such as snowmobiles, dune buggies, all-terrain vehicles and motorcycles may not be operated on the property. Bicycles may not be operated on the property.

I. Billboards - billboards and signs are prohibited.

2. Rights of the Neighborhood Group. The Donor confers the following rights to Citizens to Preserve Our Neighborhood, Inc., the Neighborhood Group or in the alternative, the City or the County, to perpetually maintain the conservation values of the property:

A. Right to Enter. Citizens to Preserve Our Neighborhood, Inc., the Neighborhood Group has a right to enter property at reasonable times to monitor or enforce compliance with this Conservation Easement. The Neighborhood Group may not, however, unreasonably interfere with Donor's use and quiet enjoyment of the property. The Neighborhood Group has no right to permit others to enter the property. The general public is not granted access to the property under this Conservation Easement.

B. Right to Preserve. The Neighborhood Group has the right to prevent any activity on or use of the property that is inconsistent with the terms and purpose of this Conservation Easement.

C. Right to Require Restoration. The Neighborhood Group has the right to require restoration of the areas or features of the property which are damaged by any activity inconsistent with this Conservation Easement or pursuant to the report of arborist/landscape architect to replace any trees or plantings which die or are damaged by any cause.

D. Signs. The Neighborhood Group has the right to place signs on the property which identify the land as being protected by this Conservation Easement. The number and location of any signs are subject to the Donor's approval.

E. Right to Engage in Ecological Restoration. The Neighborhood Group has the right to engage in activities that restore the biological and ecological integrity of the property. Possible activities include planting native vegetation consistent with the plans provided by the arborist.

3. Permitted Uses. The Donor retains all ownership rights which are not expressly restricted by this Conservation Easement. In particular, the following rights are reserved:

A. Right to Convey. The Donor retains the right to sell, mortgage, bequeath or donate the property. Any conveyance will remain subject to the terms and conditions of this Conservation Easement and the subsequent interest holder will be bound by terms and conditions of this Conservation Easement.

B. Right to Maintain and Replace Existing Structures. The Donor retains the right to maintain, renovate and replace the existing structure(s) as indicated on Drawing No. 2 contained in the Site Planning Study of 2/24/99 prepared by Walker Planning & Design, which is attached hereto and made a part hereof.

C. Right to Add Designated Structures or Uses. The Donor does not retain the right to add further structures to the location of the Conservation Easement except as set forth herein (see ¶ 19).

4. Neighborhood Group Remedies. This section addresses cumulative remedies of the Neighborhood Group and limitations on these remedies.

A. Delay in Enforcement. A delay in enforcement shall not be construed as a waiver of the Neighborhood Group's right to enforce the terms of this Conservation Easement.

B. Notice and Demand. If the Neighborhood Group determines that the Donor is in violation of this Conservation Easement, or that a violation is threatened, the Neighborhood Group may provide written notice to the Donor unless the violations constitute immediate and irreparable harm. The written notice will identify the violation and request corrective action to cure the violation or to restore the property.

C. Failure to Act. If, for a 28-day period after the date of the written notice, the Donor continues violating this Conservation Easement, or if the Donor does not abate the violation and implement corrective measures requested by the Neighborhood Group, the Neighborhood Group may bring an action in law or in equity to enforce the terms of the Conservation Easement, or may submit to arbitration the issue in dispute, the same being referred to a single arbitrator, arbitrator to be selected by the American Arbitration Association in accordance with its rules, arbitration to be conducted in Utica, NY, administration to be handled through the nearest regional office of the American Arbitration Association (Syracuse, NY). The decision of the arbitrator will be final. The Neighborhood Group is entitled to enjoin the violation through injunctive relief, seek specific performance, declaratory relief, restitution, reimbursement of expenses or an order compelling restoration of the property. If the court determines that the Donor has failed to comply with this Conservation Easement, then the Donor also agrees to reimburse all reasonable costs and attorney fees incurred by the Neighborhood Group compelling such compliance.

D. Unreasonable Litigation. If the Neighborhood Group initiates litigation against the Donor to enforce this Conservation Easement, and if the court determines that this litigation was without reasonable cause or in bad faith, then the court may require the Neighborhood Group to reimburse the Donor's reasonable costs and attorney fees in defending the action.

E. Arbitration. Where arbitration occurs, the cost of the arbitration shall be shared equally.

5. Ownership Costs and Liabilities. In accepting this Conservation Easement, the Neighborhood Group shall have no responsibility or other obligation for costs, liabilities, taxes or insurance of any kind related to the property. The Neighborhood Group and its trustees, officers and members have no liability arising from injury or death to any person or from physical damage to any property on the property or otherwise. The Donor agrees to defend the Neighborhood Group against such claims and to indemnify the Neighborhood Group against all costs and liabilities relating to such claims during the tenure of the Donor's ownership of the property and such an obligation shall run with the land and shall be assumed by any grantee to whom the Donor transfers property. The Donor is responsible for posting the property's boundaries and for discouraging any form of trespass that may occur.

6. Cessation of Existence. Subject to ¶ 22 below, if the Neighborhood Group shall cease to exist or fails to be a "qualified organization" for the purposes of Internal Revenue Code Section 170(h)(3), or if the Neighborhood Group is no longer authorized to acquire and hold conservation easements, then this Conservation Easement shall become vested in another entity. This entity shall be a "qualified organization" for the purposes in Internal Revenue Code Section 170(h)(3). The Neighborhood Group's rights and responsibilities shall be assigned to the following named entities in the following sequence:

1. City of Utica
2. County of Oneida
3. Any other entity heaving similar conservation purposes to which such rights may be awarded.

7. Termination. This Conservation Easement may be extinguished only by the mutual consent of the parties.

8. Liberal Construction. This Conservation Easement shall be liberally construed in favor of maintaining the conservation values of the property and in accordance with the laws of the State of New York and specifically the Environmental Conservation Law.

9. Notices. For purposes of this agreement, notices may be provided to either party, by personal delivery or by mailing a written notice to that party at the address shown at the top of this agreement, or at the last known address of a party, by First Class mail. Service will be complete upon depositing the properly addressed notice with the U.S. Postal Service with sufficient postage.

10. Severability. If any portion of this Conservation Easement is determined to be invalid, the remaining provisions will remain in force.

11. Successors. This Conservation Easement is binding upon, and inures to the benefit of all of the Donor's and Neighborhood Group's successors in interest. All subsequent owners of the property are bound to all provisions of this Conservation Easement to the same extent as the current property owner.

12. Termination of Rights and Obligations. A future party's rights and obligations under this Conservation Easement terminate upon transfer of that party's interest in the property. Liability for acts or omissions occurring prior to the transfer will survive the transfer.

13. New York State Law. This Conservation Easement will be construed in accordance with New York Law.

14. Entire Agreement. This Conservation Easement, together with the Settlement Agreement of March 12, 1999, the attached reports, sets forth the entire agreement of the parties and supersedes all prior discussion and understandings.

15. Plantings. Pursuant to the attached stipulation entered into between the parties on the 12th day of March, 1999 which is also referred to as a Settlement Agreement between St. Elizabeth Medical Center and the Neighbors of St. Elizabeth Medical Center, the Medical Center will invest approximately One Hundred Seventy-five Thousand Dollars (\$175,000) in new trees and shrubs, the exact amount to be determined after discussion between Alesia & Crewell, Architects representing the Medical Center, and Edward B. Walker, ASLA, AICP, Walker Planning & Design, Landscape Architect representing the Neighbors, the object and purpose of which is to provide a screen and a buffer between the Medical Center's uses of its property and the Neighbors' use of their property. The screen shall be sufficient to prevent interference by the Medical Center with the use of the Neighbors' residences. It is the intention of the parties to create a buffer that will enhance the appearance of the neighborhood and the Medical Center and the ability to both parties to use their respective properties without interference from the other.

The buffer will exist as a result of the new trees and shrubs to be planted within the Conservation Easement as it is defined along the Ballantyne Brae, Douglas Crescent and Proctor Boulevard sides of the easement more fully depicted in Drawing #3 of 2/18/99 as prepared by Mr. Walker, which is attached hereto.

16. The plantings above described will be planted on the easement of the Ballantyne Brae properties and/or along the Ballantyne Brae side and along the Proctor Boulevard side as well in the area of Douglas Crescent. The plantings will be determined by the aforementioned Alesia & Crewell and Walker Planning & Design and with the approval of the parties. If the parties disagree, then the arbitration clause set forth herein will be utilized to deal with any differences. Likewise, any disagreement between the parties as to the need for plantings for the purpose of visual buffering, noise buffering, or sound buffering or a light buffering will also be subject to arbitration.

17. Parking Lot. It is understood and agreed that a parking lot will be designed and constructed to substantially conform to the geometry and location as indicated on Drawing Number 2 contained in the Site Planning Study prepared by Walker Planning & Design dated February 24, 1999, with the following agreed upon exceptions:

A. The Donor, during final design of the Project, shall have the right to make adjustments to the parking lot to accommodate additional parking spaces within the limits of disturbance (defined below) subject to mutual agreement of the parties.

B. All construction work shall be confined to the area delineated by the disturbance limit line as indicated on Sketch No. 1 (sketch attached). The disturbance limit line shall be defined as the line established in the field (and to be legally described by a metes and bounds survey at a future date and attached to this agreement) beyond which no clearing of existing vegetation or grading of topsoil, loam, earth or rock will be permissible for any purpose unless mutually agreed upon in writing by both parties.

C. The Donor shall have the right to move the location of the east edge of the parking lot from the location indicated on the above-referenced Drawing Number 2, and to adjust the final location of related drainage and grading work, as required, within the limits of disturbance. However, at no time shall any improvements or any construction work of any kind extend beyond the limits of disturbance, unless mutually agreed upon in writing by both parties.

18. Fence. The Donor will install a fence around the new parking area, location, type, style and height to be mutually agreed upon between the Donor and the Neighborhood Group.

19. All presently existing structures, pavements, parking lots, and driveways, within any area of the easement and all structures, pavements, parking lots, and roadways in the project proposed in December 1998 as modified by this agreement will be continued and will be maintained by the Donor but no other new buildings or new projects or pavements or parking lots or improvements of any kind will be constructed or proposed in that easement area, that easement to be forever maintained by the Donor as a buffer between the Donor and the Neighbors, all as described on the drawings contained in the Site Planning Study by Walker Planning & Design dated February 24, 1999, and as modified herein.

20. The Medical Center will retain Edward B. Walker to advise it and the Neighbors during the course of construction on landscaping at an annual budget estimated to be _____ Dollars as set forth earlier in this agreement. Thereafter an annual review by a mutually agreed upon landscape architect or arborist will continue throughout the life of this easement. The cost of the same to borne by the Donor. The purpose of this annual report is to examine the health of plantings, to evaluate the effectiveness of the barrier and to recommend plans to maintain the barrier created by the plantings. Any disagreement regarding the plan is subject to arbitration.

21. Consistent with the Conservation Easement herein, the Donor will paint the parking garage colors consistent with trees and earth, that is, brown neutral colors, and in particular, the orange and blue colors that are used in some areas of the existing garage will be repainted brown and/or something more closely aligned to the color of the existing Medical Center. Moreover, lighting located in the parking garage and on the general premises of the Medical Center shall be directed in such a way as to minimize interference with the use by the Neighbors to the extent that that use is not and cannot be protected by the Conservation Easement. Any dispute between the parties with regard to this matter shall be subject to the arbitration clause set forth herein.

22. The parties hereto understand that the permanent conservation easement is a term of art. It is understood that the Donees will apply for tax exempt status under the Internal Revenue Code. If the same is not granted, the Donees will have two (2) years from the date of execution of this agreement to have the Conservation Easement revert to an easement.

23. The following documents are attached to this agreement or are to be filed separately in support of this agreement:

- A. Site Planning Study by Walker Planning & Design dated 2/24/99;
- B. Easement Map;
- C. "As Built" drawing showing all improvements in the easement;
- D. Photographs documenting the improvements and plantings in the easement.
- E. Copy of Drawing No. 3 indicating the agreed upon limits of a revised easement of 40 feet.
- F. Sketch No. 1 "Location of Disturbance Limit Line" dated 3/8/99.

Dated: March 12, 1999

St. Elizabeth Medical Center

By:

Sister Rose Vincent
Sister Rose Vincent, President

Dated: March 12, 1999

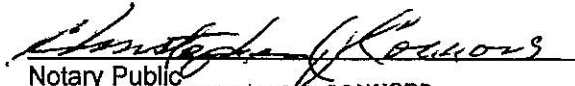
Citizens to Preserve Our Neighborhood, Inc.

By:

C. Edward Lavin 3/12/99


STATE OF NEW YORK)
)
COUNTY OF ONEIDA) SS.:

On the 12th day of March, 1999, before me personally came Sister Rose Vincent, to me known, who, being by me duly sworn, did depose and say that she resides at Utica, New York, that she is the President of St. Elizabeth Medical Center, the corporation described in and which executed the foregoing instrument; and that she signed her name by order of the Board of Trustees of said corporation.

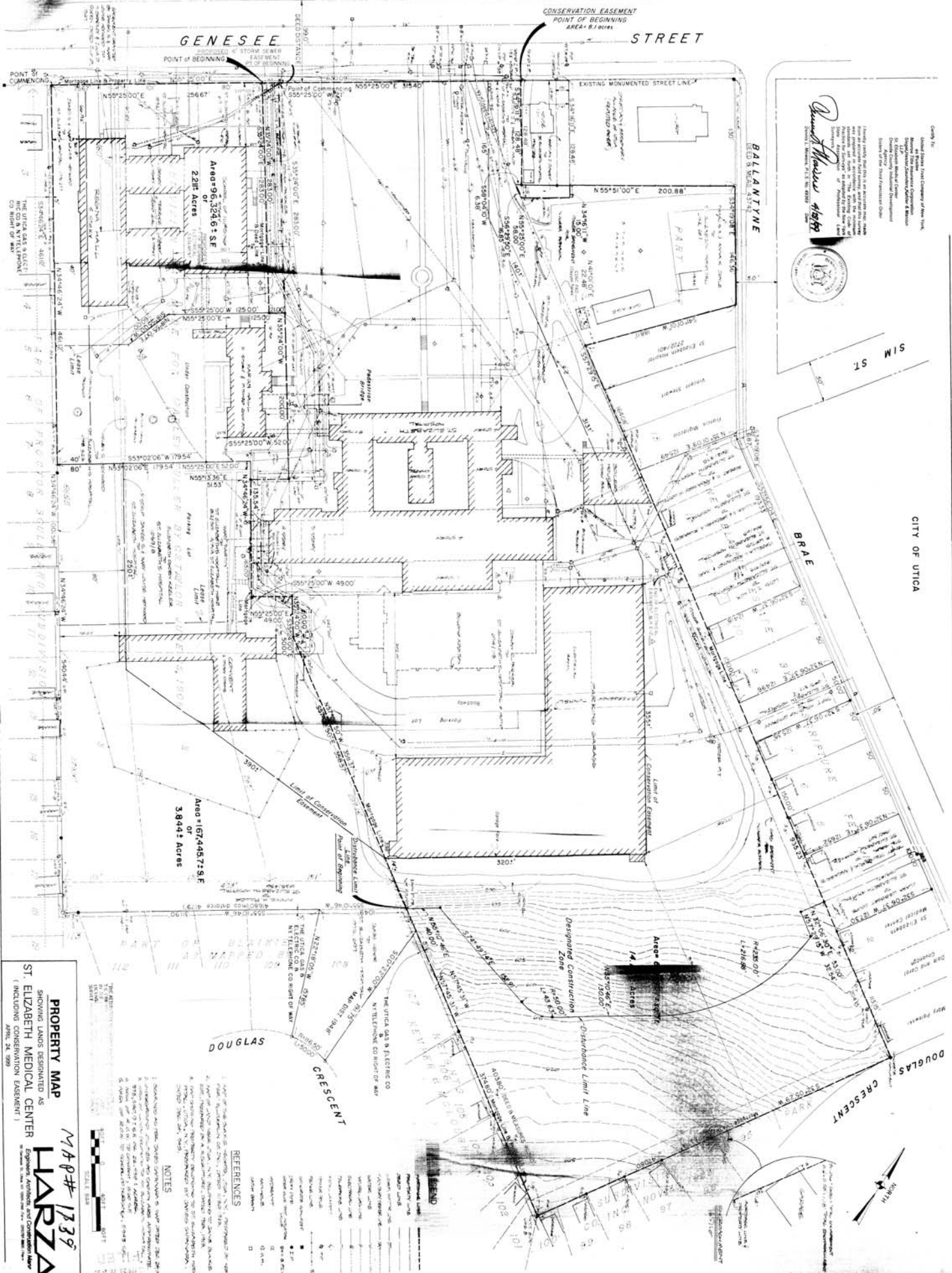

Notary Public
CHRISTOPHER J. CONNORS
Notary Public in the State of New York
Appointed in Oneida County
My Commission Expires March 30, 2000

STATE OF NEW YORK)
)
COUNTY OF ONEIDA) SS.:

On the 12th day of March, 1999, before me personally came C. Edward Lavin, to me known, who, being by me duly sworn, did depose and say that he resides at Utica, New York, that he is the President of Citizens to Preserve Our Neighborhood, Inc., the corporation described in and which executed the foregoing instrument; and that he signed his name by order of the Board of Trustees of said corporation.


Notary Public
CHRISTOPHER J. CONNORS
Notary Public in the State of New York
Appointed in Oneida County
My Commission Expires March 30, 2000

LISER 2867 PAGE 061



Surveyed by
James H. Hulse
Surveyor
No. 1000
State of New York

SIM ST

CITY OF UTICA

BRAE

DOUGLAS CRESCENT

GENESEE

STREET

BALLANTINE

Area = 96,324.6 ± SF
22.11 Acres

Area = 167,445.7 ± SF
3.844 ± Acres

Area = 14.1 ± Acres

PROPERTY MAP
SHOWING LANDS DESIGNATED AS
ST. ELIZABETH MEDICAL CENTER
(INCLUDING CONSERVATION EASEMENT)
APRIL 24, 1999

MAP # 1339

HARZA

NOTES

REFERENCES

LEGEND

FILED
ONEIDA COUNTY CLERK

1999 APR 28 P 4:18

SITE PLANNING STUDY

For The Proposed

ST. ELIZABETH CAPITAL IMPROVEMENTS

OPEN PARKING LOT

LOCATION

**ST. ELIZABETH HOSPITAL GROUNDS
& ADJACENT NEIGHBORHOODS
CITY OF UTICA
ONEIDA COUNTY**

PREPARED FOR

CITIZENS TO PRESERVE OUR NEIGHBORHOOD, INC.

Prepared By

**WALKER PLANNING & DESIGN
4305 Middle Settlement Road
New Hartford, New York 13413
*February 24, 1999***

70F10

TABLE OF CONTENTS

Introduction
Visual Perception
Visibility
Potential Viewpoints
Description of Existing Neighborhood Character
Existing Zoning Districts
Existing Vegetation Survey
Site Plan Considerations
Architectural & Landscape Architectural Considerations
Proposed Conservation Easement & Landscaping
Proposed Action Plan
Conclusion

Appendix

Tax Map/Zoning Map (No. 1)
Conceptual Site Plan (No. 2)
Proposed Conservation Easement (No. 3)
Existing Photos (No. 4)
Existing Photos (No. 5)
Bartlett Tree Experts Report

INTRODUCTION

This report summarizes the results of a site analysis and site planning process conducted on behalf of homeowners with properties adjoining the St. Elizabeth Hospital property. ***Citizens to Preserve Our Neighborhood, Inc.(CPONI)***, is an organization that represents homeowners from the Ballantyne Brae, Douglas Crescent and Proctor Boulevard neighborhoods. This group is concerned with proposed development plans for a large exterior parking lot which is planned for the wooded slope east of the St. Elizabeth Hospital Parking Garage. This area adjoins many residential lots. Future development plans of St. Elizabeth Hospital that may impact the residential properties are also of concern.

Site & Architectural Planning issues of concern are as follows:

- Impacts to existing woodlands that presently provide an effective degree of visual screening.
- Potential adverse effects to residences from excessive noise and night-time glare from area lighting associated with development and operation of a large parking lot adjacent to many residences (30+).
- The desire by ***CPONI*** that full landscape buffering techniques be utilized to mitigate visual impacts (i.e., preservation of existing woods; new trees and shrubs; berming and/or screen fencing).
- Architectural treatment(s) of Parking Garage Facade(s).
- Elimination of Parking Garage roof deck flood lights.
- Strict control and mitigation measures for construction related noise impacts.
- The intent is to provide useful input to St. Elizabeth Hospital and to the Utica Planning Board in their consideration of the overall Capital Improvement Project.

VISUAL PERCEPTION

Visual perception of objects in the landscape will generally depend upon the distance between the object and a viewer and the size of the object in relation to its surroundings.

Extensive research has been conducted on the perception of visual objects in the landscape. The following distance zones have been developed by Federal Agencies for use in visual resource planning and impact analysis:

SITE PLANNING STUDY

- ***Foreground*** (0 - 1/2 mile) - Architectural details, colors, and textures are readily identifiable in the foreground distance zone.
- ***Midground*** (1/2 - 2 miles) - Details and colors become muted as the form and its relative scale become the dominant visual qualities of the object.
- ***Background*** (2 + miles) - Only the simple outline and contrast between the object and its setting are significant visual qualities in the most distant views. Due to atmospheric conditions in the northeast, the object becomes part of the landscape texture and is no longer a distinguishable object at a distance of several miles.

In addition to distance, the visual character of an object (i.e., its height, width, shape, color, etc.) and its functional use contribute to a viewer's impression of overall compatibility of a specific object in a particular landscape setting.

VISIBILITY

Potential visibility of any object in the landscape is significantly reduced by ***Vegetative Screening***.

Potential visibility is further reduced by ***Local Screening***. Terrain features, roadside vegetation, buildings and other objects will block local views of a particular object in many areas. It is also noted that trees and shrubs can provide significant noise abatement. Dense shelter-belts that range from 65 - 100 feet wide located as close as possible to the source of sound are effective in reducing noise.

POTENTIAL VIEWPOINTS

Visual perception and awareness are influenced by viewer sensitivity to objects in the landscape. Most viewers' ability to perceive the landscape and its detail will be either increased or decreased by their current activity (i.e., driving, sightseeing, working, yardwork, etc.).

For purposes of this Study, all residences abutting the St. Elizabeth Hospital boundary are **considered to be sensitive viewers within the foreground viewshed area.**

DESCRIPTION OF EXISTING NEIGHBORHOOD CHARACTER

The existing neighborhoods surrounding the St. Elizabeth Hospital grounds are of a uniformly high quality in terms of building and landscape character. The neighborhoods reflect mature landscaping features and well maintained, handsome homes. The existing woodlands east of the Parking Garage contribute greatly to the neighborhood scale and character of the general area. The St. Elizabeth Hospital complex is generally of good to excellent architectural character with a historic open landscaped frontage and landscaped hospital, nursing and convent buildings. The three level parking deck is the exception to the above statement and it creates a dominant negative visual feature to many homes that are adjacent.

EXISTING ZONING DISTRICTS

The St. Elizabeth Hospital complex is located on two lots (No. 59.1 & No. 59.2) comprising a total of 20.34 acres. This land is currently a Planned Development Extraordinary (DPE) district.

SITE PLANNING STUDY

St. Elizabeth also owns various buildings and vacant lots with frontage on Ballantyne Brae. All of the lots (13) are currently a Single Family - Medium Density (RS 2) zoning district.

It is noted that the proposed Boiler House and Maintenance Garage are located within the RS 2 zoning district (refer to attached Drawing 1).

EXISTING VEGETATION SURVEY

Bartlett Tree Experts have performed a preliminary field inspection/inventory of the existing woodland area (copy attached). To summarize the horticultural report, the existing woods are a mixture of hardwood species varying in size from saplings to mature trees. Laboratory tests of the soil were taken in order to guide detailed landscape preservation and planting design. The existing vegetation, while unremarkable, does afford a significant visual, acoustic and aesthetically pleasing buffer between Hospital buildings and neighboring residences.

SITE PLAN CONSIDERATIONS

Walker Planning & Design was requested to evaluate and make suggestions regarding the current parking lot design. The following suggestions are offered for consideration:

1. **SITE PLAN:**
The latest drawing from the Architect entitled, "PARKING LOT SITE PLAN, SP1 - 1 (Revision 1, 2/1/99) was used for evaluation purposes.
2. Refer to attached Drawing 2/CONCEPTUAL SITE PLAN by WP&D which features the following:
 - A. **LIGHTING:** Suggest an average lighting level for this parking lot of 1.0 f.c. (in lieu of 5.0 f.c.); consider low mounting height poles (i.e., 12 - 15 feet).
 - B. **PARKING LOT DESIGN:** Suggest the 150 parking spaces be reduced to 140 spaces and be relocated as shown. This will still function as intended (i.e., access/egress via Parking Garage Second Level ramp) and will move the parking area further away from the Douglas Crescent homes (i.e., 75' ± along Ballantyne Brae/Proctor Blvd. & 250 - 350' along Douglas Crescent property lines). The suggested site development concept includes the use of a low/moderate height (3' to 8') retaining structure along portions of the east, north and westerly edge of the parking lot (allow 400 L.F.). This will preserve a significant portion of existing woods and should prove to be a cost effective solution (i.e., reduced earthwork).

ARCHITECTURAL & LANDSCAPE ARCHITECTURAL CONSIDERATIONS

The following comments and suggestions summarize various issues related to existing Hospital Buildings:

1. **HOSPITAL COMPLEX SCALE:** While the Genesee Street frontage is a pleasant open green space, the development of buildings, roads, parking structure and parking lots presents a dense, massive visual character from neighboring properties. Ballantyne Brae and Proctor Boulevard residences are particularly vulnerable to views to/from the Hospital complex. The Parking Garage is considered by neighbors to be both large and less attractive than other Hospital buildings.

SITE PLANNING STUDY

- A. Consider "facade" treatments to improve the visual character of the Parking Garage (i.e., louvered screen fencing; painting in an earth-tone color, etc.)
- B. Consider elimination of roof deck flood lights that "glare" into adjacent homes.
- C. St. Elizabeth Hospital to agree to restrict further site and/or building development within visually sensitive portions of the Hospital grounds (i.e., deed restricted no-build zone(s)).

2. Landscape Architectural Considerations Planting concepts include:

- A. Preservation of significant areas of the existing woodlands on the site and selective pruning of the understory vegetation.
- B. Use of mass plantings of evergreen trees that are native to the area for the purpose of visual buffering of surrounding homes and to establish a predominant planting theme for the complex.
- C. Use of large shade trees to create a street-tree canopy as neighborhood enhancements.
- D. Use of smaller flowering ornamental trees to act as focal points.
- E. Use of a mixture of evergreen and deciduous shrubs and ground covers to accent the ground plane and function as foundation plants integrating the Parking Garage into the landscape.

The Plant Selection Design Guide (refer to attached Drawing 3) identifies the Plant Material Types with several suitable plant species. This list is intended to be flexible and shall be construed so as to promote the use of creative landscape design.

PROPOSED CONSERVATION EASEMENT & LANDSCAPING

The long term resolution of the above issues that is being sought by neighbors from St. Elizabeth Hospital is a permanent landscape Conservation Easement, which will vary in width (refer to attached Drawing 3).

Specific details to be considered and agreed to by all parties include the following:

- 1. A substantial permanent planting preservation/maintenance/easement area to be designed, installed and maintained by St. Elizabeth Hospital in perpetuity.
- 2. Further horticultural study/recommendations regarding woodlands/trees to be preserved and maintained.
- 3. Detailed site landscaping of the proposed Parking Lot and neighboring properties to receive new planting screens/or ornamental fencing.
- 4. Mutual agreement regarding the "no-build zone" concept.

PROPOSED ACTION PLAN

It is proposed to create a substantial landscaped planting buffer designed to screen views and restore the visual character of the surrounding neighborhoods. This will soften the visual impact of the project for residents.

SITE PLANNING STUDY

Existing wooded areas along property lines that are not within construction zones will be preserved and become part of a permanent Conservation Easement.

As a basis for detailed landscaping design, the following Landscaping Development Budget is suggested (refer to attached Drawing 3):

1.	Groundcovers (Group I) & Lawns	\$18,000.00
2.	650 Small Shrubs (Group II)	\$15,000.00
3.	650 Medium Shrubs (Group III)	\$25,000.00
4.	300 Large Shrubs (Group IV)	\$15,000.00
5.	150 Small Trees (Group V)	\$30,000.00
6.	400 Large Trees (Group VI)	\$120,000.00
	Subtotal	\$223,000.00
	Fees & Contingencies (15%) +	\$33,450.00
	TOTAL	\$256,450.00

Proposed landscaping concepts include:

1. **Landscaping Concept 1:** A dense double row of evergreen plantings (12 feet high) to extend as necessary to create an effective visual barrier between residences and the buildings. This will create a very dense visual screen barrier which will mature into a complete planting screen.
2. **Landscaping Concept 2:** An informal shrub border of mixed plantings to be mixed with denser planting screens and earth berms. The design intent is to allow filtered views to/from backyards. While total screening of buildings is not accomplished, there will be substantial screening at initial planting augmented over time as trees mature. Ornamental screen fencing may be utilized in certain areas.

CONCLUSION

It is believed that careful selection of plant species, preservation of existing trees, agreement on the modified parking lot and the development of a final landscape design and management plan with input from residents will effectively mitigate potential visual impacts associated with the proposed Capital Improvement Project.

Respectfully Submitted,
WALKER PLANNING & DESIGN



Edward B. Walker, ASLA, AICP
Landscape Architect
Certified Planner

SITE PLANNING STUDY

© 1999 WALKER PLANNING & DESIGN

APPENDIX

- Tax Map/Zoning Map (No. 1)
- Conceptual Site Plan (No. 2)
- Proposed Conservation Easement (No. 3)
 - Existing Photos (No. 4)
 - Existing Photos (No. 5)
- Bartlett Tree Experts Report

ZONING DISTRICTS

RESIDENTIAL DISTRICTS

- RS 1 Single Family - Low Density
- RS 2 Single Family - Medium Density
- RT 1 Two Family - Low Density
- RM 1 Multi-Family - Low Density
- RM 2 Multi-Family - High Density

OFFICE DISTRICTS

- OA Office - Apartment
- OPR Office - Professional/Residential

INDUSTRIAL DISTRICTS

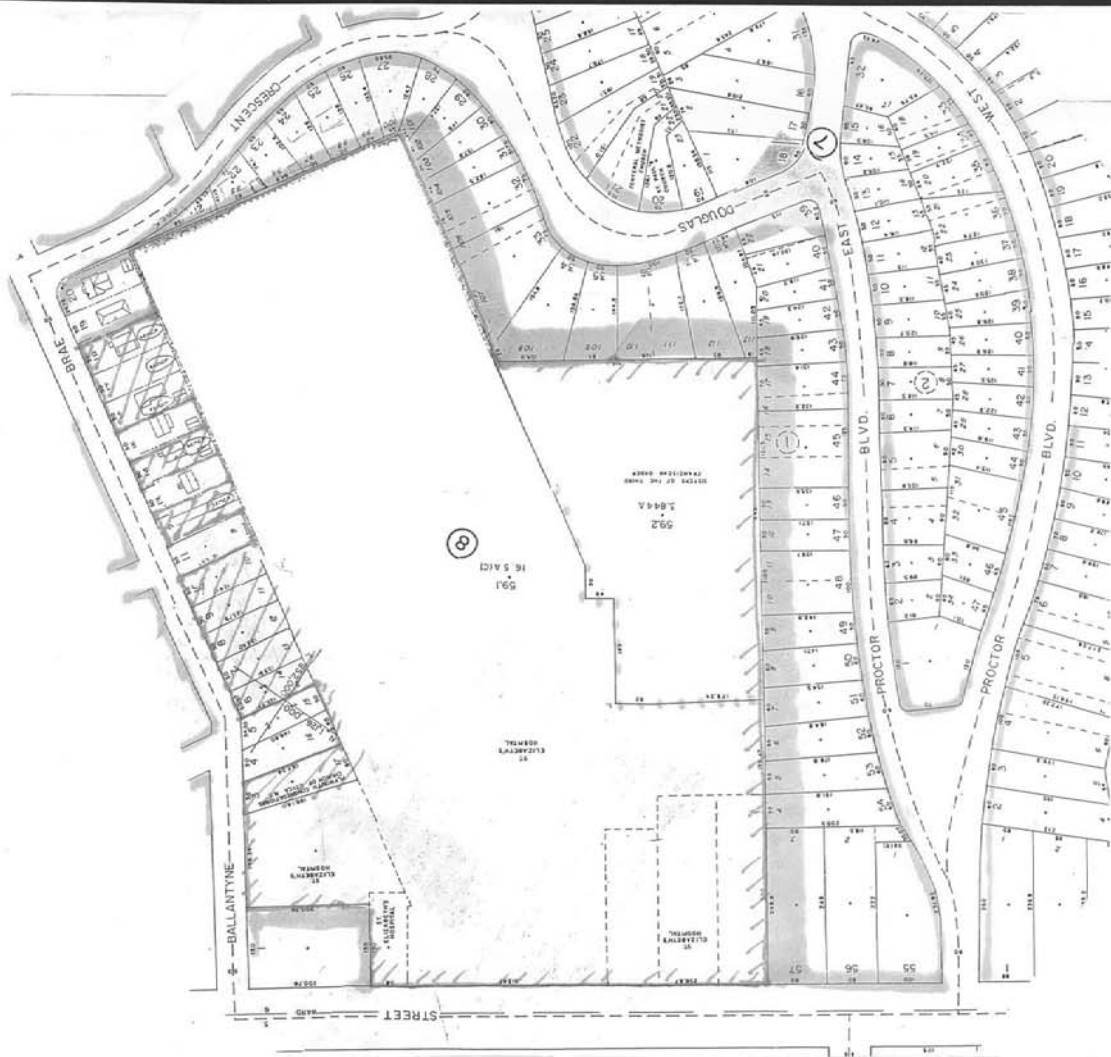
- I 1 Light Industrial
- I 2 Heavy Industrial
- LC Land Conservation
- PC Planned Development Commercial
- PDI Planned Development Industrial
- PDL Planned Development Leisure
- PDR Planned Development Residential

COMMERCIAL DISTRICTS

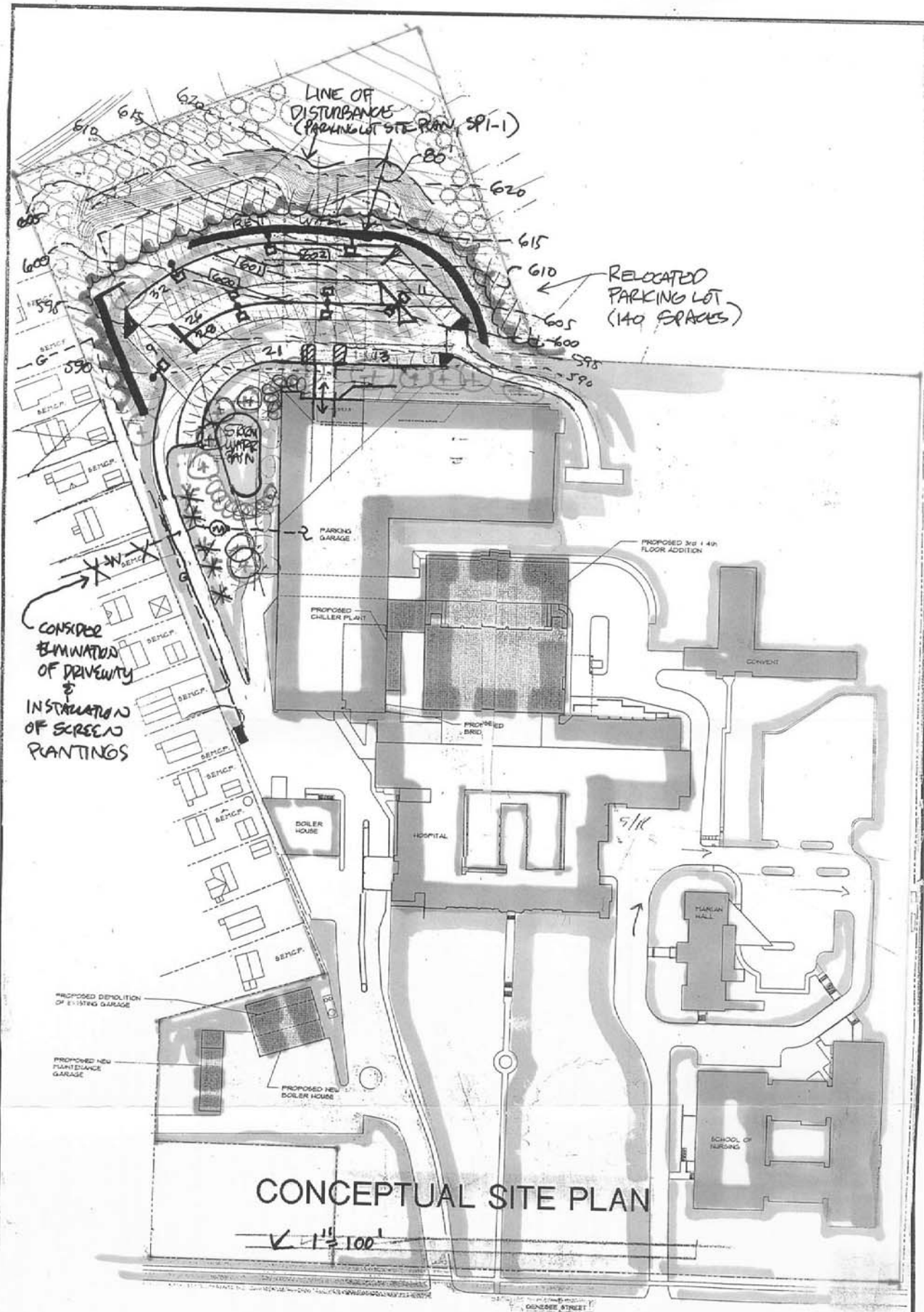
- CN Neighborhood Commercial
- CC Community Commercial
- CCBD Central Business District
- CH Highway Commercial



ZONING MAP



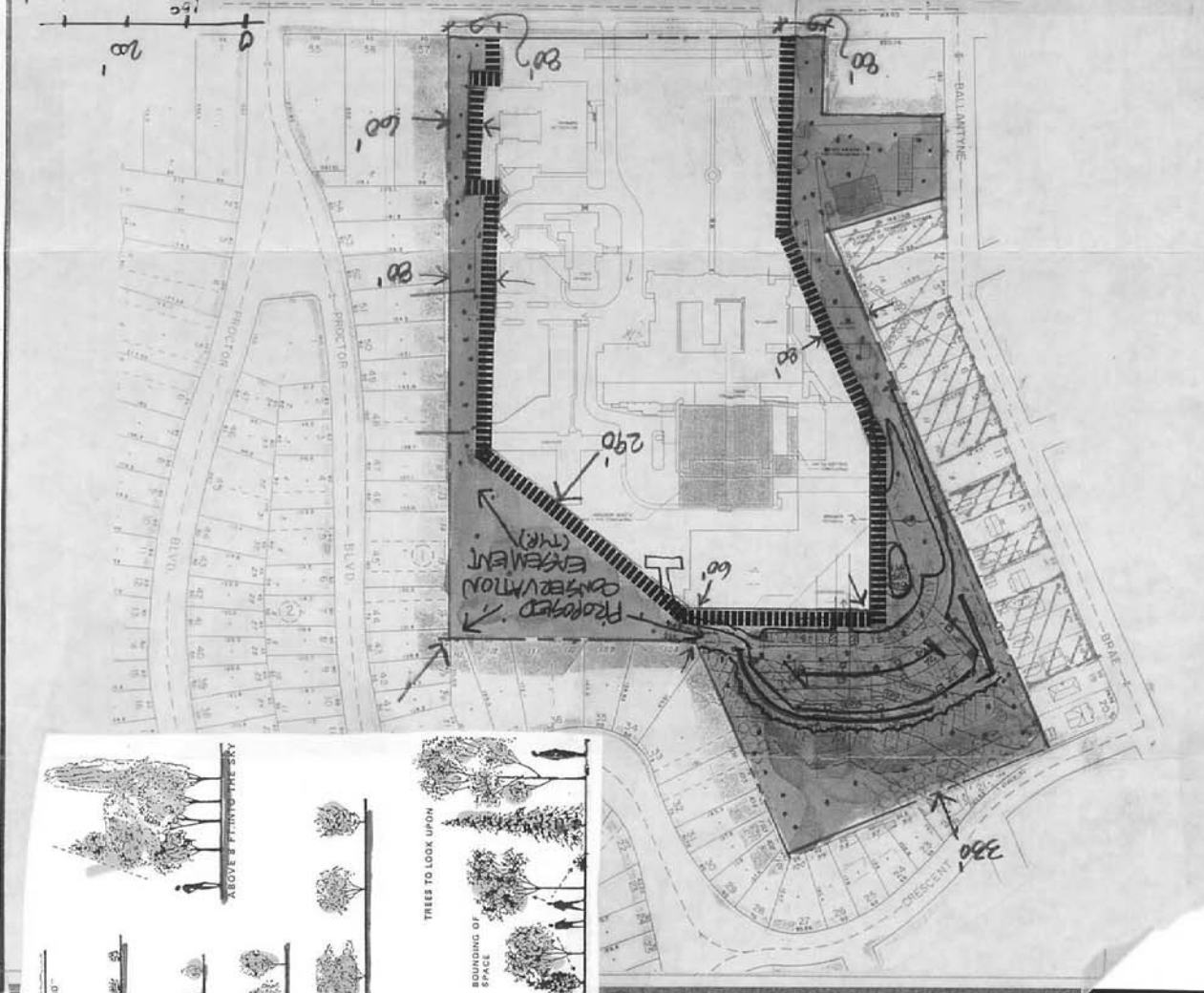
TAX MAP



NUMBER	DATE: 2/18/99
2	PROJECT:
	SCALE:

SITE PLANNING STUDY

SCALE
1" = 200' ↗



The following Catalog Guide identifies the Hicon Material Types with several suitable paint species. This list is intended to be flexible and shall be construed so as to promote the use of creative landscape design.

-

SITE PLANNING STUDY

Water Planning & Design



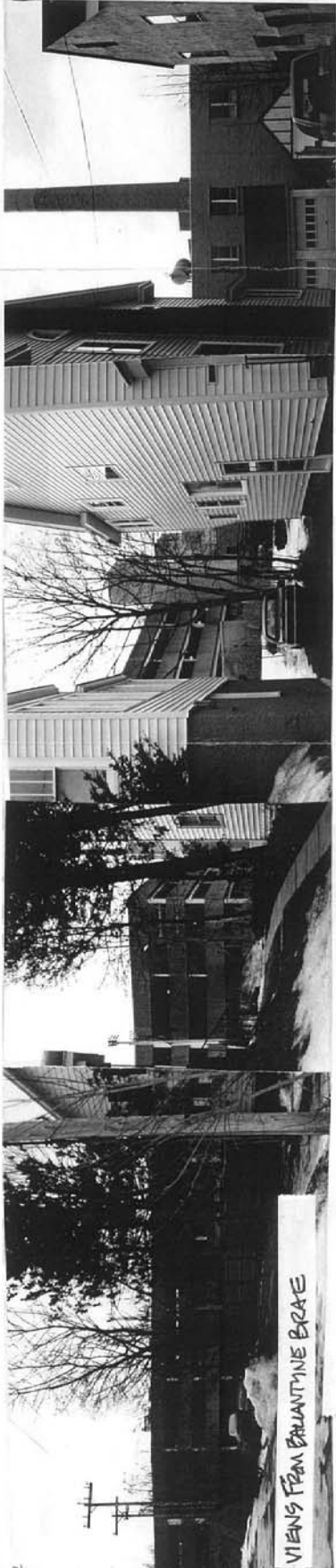
EXISTING PHOTOS



VIEW TO BRAUNTINE BRIDGE



VIEW TO DOUGLAS CRESCENT



VIEW FROM BRAUNTINE BRIDGE

SITE PLANNING STUDY



EXISTING PHOTOS



BARTLETT TREE EXPERTS



6271 Fremont Road
East Syracuse, NY 13057-9479

(315) 656-2323
FAX (315) 656-8207

February 18, 1999

Walker Planning & Design
Attn: Mr. Edward B. Walker, ASLA, ALCP
4305 Middle Settlement Road
New Hartford, NY. 13413

Dear Mr. Walker,

Here is your information from my field reconnaissance and rough inventory. I have formatted this report of existing vegetation located at the southeast end of the property owned by St. Elizabeth Hospital, 2209 Genesee St, Utica NY 13502, as a description with digital photographs. Using the site plan—landscaping map that you provided, and digital photographs, I describe areas using numbered photos that can be coordinated by looking at the map, using the same photo/location number on the written description following.

Photo # 1, narrow wooded area bordering the back side of homes on Ballantine Brea. Wooded area consists of black locusts, basswood, Norway maples. Trees sizes vary between sapling and 14 inch (DBH), diameter at breast height. Tree height averages about 50 ft tall. The edge of the main wood lot has a thick undergrowth of hardwood saplings which is common for edge growth receiving more sun light.

Photo # 2, from about 20 feet inside wood lot bordering the back side of the homes on Ballantine Brea looking southeast. Wooded area is dominated primarily by black locusts and Norway maples. There are also box elder, black cherry, elm, black walnut, sugar maples, red maples and silver maples. Trees sizes vary between sapling and 18 in (DBH). Most are in the 5 to 8 inch range, tree average height is about 50 feet.

Photo # 3, from about 20 feet inside wood lot bordering the back side of the homes on Ballantine Brea looking south. Similar description to photo # 2.

Photo # 4, from about 20 feet inside wood lot bordering the back side of the homes on Ballantine Brea, east corner, looking west. From this perspective you can get a good sense of the density of this half of the existing wood lot. Similar description to photo # 2 & 3.

Photo # 5, from about 100 feet from south corner, looking at back of properties off Douglas Crescent, looking south. This area consists of a more evenly distributed mixtures of hardwoods comprising Norway maples, box elder, black cherry, pin cherry, elm, black walnut, sugar maples, red maples and silver maple. Tree sizes vary between sapling and 20 in (DBH), most are in the 8 to 12 inch range. Tree's average height is about 65 ft. This area also supports more undergrowth consisting of younger hardwood saplings and buckthorn, honeysuckle and sumac.



Photo # 6, from about 100 feet from south corner, looking at back of properties off Douglas Crescent, looking west. Similar description to photo # 5.

Photo # 7, from about 100 feet from south corner of properties off Douglas Crescent, looking north. This area opens up as you go further north, down the hill. The undergrowth thins out and larger trees, ash, black cherry and maples are more dominant. The undergrowth is primarily honeysuckle and young saplings. Most undergrowth is located near the edges and in openings where larger trees dominate.

My summary impressions of this wood lot are that there are two distinct areas which divide the lot generally in half on the north—south axis. The east side is dominated with a black locust and Norway maple, this mixture is conducive to a relatively open under story with little undergrowth other than saplings. The west side has a more even distribution of larger hardwoods and is more conducive to some understory growth.

Results from the soil nutrient analysis will be delivered as soon as they get back from A & L laboratories, 7621 whitepine Rd., Richmond, VA 23237

Below are a few of the services that The F.A. Bartlett Tree Expert Co offer.

A. Tree evaluation, formal inventories of trees on St.Elizabeth Hospital property to determine tree health, structure, disease, and hazard tree identification.

B. Organize and prioritize work lists to develop a cost-effective tree maintenance program.

C. Provide professional arborists and equipment to perform the needed pruning, takedowns, fertilizing, cabling, and pest management.

D. Availability for storm damage emergency response.

GUIDELINES FOR TREE PROTECTION

Bartlett recognizes the importance of mature trees in the landscape. We have built our reputation on preserving trees and would be happy to be of assistance to you in preventing construction damage or reducing its effects.

PRECAUTIONS OVERVIEW OVERVIEW

The best way to avoid construction damage to your trees is to take preventive measures to protect trunks, limbs and root systems. The root system is the most vital part of a plant as well as the most easily damaged. Roots extend beyond the branch spread of a tree and are concentrated in the top eight inches of soil. Any encroachment, disturbance or compaction of the soils around the tree will cause root damage or death and can result in the decline or death of the tree.



SAFETY BARRIERS

Safety barriers must be erected around the trees that you wish to save. These barriers should remain in place until the final phase of construction. No vehicles or equipment should be driven, operated, parked or serviced within the protection areas. The safety barriers should not be moved without the consent of the Bartlett Tree Experts or the owners. Any accidental encroachment should be reported immediately to the owners and Bartlett Tree Experts.

IMPACT OF HEAVY EQUIPMENT

Heavy equipment can severely damage a tree's health, though in most cases evidence of this damage will not be seen for several years. As heavy equipment moves over root zones of trees, surface roots are crushed and subsurface roots are destroyed by compaction of the soil. Soil compaction reduces the availability of water, nutrients and oxygen, all essential to root growth and tree health. In addition, death of surface and subsurface roots makes trees more susceptible to uprooting and storm damage.

BACKFILLING

Backfilling in construction areas is extremely destructive to surrounding trees. When fill is added to an existing grade, soil gas and oxygen exchange decline, causing suffocation and toxic conditions for roots.

MECHANICAL DAMAGE

Unless trees are properly protected, bark suffers cuts and scrapes during construction. The bruised tissue dies reducing the capacity for nutrient uptake and creating entry points for insect and disease pathogens.

TREATMENTS FOLLOWING INJURY

During construction, measures can be taken to prevent tree damage. Proper root pruning has proven effective in areas where trenching and root damage is unavoidable.

Liquid deep-root fertilization has been effective in restoring health and vigor of construction damaged plants. We recommend the removal of dead branches and treatment of exposed wounds. In addition, mulching reduces moisture loss and will help stabilize soil temperatures.

INTRODUCTION OF COMPANY AND SERVICES

Founded in 1907, the F. A.. Bartlett Tree Expert Company provides a full range of quality tree and shrub care. Our programs include: pruning, fertilization, integrated pest management, hazard tree evaluation, cabling, lightning protection (installation and maintenance), consultation, tree removal, landscaping and related plant care services.



INDUSTRY LEADER

The Bartlett Tree Expert Company has been a leader in the tree care industry since 1907. Our company prides itself on accurate diagnosis of tree problems, correct remedial work of the highest quality, and the design and implementation of preventive, cost-effective maintenance programs.

PROFESSIONAL AFFILIATIONS

Bartlett Tree Experts is a founding member of the International Society of Arboriculture and an active member of the National Arborist Association, National Arbor Day Foundation, American Forestry Association and many regional societies that promote and uphold the highest principles and standards of our profession.

SAFETY

Bartlett Tree Experts will adhere to all safety practices and requirements involving pruning, repairing, maintaining and removing trees as specified in the most current American National Standard ANSI Z-133.1-1994 safety standards. We also prune trees in accordance with new A-300 Pruning Standards for shade trees, standards which are generally recognized as the highest in the industry.

Thank you for the opportunity to be of service. I look forward to the challenge of assisting you to maintain and improve your clients property with the highest levels of quality and service. If you have any questions, please feel free to contact me.

Sincerely,

THE F.A. BARTLETT TREE EXPERT CO.

Dana A. St. Louis

Dana A. St. Louis

Representative/ ISA Certified Arborist



2/16/1999 11:09am

#1, Looking from SE corner of parking garage towards Ballantine Brea.



#2, looking towards Douglas Crescent along Ballantine Brea Line, Roughly SSE.



#3, North corner Ballantine Brea looking south



#4, East corner Ballantine Brea looking West.



#5, 100 ft from South corner, looking at back of properties off Douglas Crescent.



#6, 100 ft from South corner Douglas Crescent looking West.



#7, 100 ft North of South corner Douglas Crescent looking North

Douglas Crescent

South

East

North

Ballantine Brea

West

Prospect Blvd East

SITE PLAN - LANDSCAPING

MEDICAL OFFICE BUILDING
ST. ELIZABETH HOSPITAL

LIBRARY OF THE
NEW YORK PUBLIC LIBRARY

Universal
Medical
Buildings

Appendix J

Site Concepts

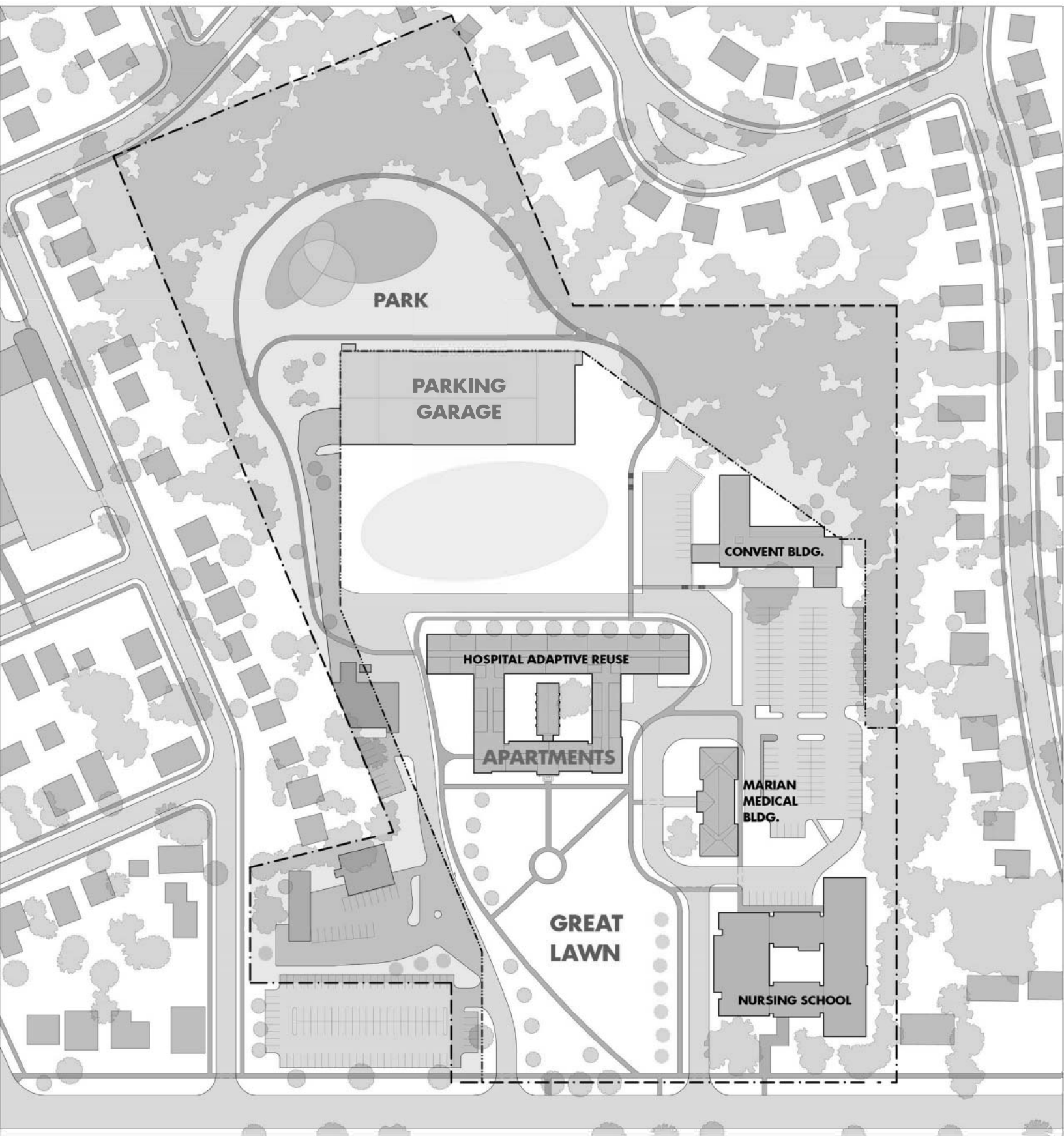
Single-Family Houses Alternative



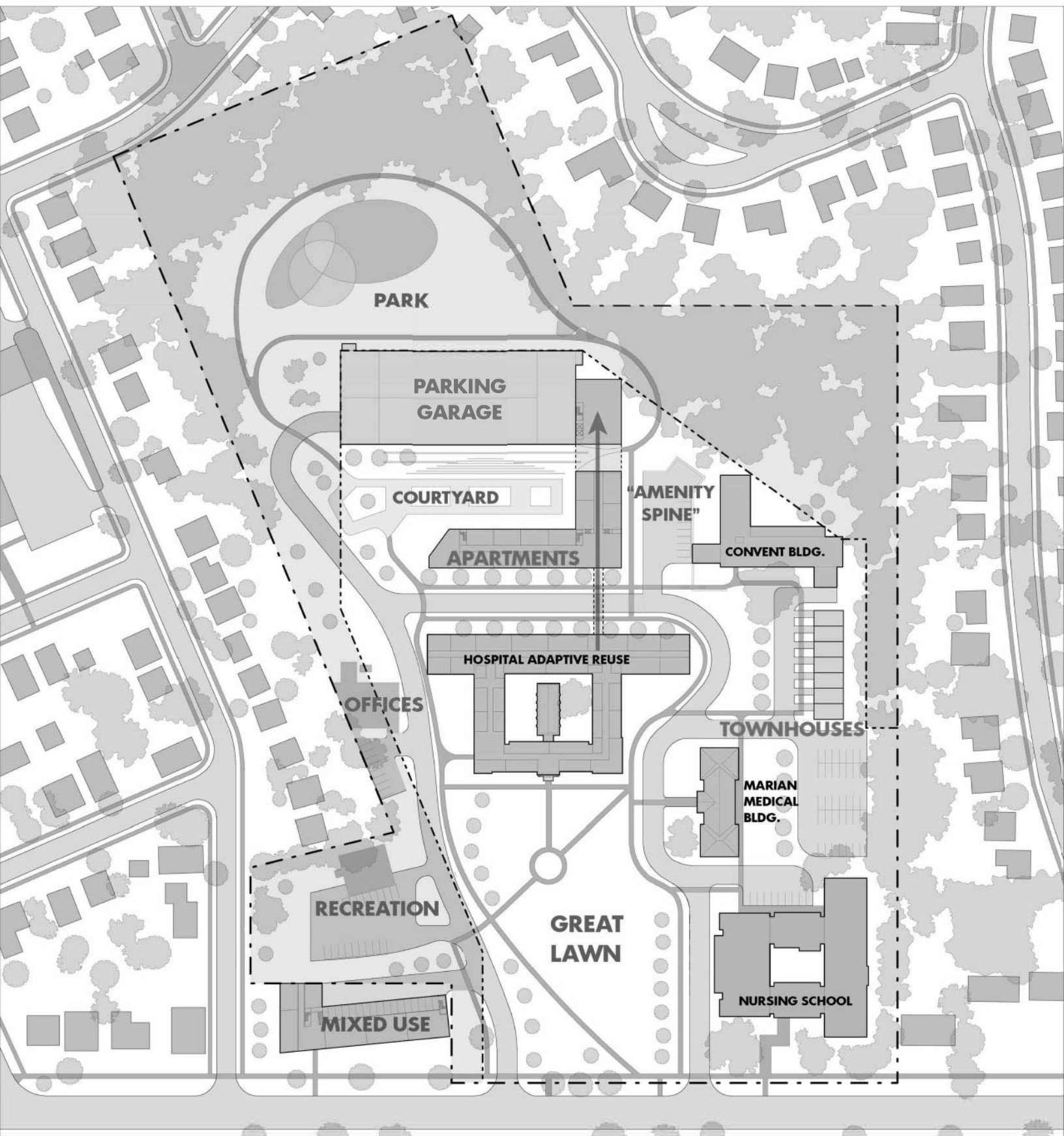
Townhouses Alternative



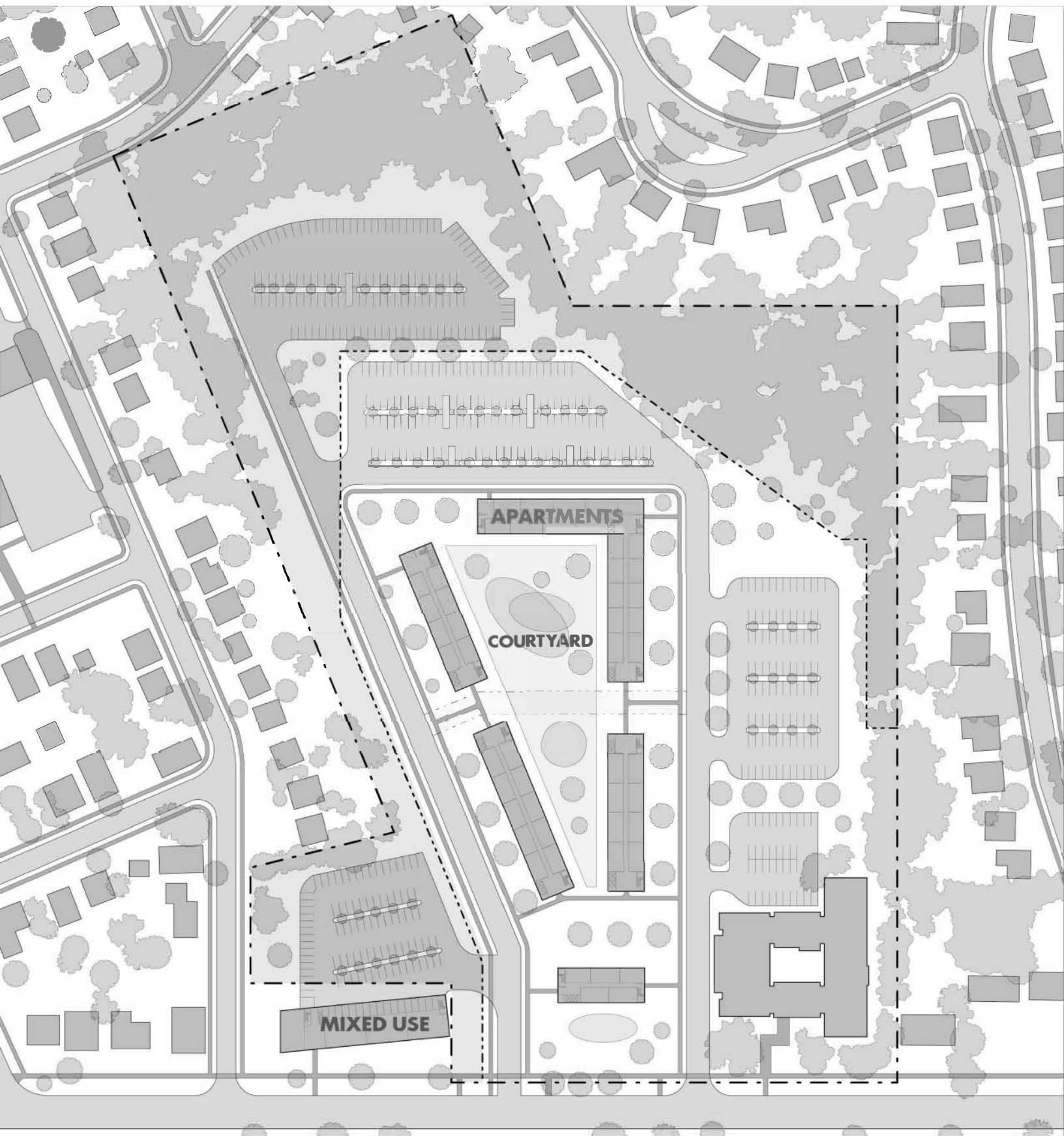
Residential Reuse Alternative: Initial Build Out



Residential Reuse Alternative: Full Build Out



Multifamily New Alternative



Appendix K
Parking Garage Separation Report (C&S)

March 18, 2024

Frank J. Armento AICP, CEP
Planning Studio Manager
Fisher Associates
55 Chicago Street, Suite 200
Buffalo, NY 14202

Re: St. Elizabeth's Medical Center Utica - Garage Separation Report

File: 145.006.001

Mr. Armento:

At your direction, on March 1st 2024, I performed a site visit to the former St. Elizabeth's Medical Center, located at 2209 Genesee St, Utica, NY to review the existing parking garage at the southeast corner of the property. C&S scope is to assess if the two wings of the garage are structurally separate at the interface and if the south wing could remain if the north wing were demolished. In addition C&S has been asked to review the impact of demolition of the north wing retaining structures connected to this hillside garage.

From our research, and information provided by Fisher Associates, this garage was built approximately 50 years ago in the 1970's and has been subject to use and repair over the preceding decades. C&S recommends that any portion of the existing garage that is to remain receive a full structural assessment and rehabilitation by a specialty contractor. C&S was not tasked with a full structural assessment of the garage condition, egress, access, parking number, or drive aisle assessment; and these are not included in this report. We have noted some visible conditions near the requested scope area, and hospital areas that may be impacted by the intended demolition for due diligence, and future considerations for completeness of design. It is our understanding from Fisher Associates, is that rehabilitation and design for all of these factors for the south garage to remain, is their future design intent.

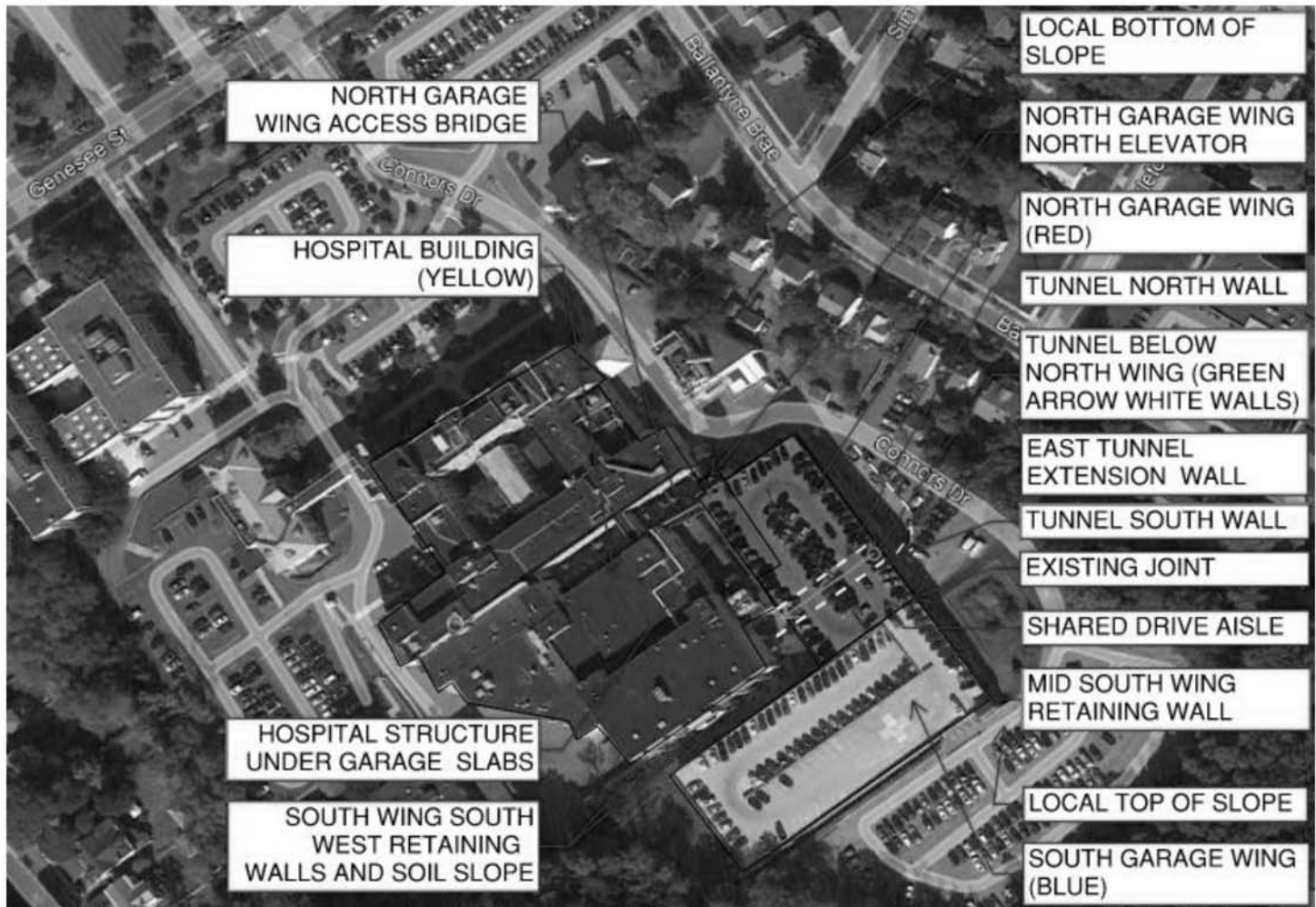
Building Overview:

The garage at this site is a three story L shaped building with legs of the L extending north and west. This structural steel and concrete flat slab building, was constructed stepped into the hillside with retaining walls adjacent to, and integral with the building structure. The south wing is approximately 300 feet wide East to West, and 120 feet long north to south. The North wing that is proposed to be demolished is approximately 120 feet wide East to West and 200 feet long north to south. The east edge the exterior walls of both wings align. Where the wings intersect they share a common edge running 120 feet east to west, that falls 120 feet north of the south wall of the south wing. Each wing of the L contains its own one way parking drive helix with sloped slabs. Along the east wall at each floor there is a single shared drive path crossing the common edge between the North and South Wings of the garage, of approximately 40 feet in clear width.

There is a below grade tunnel formed by north wing foundation walls. The tunnel crosses east to west for a hospital service drive passing under the north wing ground floor parking level. This tunnel is approximately 27

feet wide north to south and 120 feet long east to west, and occupies the area under the north wing between 54 feet to 81 feet north of the common edge between wings.

There is an access pedestrian bridge on the west side of the north wing of the garage at level three. This bridge travels east to west and is the access from the garage to the hospital building. A portion of the hospital building extends below the northwest corner of the north garage wing.



Project Site Location Plan: Former St. Elizabeth's Medical Center, Parking Garage, 2209 Genesee Street Utica, NY

Field Observations of the Garage Wing Interface: *(Photos: See Appendix A, Pages 7 through 10)*

In the garage at grade the concrete slabs have a standard east to west slab on grade butt joint aligned with this common edge between the wings. The concrete slabs separate at the column pier west of the drive aisle and then follow the outside face of pier and wall each side, with neither slab entering the other wing. At each elevated floors an expansion joint exists at the common edge across the shared drive aisle. West of the shared drive aisle where the slab elevation differs, the south garage wing is at a higher elevation than the north wing and the slabs are offset north to south of the joint.

Along the common edge including the expansion joint, two structural steel beams support the slabs, with one beam on each side of the common edge in all locations. These beams are supported by separate pairs of columns with one column on each side common edge between the wings of the garage. The grid for these columns is only aligned at the east edge where a gap between the columns could be seen looking down from above at each floor. At other locations the two lines of supporting columns are offset in both directions from each other with an offset grid alignment. Along this common edge all columns including southwest corner of the north garage the columns and slab had a visible gap between the wings of the garage with no visible connections to elements accessories or façade panels from the other wing. Each side of the common edge corrosion to existing steel was clearly visible. In one area of slab just south of the expansion joint the slab had spalled and corroded reinforcement was exposed, the areas around this location appeared to be smooth but the rebar grid was visible on the concrete surface.

Field Observations of North Wing Interface with hospital: *(Photos: See Appendix A, Pages 11 through 13)*

In the North wing of the garage that is proposed to be demolished there are existing shared edges to hospital building areas that will require future design review. The north wing west edge parking deck there is an access door to an unknown area of the hospital and no expansion joint is installed here, only a crack along the concrete interface. The North edge of the North wing appears to be connected to the elevator tower, and to an access bridge to the hospital spanning above other areas of the hospital. The north elevator tower is supported by structure that passes through the hospital roof structure below. Several north wing beams pass through the north elevator tower exterior wall. The access bridge is supported by the north wing of the garage and appears to be supported part way along its length by an intersecting hospital wall. The northwest quadrant parking area of the north garage wing also appears to be over a portion of the hospital. This area is an uncommon condition with roofing for a hospital area that appears to be netted off from the garage area. At this low elevation if small differential movement was previously assumed, this area could have some structural dependence on existing walls and columns as exterior walls, or supports. Further investigation, including selective demolition to expose structure, and analysis of these areas were beyond the scope of this report, but were identified and should receive attention during design.

Field Observations of North Wing Retaining Structures: *(Photos: See Appendix A, Pages 14 through 17)*

The main retaining wall in the south wing is at mid building from ground floor to 2nd floor with south wing floor drainage pitched toward these retaining structures. There was no indication of bracing by the north garage wing was required for stability of this retaining wall. At this south wing mid building retaining wall, corrosion of steel beams supported by this wall was easily visible at connection points where was clearly visible and may require future focused design review.

The largest retaining walls for the north structure is the below grade tunnel access drive that passes east to west below the ground floor of the north wing. These walls one each side of the tunnel drive aisle retain soil north and south of the tunnel and support the north wing ground floor slab and beams spanning over the tunnel. At the tallest point the tunnel the west end the retaining structures are 18 feet tall north 17 feet tall south. At the shortest point of the tunnel the east end the retaining structures are approximately 9 feet tall

north 11 feet tall south. The west half of the north wall appears to not retain soil depth with an electrical room to the north and portion of the hospital extending the northwest corner of the garage.

It appears that the north wing ground floor slab and beams brace the top of the tunnel walls to each other. Staining from reinforcement corrosion in this slab is visible from below. The existing beams are encased in concrete and were not visible, however staining from corrosion was visible on several beams, and half way down the tunnel additional beams exist from a previous installation likely to reinforce a damaged area.

Retaining structures extending directly east and west from the tunnel outside of the garage to provide access to the tunnel have separation joints from the garage walls and appear to be independent cantilever retaining walls from the garage structure. These extensions may retain soil that supports or restrains the south wing garage perimeter foundations. These walls show signs of surface crazing. The soil above these walls is pitched steeply away from the garage structure down to the top of wall. The retaining walls extending further southwest are not part of the scope of this report assessment as they are reportedly to be retained in place. These appear to retain soil required for south wing garage foundation bearing.

Assessment and Recommendations:

The North wing and south wing of the garage appear to be independent structures. Demolition of the above grade portion of the north wing should not impact structural future use of the south wing of the garage. Demolition of below grade north wing structures may have an impact on south wing foundations and directly adjacent hospital buildings if slope stability, existing foundation depth, and existing support conditions are not addressed carefully during design.

The extension retaining walls directly outside of the garage footprint at the tunnels appear to be independent cantilever retaining walls with joints separating them from tunnel walls. Both the east and west extension walls retain soil down slope from south garage foundations and care should be taken to reinforce slopes if these walls are to be removed. Coordinate with work done on the tunnel walls noted below. These walls should be able to provide additional service life with standard repair and maintenance. Investigation of the back side of wall for hidden deterioration to rebar during construction is recommended if these walls are to remain.

The south wall for tunnel drive aisle under the north wing is braced by the north wing ground floor structure and the north tunnel wall. It is unlikely that the tunnel walls were designed to cantilever, given the joint with adjacent cantilever retaining walls. Without clear information, and field investigation confirming the reinforcement, and foundation geometry, the tunnel walls ability to carry cantilever soil load should not be assumed. The column foundations for the south garage wing are approximately 54 feet south of the south tunnel wall. If the tunnel walls are removed care should be taken with this slope design to assure south wing foundations are fully supported and restrained against vertical and lateral loads. Installation of a new retaining wall with along other measures of slope stabilization and erosion control should be reviewed in detail.

The west end of the north tunnel wall directly abuts the hospital wall with only a caulked joint separation. The west half of the north wall appears to be one of the perimeter walls enclosing the garage electrical room north of the tunnel. There are only limited joints to the face of hospital here and the north garage wing walls may be part of the enclosure for adjacent areas of the hospital. It should be definitively determined during design if

any areas of the existing north wing garage structure, elevator, and bridge, need to be retained or replaced for structural support, slope stability, drainage, access, and enclosure of adjacent hospital spaces. All conditions at the existing hospital are expected to be manageable for incorporation into a demolition design.

Both tunnel walls will require attention to assure design properly accommodates the impact demolition will have on the south garage foundations, and hospital. Based on the slope of other retained soils adjacent to the south wing foundations it appears there should be sufficient space to provide slope stabilization if the tunnel walls are removed. At this time it is not known if the existing foundations at the expansion joint vary in depth from other south wing foundations to the west. The slope in this area should be addressed carefully assuring gravity and lateral base shear with new horizontal passive pressure conditions are reviewed.

If the south tunnel wall were to remain for soil stability, top bracing of this wall must be maintained or replaced. If bracing is not replaced by another means, keeping the south tunnel wall in place, would likely require the existing north tunnel wall, retained soil, and electrical room to then north, all remain, to resist the force from the south wall. This may also require replacement or reinforcement of the existing north wing ground floor structure. Detailed analysis and design of this approach would be required.

Conclusion:

Based on our field observations and assessment the above grade portion of the south garage wing is structurally independent from the north garage wing that Fisher Associates intends to recommend demolishing. The below grade tunnel walls, however will require attention to assure slope stability south of the existing tunnel is maintained, and south wing foundations are not impacted. The north garage wing northwest corner interfaces with the hospital will require design review. Implications of north wing demolition on hospital structures should be local, manageable, and incorporated into the demolition design.

Our assessment indicates that demolition of the north garage is possible without detrimental impact to the south garage and hospital if the slope stability and design review recommendations herein are addressed and incorporated into demolition design. Visible corrosion and spalling were apparent in several areas of the garage; C&S recommends that any portion of the existing garage that is to remain receive a full structural assessment and rehabilitation by a specialty contractor, which is not part of the scope of this report. If you have any questions regarding this report, please contact me at the office.

Sincerely,

C&S ENGINEERS, INC.



Brian R. Byrnes, P.E.
Principal Engineer

Appendix A: Photos



Ground level slab joint and double beam above



Second floor joint and corroded existing beams above



Second floor joint and staggered existing column grid



Second floor joint and corroded existing beams above



Expansion joint, spalled south wing concrete above



Separation gap of north wing southwest corner column



Double Column separation at roof east edge



Full Height Separation at Double column



Northwest hospital access door & crack at joint (Both Photos)





Hospital Structure below North wing NW quadrant



Hospital and north wing garage elevator (foreground center) Hospital garage access bridge (Background Center Right)
Hospital structure below north wing NW quadrant (background left)



Hospital garage access bridge and low roof extending under NW quadrant of garage north wing



Mid-width South Wing Retaining Wall running east to west and existing corroded steel beam.



East tunnel Entrance (North is to the right)



Tunnel East beams North wing corrosion & patches



Tunnel West beams North wing ground floor from below



West tunnel Entrance (North is to the Left)



Cantilever retaining extension wall, west end of tunnel
South end of north wing (Left) at corner intersection
with south wing of garages (Center)
Hospital (Near right)



Cantilever retaining extension wall, east end of tunnel



Hospital interface with west end of north tunnel wall



West end of south tunnel wall and adjacent retaining wall

Appendix L
Structural and Maintenance Reports, MVHS

St Elizabeth Medical Center 2022 Facilities Capital Budget

CATEGORY	PROJECTED COST	ACTUAL COST	VARIANCE	COMMENTS
Capital Projects				
Parking Garage renovations	\$ 400,000.00			2500000+1500000 for 2022
Roof replacements	\$ 50,000.00			4C & CTOR
Nurse Call System updates	\$ 45,000.00			4C not serviceable
A/C Condenser replacement	\$ 30,000.00			Kitchen hvac 17 Cath lab HVAC 12
Ballenthyne Brea Houses	\$ 30,000.00			If not sold
Paving repair/replacement	\$ 25,000.00			Holes and voids around hospital ED
Hospital Main Front Wood Doors	\$ 25,000.00			Doors and jams rotted at bottom
Chiller updates	\$ 12,000.00			chiller updates/cooling tower leaks
Fire/smoke door replacement	\$ 12,000.00			Chapple door hardware, door replacements
Sidewalk replacement	\$ 10,000.00			By shop and lot C
Elevator updates	\$ 10,000.00			Center parking garage hydraulic unit
Johnson Controls updates	\$ 10,000.00			Controler replacement head end
Major Piping and valve replacements	\$ 10,000.00			steam/water mains
Heat Exchanger replacements	\$ 10,000.00			Heat systems/humidifiers
HVAC updates	\$ 10,000.00			Damper replacements 2 & 5
Boiler updates	\$ 7,500.00			Feed water system.boiler repairs
Roof repairs	\$ 5,000.00			Hospital & College roofs
Major Pump rebuilds/replacements	\$ 5,000.00			Main chilled/heating pumps
Outside Hand railing repairs	\$ 4,000.00			Convent, Dock, Hospital to CON
HVAC Air compressor rebuilds/replacements	\$ 3,500.00			North Mec rm, & CON mec rm
Fire/smoke damper replacement	\$ 2,000.00			From required damper inspections
Boiler chemical line replacement	\$ 2,000.00			surge tank chemical injector
Fire Pump repair	\$ 2,000.00			
Tree removals	\$ 2,000.00			
Sub Totals	\$ 722,000.00			

[illegible]

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
MVHS St. Elizabeth's Hospital
2209 Genesee St.
Utica NY 13502
FROM CONTRACTOR:
Lupini Construction, Inc.
6081 Trenton Road
Utica, NY 13502

PROJECT:
St Elizabeth's Hospital Parking Garage
2209 Genesee St.
Utica NY 13502
VIA ARCHITECT:
Klepper, Hahn & Hyatt
5710 Commons Park
Syracuse NY 13057

APPLICATION #: 4 Change Orders
PERIOD TO: 9-12-22
ARCH. PROJ. NOS:

	Owner
	Const. Mgr
	Architect
	Contractor

CONTRACT DATE: 31-Jan-22

CONTRACT FOR: Repairs

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

1. ORIGINAL CONTRACT SUM-----	\$ 227,500.00
2. Net change by Change Orders-----	\$ 105,852.45
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$ 333,352.45
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)	\$ 333,352.45

5. RETAINAGE:

a. 0.0% of Completed Work (Columns D+E on Continuation Sheet)	\$ 0.00
b. 10.0% of Stored Material (Column F on Continuation Sheet)	\$ 0.00
Total Retainage (Line 5a + 5b or	

Total in Column I of Continuation Sheet-----	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$ 333,352.45

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)-----	\$ 227,500.00
8. CURRENT PAYMENT DUE-----	\$ 105,852.45

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)
\$ 0.00

CONTRACTOR: Lupini Construction, Inc.

By: [Signature] Date: 9/10/22

State of: New York
County of: Oneida

Subscribed and sworn to before
me this 20th day of September

Michele M. Howgate
Notary Public, State of New York
Qualified in Herkimer Co.
Reg. No. 01H06161711
My Comm. Exp. 02/26/20 23

Notary Public: Michele M. Howgate
My Commission expires: 2-26-23

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$105,852.45	
TOTALS	\$105,852.45	\$0.00
NET CHANGES by Change Order		\$105,852.45

CONTINUATION SHEET														Page 2 of	2	Pages
ATTACHMENT TO PAY APPLICATION														APPLICATION NUMBER: 4 Change Orders		
PROJECT: repairs														APPLICATION DATE: 12-Sep-22		
MVHS St. Elizabeth's Hospital- parking garage														PERIOD TO: 12-Sep-22		
2209 Genesee St.														ARCH PROJECT NO:		
Utica NY 13502																
A	B				C		D		E	F	G		H	I		
Item No.	Description of Work				Scheduled Value	Work Completed		From Previous Application (D + E)	This Period	Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage (If Variable Rate)		
001	Remove all loose/spalled concrete at overhead locations				\$ 4,907.00	\$	4,907.00	\$	-		\$ 4,907.00	100%	\$ -			
002	Replace expansion joint/repair concrete nosings as required-2 joints				26,817.00		26,817.00		-		26,817.00	100%	-			
003	Remove epoxy wearin surface				8,400.00		8,400.00		-		8,400.00	100%	-			
004	Repair 3 beams including shoring,scaffolding				60,674.00		60,674.00		-		60,674.00	100%	-			
005	Additional prepof surface for new reinforcement				3,500.00		3,500.00		-		3,500.00	100%	-			
006	Install new reinforcement as required				1,600.00		1,600.00		-		1,600.00	100%	-			
007	Provide shoring/formworkas required				6,300.00		6,300.00		-		6,300.00	100%	-			
008	Provide application of foxfire waterproofing				2,205.00		2,205.00		-		2,205.00	100%	-			
009					-						-		-			
010	Provide horizontal concrete repairs				77,000.00		77,000.00		-		77,000.00	100%	-			
011											-		-			
	Remove rust lamination at steel as directed by engineer for structural review				9,436.00		9,436.00				9,436.00	100%	-			
012					9,436.00											
013	Repair deteriorated steel per engineers direction and paint				26,661.00		26,661.00				26,661.00	100%	-			
014											-		-			
015	Change Orders:										-		-			
016	Change Order #1				79,922.45				79,922.45		79,922.45	100%	-			
017	Change Order #2				25,930.00				25,930.00		25,930.00	100%	-			
018											-		-			
019											-		-			
020											-		-			
021											-		-			
022											-		-			
023											-		-			
024											-		-			
025											-		-			
026											-		-			
027											-		-			
028											-		-			
029	SUBTOTALS PAGE 2				\$ 333,352.45	\$	227,500.00	\$	105,852.45	\$ -	\$ 333,352.45	100%	\$ -	\$ -		

ELECTRICAL PREVENTIVE
MAINTENANCE & TESTING

For

**ST. ELIZABETH'S
MEDICAL CENTER**

Utica, NY

2016



February 14, 2017

Mr. David Chickering
Director, Facilities Management
St. Elizabeth's Medical Center
2209 Genesee Street
Utica, NY 13501

Re: St. Elizabeth's Medical Center – Electrical Preventive Maintenance and Testing 2016
HMT Job Number: 9120-16530

Dear David,

Enclosed for your records please find the test report documenting the electrical preventive maintenance and testing that HMT, Inc. performed at the above referenced facility. Please find below a summary of the work performed and our findings.

1. Visual Inspection – Visual equipment inspections were performed on all of the major components of the electrical system. The worst problem noted was the new 15kv outdoor switchgear vents are rusting. You may want to paint the entire outdoor switchgear to prevent rusting. Most of the comments made on dirty equipment were cleaned during the maintenance outage.
2. DC Equipment – The Cogen battery system was inspected and tested. Testing included specific gravity, cell voltage, intercell resistance and contact resistance of the interconnecting jumpers. Cell water levels were checked and distilled water was added as needed. The battery charger was checked for proper operation. This system was found to be in acceptable condition.
3. 5kV Switches – Four (4) 5kV rated switches were inspected for physical and mechanical condition, cleaned, lubricated, operated and tested. Testing included contact resistance on the switches and fuse resistance measurements. All (4) switches were found to be in acceptable condition. We noted two switches Old Hospital and the Nursing school- C phase fuses had high resistance compared to the other phases. We recommend having spare fuses on hand to minimize any power interruptions.
4. 3rd Floor Distribution # 3 Electric Room – The two (2) switchgear lineups with primary switches, dry transformers and secondary main high pressure switches were inspected for physical and mechanical condition, cleaned, lubricated, operated and tested. The switches were tested for contact and fuse resistance, transformers were insulation resistance tested. All test results were found to be acceptable.

(continued)

www.hmt-electric.com • Headquarters: 6268 Route 31, Cicero, New York 13039
Regional Offices: Buffalo • Rochester • White Plains
Ph: 315.699.5563 • Fx: 315.699.5911 • 24 Hour Emergency Service: 1.800.926.7795

5. Second Floor Compressor, Mechanical Room- The two (2) High Pressure Switches were cleaned, lubricated, operated and tested for contact resistance, fuse resistance. Test results were found to be acceptable.
6. Distribution # 2, Panel 2 Electric Room – The equipment included the primary switch, 300kva dry transformer and 1200AT secondary main breaker. This equipment was cleaned (as-found was very dirty), inspected, lubricated, operated and tested. The primary switch and transformer test results were acceptable. We have a concern with the secondary breaker which has the original vintage overcurrent trip devices with long time and Instantaneous functions. The only method to test to see if these functions work properly would be by primary current injection testing, which would require the breaker to be removed or portable test equipment brought in to test in place. The concern is these trip units would not trip properly in the case of a fault. You may want to consider replacing this equipment due to its age or retrofitting this breaker with a new solid state trip unit to ensure protection.
7. Distribution 2, Transformer Room LL6 – Equipment included primary switch, (3) 250kva oil filled transformers, 600amp main switch, 1200amp switchboard. This equipment was cleaned, inspected, lubricated, operated and tested. The primary switch and transformer test results were acceptable including PCB content for all (3) transformers which was <1.0 ppm. For the 1200amp switchboard it was noted for the Tomography Room switch, the A phase fuse & holder contact resistance is high compared to B&C phases. This should be investigated further and repaired.
8. Distribution 1, HV Vault – The (4) transformers in the vault were inspected for physical and mechanical condition. PCB oil samples results were <1.0 ppm for all (4) transformers which classifies them as non-PCB. It was noted the floor has an oil stain which looks to be from an old fixed leak. We recommend cleaning the floor so these transformers can be monitored for new leaks.
9. School of Nursing – The primary switch and dry transformer were inspected for physical and mechanical condition, the switch was cleaned, lubricated tested for switch and fuse resistance. Test results were found to be acceptable.
10. Heating Plant - The primary switch and dry transformer were inspected for physical and mechanical condition, the switch was cleaned, lubricated tested for switch and fuse resistance. Transformer was insulation resistance tested, test results were found to be acceptable.

(continued)

www.hmt-electric.com • Headquarters: 6268 Route 31, Cicero, New York 13039

Regional Offices: Buffalo • Rochester • White Plains

Ph: 315.699.5563 • Fx: 315.699.5911 • 24 Hour Emergency Service: 1.800.926.7795

11. (5) Cogen Low Voltage Power Breakers – 51M1, F1G1, G2 & G3 were cleaned, inspected and tested for contact resistance, insulation resistance and secondary current injection. Test results were found to be acceptable.

Thank you for this opportunity to be of service.

Sincerely,

HMT, Inc.



Michael Maine
Electrical Project Manager

www.hmt-electric.com • Headquarters: 6268 Route 31, Cicero, New York 13039

Regional Offices: Buffalo • Rochester • White Plains

Ph: 315.699.5563 • Fx: 315.699.5911 • 24 Hour Emergency Service: 1.800.926.7795

St. Elizabeth's 2016 Visual Inspection Form

Date and Time: 10/31/16 0800 Temperature and Weather Conditions: 45F Sunny

Inspector's Name, Company:

Greg Hungerford HMT, Inc.

Fill in instructions: Enter OK if Satisfactory and SR (Schedule Repair) if unsatisfactory. For each SR include a description of the problem under the comments section.

Outside Main Gear

52U1 (R516) Cubicle & Vacuum Circuit Breaker 1200AMP S/N G100700271

a. Operations Counter	<u>150</u>	h. Inspect anchorage alignment & grounding	<u>OK</u>
b. Control panel heaters	<u>OK</u>	i. Inspect operating mechanism	<u>OK</u>
c. Position (open/closed)	<u>Closed</u>	j. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	k. Inspect cabinet light / GFI	<u>OK</u>
e. Inspect ind. lamps	<u>OK</u>	l. Bkr Calibration / Maint. sticker date	<u>10/14</u>
f. Insp. PT drawer	<u>OK</u>		
g. Insp. Cabinet Locks	<u>OK</u>		

Comments b. 5.47 Amps. (Read off of thermostat)

d. Vents are rusting, need to be painted.

52U2 (R517) Cubicle & Vacuum Circuit Breaker 1200AMP S/N G100700331

a. Operations Counter	<u>90</u>	h. Inspect anchorage alignment & grounding	<u>OK</u>
b. Control panel heaters	<u>OK</u>	i. Inspect operating mechanism	<u>OK</u>
c. Position (open/closed)	<u>Open</u>	j. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	k. Inspect cabinet light / GFI	<u>OK</u>
e. Inspect ind. lamps	<u>OK</u>	l. Bkr Calibration / Maint. sticker date	<u>10/14</u>
f. Insp. PT drawer	<u>OK</u>		
g. Insp. Cabinet Locks	<u>OK</u>		

Comments b. 5.55 Amps (Read off of thrmostat)

d. Vents are rusting, need to be painted.

52D2 Cubicle & Vacuum Circuit Breaker 1200AMP S/N G100700082

a. Operations Counter	<u>30</u>	h. Inspect anchorage alignment & grounding	<u>OK</u>
b. Control panel heaters	<u>*</u>	i. Inspect operating mechanism	<u>OK</u>
c. Position (open/closed)	<u>Closed</u>	j. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	k. Inspect cabinet light / GFI	<u>OK</u>
e. Inspect ind. lamps	<u>OK</u>	l. Bkr Calibration / Maint. sticker date	<u>10/14</u>
f. Insp. PT drawer	<u>OK</u>		
g. Insp. Cabinet Locks	<u>OK</u>		

Comments b. 5.50 Amps (Read off of thrmostat)

d. Vents are rusting, need to be painted.

St. Elizabeth's 2016 Visual Inspection Form

52IT Cubicle & Vacuum Circuit Breaker 1200AMP S/N G100700052

a. Operations Counter	<u>35</u>	h. Inspect anchorage alignment & grounding	<u>OK</u>
b. Control panel heaters	<u>OK</u>	i. Inspect operating mechanism	<u>OK</u>
c. Position (open/closed)	<u>Closed</u>	j. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	k. Inspect cabinet light / GFI	<u>OK</u>
e. Inspect ind. lamps	<u>OK</u>	l. Bkr Calibration / Maint. sticker date	<u>10/14</u>
f. Insp. PT drawer	<u>OK</u>		
g. Insp. Cabinet Locks	<u>OK</u>		

Comments b. 5.51 Amps (Read off of thrmostat)

Hospital Main Distribution Gear 15kv (Parking Garage)

Dist Gear Main Switch 15KV

a. Position	<u>OK</u>
b. Operating Handle	<u>OK</u>
c. Covers/Openings	<u>OK</u>
d. Painted Services	<u>OK</u>
e. Sight Glass	<u>OK</u>
f. Inspect physical cond.	<u>OK</u>

Comments _____

4.16kv Trans Disc Switch 15KV

a. Position	<u>OK</u>
b. Operating Handle	<u>OK</u>
c. Covers/Openings	<u>OK</u>
d. Painted Services	<u>OK</u>
e. Sight Glass	<u>OK</u>
f. Inspect physical cond.	<u>OK</u>

Comments _____

New Chiller Plant & Exisiting Garage Disc Switch 15KV

a. Position	<u>OK</u>
b. Operating Handle	<u>OK</u>
c. Covers/Openings	<u>OK</u>
d. Painted Services	<u>OK</u>
e. Sight Glass	<u>OK</u>
f. Inspect physical cond.	<u>OK</u>

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

New 3rd & 4th Floor Additions & Existing X Ray Disc Switch 15KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

Ambulatory Care Center Disc Switch 15KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

X Ray & Sub Garage 1 Disc Switch 15KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

Sub Garage 2 Disc Switch 15KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

Hospital Main Distribution Gear 15kv (Parking Garage)

Old Hospital Disc Switch 5KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

Boiler House Disc Switch 5KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

Nursing School Disc Switch 5KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

East Wing Disc Switch 5KV

- | | |
|---------------------------|-----------|
| a. Position | <u>OK</u> |
| b. Operating Handle | <u>OK</u> |
| c. Covers/Openings | <u>OK</u> |
| d. Painted Services | <u>OK</u> |
| e. Sight Glass | <u>OK</u> |
| f. Inspect physical cond. | <u>OK</u> |

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

Cogen Equipment (Plant)

52-G1 Control/Protection Panel

- | | | | |
|--|-----------|----------------------|--------------|
| a. Verify relays have no trip targets | <u>OK</u> | f. Relay Cal Sticker | <u>12 11</u> |
| b. Verify lockout relays are not tripped | <u>OK</u> | | |
| c. Verify indicating lights operate properly | <u>OK</u> | | |
| d. Inspect cleanliness | <u>OK</u> | | |
| e. Lights on relay panels | <u>OK</u> | | |

Comments _____

52-G2 Control/Protection Panel

- | | | | |
|--|-----------|----------------------|--------------|
| a. Verify relays have no trip targets | <u>OK</u> | f. Relay Cal Sticker | <u>12 11</u> |
| b. Verify lockout relays are not tripped | <u>OK</u> | | |
| c. Verify indicating lights operate properly | <u>OK</u> | | |
| d. Inspect cleanliness | <u>OK</u> | | |
| e. Lights on relay panels | <u>OK</u> | | |

Comments _____

52-G3 Control/Protection Panel

- | | | | |
|--|-----------|----------------------|--------------|
| a. Verify relays have no trip targets | <u>OK</u> | f. Relay Cal Sticker | <u>12 11</u> |
| b. Verify lockout relays are not tripped | <u>OK</u> | | |
| c. Verify indicating lights operate properly | <u>OK</u> | | |
| d. Inspect cleanliness | <u>OK</u> | | |
| e. Lights on relay panels | <u>OK</u> | | |

Comments _____

52-GM & 52IT Control/Synch/Protection Panel

- | | | | |
|--|-----------|---------------------|--------------|
| a. Verify relays have no trip targets | <u>OK</u> | f. 52GM Cal Sticker | <u>12 11</u> |
| b. Verify lockout relays are not tripped | <u>OK</u> | g. 52IT Cal Sticker | <u>12 11</u> |
| c. Verify indicating lights operate properly | <u>OK</u> | | |
| d. Inspect cleanliness | <u>OK</u> | | |
| e. Lights on relay panels | <u>OK</u> | | |

Comments _____

52-U1, 52-U2 & 52-F1 Control/Synch/Protection Panel

- | | | | |
|--|-----------|---------------------|--------------|
| a. Verify relays have no trip targets | <u>OK</u> | f. 52U1 Cal Sticker | <u>12 11</u> |
| b. Verify lockout relays are not tripped | <u>OK</u> | g. 52U2 Cal Sticker | <u>12 11</u> |
| c. Verify indicating lights operate properly | <u>OK</u> | h. 52F1 Cal Sticker | <u>12 11</u> |
| d. Inspect cleanliness | <u>OK</u> | | |
| e. Lights on relay panels | <u>OK</u> | | |

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

52-M1 4000A

a. Operations Counter	<u>n/a</u>	e. Inspect anchorage alignment	<u>OK</u>
b. Control panel heaters	<u>n/a</u>	f. Inspect Racking Handle	<u>OK</u>
c. Position (open/closed)	<u>CLOSED</u>	g. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	h. Inspect cabinet light / GFI	<u>n/a</u>
e. Inspect Display	<u>n/a</u>	i. Calibration / Maint. sticker date	<u>12/10</u>
		j. Inspect Targets	<u>OK</u>

Comments _____

52-G1 1600A

a. Operations Counter	<u>n/a</u>	e. Inspect anchorage alignment	<u>OK</u>
b. Control panel heaters	<u>n/a</u>	f. Inspect Racking Handle	<u>OK</u>
c. Position (open/closed)	<u>OPEN</u>	g. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	h. Inspect cabinet light / GFI	<u>n/a</u>
e. Inspect Display	<u>n/a</u>	i. Calibration / Maint. sticker date	<u>12/10</u>
		j. Inspect Targets	<u>OK</u>

Comments _____

SR / R516 94 DTT

a. Check Mech. Condition	<u>OK</u>
b. Check Targets	<u>OK</u>
c. Check alarms	<u>OPEN</u>
d. 43TT	<u>ON</u>
e. Inspect Display	<u>OK</u>

Comments _____

52-F1 800A

a. Operations Counter	<u>n/a</u>	e. Inspect anchorage alignment	<u>OK</u>
b. Control panel heaters	<u>n/a</u>	f. Inspect Racking Handle	<u>OK</u>
c. Position (open/closed)	<u>CLOSED</u>	g. Inspect for evidence of rodents	<u>OK</u>
d. Insp. painted surfaces	<u>OK</u>	h. Inspect cabinet light / GFI	<u>n/a</u>
e. Inspect Display	<u>OK</u>	i. Calibration / Maint. sticker date	<u>12/10</u>
		j. Inspect Targets	<u>OK</u>

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

Batteries & DC Equipment

a. Float voltage	<u>54.0</u>	VDC	i. Connections	<u>OK</u>
b. Amps	<u>1.2</u>		j. Plates Buckling	<u>OK</u>
c. Cell Temp	<u>56.1</u>	F	k. Sediment	<u>OK</u>
d. Cell No.	<u>17.0</u>		l. Grounding	<u>OK</u>
e. Specific Gravity	<u>1.2</u>		m. Rack Paint Condition	<u>OK</u>
f. Cell Voltage	<u>2.233</u>	VDC	n. Eye Wash Condition	<u>n/a</u>
g. pos-grd voltage reading	<u>23.73</u>	VDC	o. Any charger alarms	<u>OK</u>
h. Neg-grd voltage reading	<u>28.77</u>	VDC	p. Any tripped DC breakers	<u>n/a</u>

Comments _____

CoGen Inside Equipment (Room above cogen)

T1 CoGen Transformer ABB 2500kva Ser.P587251001 (Dry Type)

a. Winding Temp. L	<u>63</u>	C	f. Insp. Covers & Openings	<u>OK</u>
b. Winding Temp. C	<u>70</u>	C	g. Insp. Painted surfaces	<u>OK</u>
c. Winding Temp. R	<u>63</u>	C	j. Insp. General Cond.	<u>OK</u>
d. Wind Temp. Max	<u>193</u>	C	h. Insp. Cleanliness	<u>OK</u>
e. Fans Manual	<u>OK</u>		i. Reset Max Indicator	<u>OK</u>

Comments _____

Hospital Equipment (Various Locations)

Parking Garage 15kv to 5kv Transformers (Three Single Phase Tubs)

a. Insp. physical cond. of Pri Bushing	<u>OK</u>	f. Check for Oil Leaks	<u>C</u>
b. Insp. physical cond. of Conc pad	<u>OK</u>	g. Insp. General Condition	<u>OK</u>
c. Insp. physical cond. of Pri Cables	<u>OK</u>	h. Insp. Cleanliness	<u>OK</u>
d. Insp. physical cond. Sec Cables	<u>OK</u>		
e. Insp. physical cond. of Conc pad	<u>OK</u>		

Comments _____

St. Elizabeth's 2016 Visual Inspection Form

Distribution #1 (3 single phase tubs) 100kva

a. Insp. physical cond. of Pri Bushing	<u>OK</u>	f. Check for Oil Leaks	<u>OK</u>
b. Insp. physical cond. of Conc pad	<u>OK</u>	g. Insp. General Condition	<u>OK</u>
c. Insp. physical cond. of Pri Cables	<u>OK</u>	h. Insp. Cleanliness	<u>*</u>
d. Insp. physical cond. Sec Cables	<u>OK</u>		
e. Insp. physical cond. of Conc pad	<u>OK</u>		

Comments ***Connections and Bushing are very dirty and need to be cleaned.**

X Ray (3 single phase tubs) 250kva

a. Insp. physical cond. of Pri Bushing	<u>OK</u>	f. Check for Oil Leaks	<u>OK</u>
b. Insp. physical cond. of Conc pad	<u>OK</u>	g. Insp. General Condition	<u>OK</u>
c. Insp. physical cond. of Pri Cables	<u>OK</u>	h. Insp. Cleanliness	<u>*</u>
d. Insp. physical cond. Sec Cables	<u>OK</u>		
e. Insp. physical cond. of Conc pad	<u>OK</u>		

Comments ***Connections and Bushing are very dirty and need to be cleaned.**

Distribution #2

a. Insp. physical cond. of Pri Bushing	<u>n/a</u>	f. Check for Oil Leaks	<u>OK</u>
b. Insp. physical cond. of Conc pad	<u>n/a</u>	g. Insp. General Condition	<u>OK</u>
c. Insp. physical cond. of Pri Cables	<u>n/a</u>	h. Insp. Cleanliness	<u>OK</u>
d. Insp. physical cond. Sec Cables	<u>n/a</u>		
e. Insp. physical cond. of Conc pad	<u>OK</u>		

Comments **No Nameplate. Bushing are not exposed.**



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's CoGen
Location: Utica, NY
Equipment: Main Battery Bank
Weather: Indoor, 60°F

Job No.: 9120-16545
Technician: MVG
Date: 11/11/2016
Humidity:

Battery ID: MAIN BATTERY BANK
Mfr: ENERSYS
Cell Type: LEAD ACID 3CC-3M
Pilot Cell SG:

Cell Size: 50 AMP HOURS
No. of Cells: 24
Voltage: 53.95VDC / 23.72 +/GND / 28.78 -/GRD

BATTERY TESTS

Cell No.	Specific Gravity	Cell Voltage	Inter Cell Resistance	Water Level	Strap Resistance
1	1.192	2.250	2.272	OK	
2	1.190	2.242	2.157	OK	
3	1.195	2.238	2.262	OK	
4	1.192	2.243	2.243	OK	
5	1.197	2.205	2.281	OK	
6	1.195	2.246	2.240	OK	
7	1.197	2.266	2.235	OK	
8	1.196	2.298	2.266	OK	
9	1.198	2.268	2.226	OK	
10	1.199	2.248	2.232	OK	
11	1.198	2.228	2.228	OK	
12	1.198	2.228	2.335	OK	
13	1.198	2.273	2.269	OK	
14	1.202	2.244	2.256	OK	
15	1.203	2.271	2.224	OK	
16	1.202	2.241	2.254	OK	
17	1.202	2.257	2.249	OK	
18	1.203	2.260	2.216	OK	
19	1.202	2.253	2.248	OK	
20	1.202	2.238	2.249	OK	
21	1.201	2.265	2.222	OK	
22	1.202	2.227	2.248	OK	
23	1.204	2.241	2.247	OK	
24	1.202	2.259	2.285	OK	

Cell No.	Specific Gravity	Cell Voltage	Inter Cell Resistance	Water Level	Strap Resistance
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					

Total Voltage	53.99
Number Of Cells	24
Average Volts/Cell	2.250

Remarks:



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's CoGen
Location: Utica, NY
Equipment: Main Battery Bank
Weather: Indoor, 60°F

Job No.: 9120-16545
Technician: GH / MVG
Date: 11/11/2016
Humidity:

Battery Bank ID: COGEN BATTERIES

BATTERY CONTACT RESISTANCE

Connection	Description	Micro-Ohms	Connection	Description	Micro-Ohms
Positive	Lug to Post	34			
1 - 2	1"X4"X1/8" LEAD	44			
2 - 3	1"X4"X1/8" LEAD	57			
3 - 4	1"X4"X1/8" LEAD	56			
4 - 5	1"X4"X1/8" LEAD	52			
5 - 6	1"X4"X1/8" LEAD	53			
6 - 7	1"X4"X1/8" LEAD	47			
7 - 8	1"X4"X1/8" LEAD	58			
8 - 9	1"X4"X1/8" LEAD	49			
9 - 10	1"X4"X1/8" LEAD	58			
10 - 11	1"X4"X1/8" LEAD	60			
11 - 12	1"X4"X1/8" LEAD	52			
12 - 13	#2 AWG X 4'	810			
13 - 14	1"X4"X1/8" LEAD	47			
14 - 15	1"X4"X1/8" LEAD	55			
15 - 16	1"X4"X1/8" LEAD	52			
16 - 17	1"X4"X1/8" LEAD	42			
17 - 18	1"X4"X1/8" LEAD	53			
18 - 19	1"X4"X1/8" LEAD	52			
19 - 20	1"X4"X1/8" LEAD	52			
20 - 21	1"X4"X1/8" LEAD	38			
21 - 22	1"X4"X1/8" LEAD	46			
22 - 23	1"X4"X1/8" LEAD	56			
23 - 24	1"X4"X1/8" LEAD	53			
24 - 25	1"X4"X1/8" LEAD	50			
Negative	Post to Lug	25			

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 5 & 15kv SWGR in Parking Garage
Weather: Indoors

Job No.: 9120-16530
Technician: PS, CP
Date: 11/13/2016
Humidity:

Switchgear ID: COMMON MAIN BUS FOR ALL 5KV SWITCHES
Mfr: WESTINGHOUSE
Cat. No:

Volts: 5KV
Amps:

SWITCHGEAR INSPECTION AND MAINTENANCE

	Check	Comments
1. Vacuum interior	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Check for fit of covers, missing screws and openings	✓	
5. Inspect and torque electrical connections	✓	
6. Inspect and confirm heater operation		Heaters off
7. Inspect ground connections	✓	

INSULATION RESISTANCE TESTS

Test Voltage: 5,000 Volts DC

Test Connection	Meg-ohms
A - GND	
B - GND	
C - GND	
A - B	
B - C	
C - A	

CONTACT RESISTANCE MAIN BUS END TO END:

(Micro-ohms)

A Phase:

B Phase:

C Phase:

Remarks:

INSULATION RESITANCE WAS NOT DONE BECAUSE TRANSFORMER WAS CONNECTED

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 5 & 15kv SWGR in Parking Garage
Weather: Indoors

Job No.: 9120-16530
Technician: PS, CP
Date: 11/13/2016
Humidity:

Switch ID: OLD HOSPITAL
Manufacturer: WESTINGHOUSE
Serial Number:
Type: WTT

Volts: 5KV
Amps: 600
BIL: 75KV

Fuse Rating: 80E
Fuse Type: S # 677C371G01

Fuse Manufacturer: WESTINGHOUSE
Fuse Style: RBA-400 (FUSEHOLDER)

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms) A Phase: B Phase: C Phase:

FUSE RESISTANCE:

(Micro-ohms) A Phase: B Phase: C Phase:

INSULATION RESISTANCE:

(Meg-ohms) A Phase: B Phase: C Phase:
Switch open: Load-Line Load-Line Load-Line
Switch open: Line - Gnd Line - Gnd Line - Gnd
Switch open: Load - Gnd Load - Gnd Load - Gnd
Switch closed: A - B B - C C - A

Test Voltage: Volts DC

Remarks:

NO INSULATION RESISTANCE GROUNDS PLACED FOR SAFETY



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
 Location: Utica, NY
 Equipment Location: 5 & 15kv SWGR in Parking Garage
 Weather: Indoor

Job No.: 9120-16530
 Technician: PS, CP
 Date: 11/13/2016
 Humidity:

Switch ID: BOILER HOUSE
 Manufacturer: WESTINGHOUSE
 Serial Number:
 Type / Style: WLI / 868A999G02

Volts: 5,000
 Amps: 600
 Bil: 75

Fuse Rating: 80E
 Fuse Type: 677C371G01

Fuse Manufacturer: WESTINGHOUSE
 Fuse Style: RBA-400 FUSEHOLDER

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms) A Phase: 21 B Phase: 22 C Phase: 22

FUSE RESISTANCE:

(Micro-ohms) A Phase: 844 B Phase: 796 C Phase: 998

INSULATION RESISTANCE:

(Meg-ohms) A Phase: B Phase: C Phase:
 Switch open: Load-Line **** Load-Line **** Load-Line ****
 Switch open: Line - Gnd **** Line - Gnd **** Line - Gnd ****
 Switch open: Load - Gnd **** Load - Gnd **** Load - Gnd ****
 Switch closed: A - B **** B - C **** C - A ****

Remarks:

NO INSULATION RESISTANCE , GROUNDS WERE PLACED FOR SAFETY



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
 Location: Utica, NY
 Equipment Location: 5 & 15kv SWGR in Parking Garage
 Weather: Indoors

Job No.: 9120-16530
 Technician: PS, CP
 Date: 11/13/2016
 Humidity:

Switch ID: NURSING SCHOOL
 Manufacturer: WESTINGHOUSE
 Serial Number:
 Type: WLI

Volts: 8,250 MAX
 Amps: 600
 Bil: 75

Fuse Rating: 150E
 Fuse Type: RBA-400 FUSEHOLDER

Fuse Manufacturer: WESTINGHOUSE
 Fuse Style: 677C371G01

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms) A Phase: 21 B Phase: 16 C Phase: 18

FUSE RESISTANCE:

(Micro-ohms) A Phase: 558 B Phase: 522 C Phase: 1958

INSULATION RESISTANCE:

(Meg-ohms) A Phase: B Phase: C Phase:
 Test Voltage: **** Volts DC
 Switch open: Load-Line **** Load-Line **** Load-Line ****
 Switch open: Line - Gnd **** Line - Gnd **** Line - Gnd ****
 Switch open: Load - Gnd **** Load - Gnd **** Load - Gnd ****
 Switch closed: A - B **** B - C **** C - A ****

Remarks:

NO INSULATION RESISTANCE, GROUNDS WERE PLACED FOR SAFETY
 C PHASE FUSE RESISTANCE IS HIGH COMPARED TO A & B, RECOMMEND HAVING SPARE FUSES AVAILABLE.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 5 & 15kv SWGR in Parking Garage
Weather: Indoors

Job No.: 9120-16530
Technician: PS, CP
Date: 11/13/2016
Humidity:

Switch ID: EAST WING
Manufacturer: WESTINGHOUSE
Serial Number:
Type: WLI

Volts: 5,000
Amps: 600

Fuse Rating: 80E
Fuse Type: 677C371G01

Fuse Manufacturer: WESTINGHOUSE
Fuse Style: RBA-400 FUSEHOLDER

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 21

B Phase: 19

C Phase: 23

FUSE RESISTANCE:

(Micro-ohms)

A Phase: 992

B Phase: 996

C Phase: 853

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

Test Voltage: ****

Volts DC

Switch open:

Load-Line

B Phase:

Load-Line

C Phase:

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

B - C

C - A

Remarks:

NO INSULATION RESISTANCE, GROUNDS WERE PLACED FOR SAFETY.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor -Distribution #3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, Jes
Date: 11/13/2016
Humidity:

Switch ID: HVS-1 (1500KVA XFMR PRI SW)
Manufacturer: GE
Serial Number: 15641133
Model: S-15298

Volts: 13,800
Amps: 600

Fuse Rating: 100
Fuse Type: EJ 0-1

Fuse Manufacturer: GE
Fuse Style: 9FG2DDD100

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 46

B Phase: 40

C Phase: 38

FUSE RESISTANCE:

(Micro-ohms)

A Phase: 965

B Phase: 961

C Phase: 961

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

B Phase:

Test Voltage: **** Volts DC

Switch open:

Load-Line

Load-Line

C Phase:

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

B - C

C - A

Remarks:

Cables Connected to Transformer

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor - Distribution #3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, JRD
Date: 11/13/2016
Humidity:

Transformer ID: SUB T-1
Manufacturer: GE
KVA: 1,500
Primary: 13,200

Serial Number: 00-01-49489B
Age:
Impedance: 5.78%
Secondary: 480Y / 277

DRY-TYPE TRANSFORMER CHECKLIST

NLTC Tap:
Winding Temp: 55 C
Drag Hand: 120 C

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	✓	
5. Tighten primary and secondary connections	✓	
6. Inspect ground cables and connections	✓	
7. Inspect for rust, damage, etc.	✓	

INSULATION RESISTANCE TESTS

Test Connection	Test voltage (DC)	Gig-ohms
PRI - GND	5,000	128.3
PRI - SEC	5,000	133.5
SEC - GND	500	40.5

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor -Distribution #3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, JRD
Date: 11/13/2016
Humidity:

Switch ID: SUB 1 SEC MAIN
Mfr: GE
CAT #: THPC3
Type: HIGH PRESSURE CONTACT SW

V: 600
Amps: 2500

Fuse Rating: 2500
Other Nameplate Data: A4BY2500

Fuse Mft: FERRAZ SHAWMUT
Fuse Style: CLASS L

HIGH PRESSURE SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Inspect and clean insulators	✓	
5. Remove hardened lubricants	✓	
6. Relubricate as required	✓	
7. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
8. Check primary contacts for alignment and wipe	✓	
9. Check fuses and mounts (if present)	✓	
10. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 26

B Phase: 24

C Phase: 24

FUSE RESISTANCE:

(Micro-ohms)

A Phase: 22

B Phase: 21

C Phase: 21

INSULATION RESISTANCE:

(Meg-ohms)

Test Voltage: Volts DC

A Phase:
Switch open: Load-Line
Switch open: Line - Gnd
Switch open: Load - Gnd
Switch closed: A - B

B Phase:
Load-Line
Line - Gnd
Load - Gnd
A - B

C Phase:
Load-Line
Line - Gnd
Load - Gnd
A - B

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor Distribution # 3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, JRD
Date: 11/13/2016
Humidity:

Switch ID: HVS-2 (1500KVA XFMR PRI SW)
Manufacturer: GE
Serial Number: 1564134
Type:

Volts: 13,800
Amps:

Fuse Rating: 100 AMP
Fuse Type: EJ 0-1D

Fuse Manufacturer: GE
Fuse Style: 9562DDD100

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 41

B Phase: 39

C Phase: 41

FUSE RESISTANCE:

(Milli-ohms)

A Phase: 9.62

B Phase: 9.56

C Phase: 9.6

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

B Phase:

Test Voltage: **** Volts DC

Switch open:

Load-Line

Load-Line

C Phase:

Switch open:

Line - Gnd

Line - Gnd

Load-Line

Switch open:

Load - Gnd

Load - Gnd

Line - Gnd

Switch closed:

A - B

B - C

Load - Gnd

C - A

Remarks:

Cables Connected to Transformer

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor - Distribution #3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, JRD
Date: 11/13/2016
Humidity:

Transformer ID: SUB T-2
Manufacturer: GE
KVA: 1,500
Primary: 13,200

Serial Number: 00-01 - 49489C
Age:
Impedance: 5.80%
Secondary: 480Y / 277

DRY-TYPE TRANSFORMER CHECKLIST

NLTC Tap:
Winding Temp: 53 C
Drag Hand: 87 C

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	✓	
5. Tighten primary and secondary connections	✓	
6. Inspect ground cables and connections	✓	
7. Inspect for rust, damage, etc.	✓	

INSULATION RESISTANCE TESTS

Test Connection	Test voltage (DC)	Gig-ohms
PRI - GND	5,000	103.3
PRI - SEC	5,000	160.7
SEC - GND	500	24.3

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 3rd Floor -Distribution #3 Elect Rm
Weather: Indoors

Job No.: 9120-16530
Technician: SB, RR, JRD
Date: 11/13/2016
Humidity:

Switch ID: SUB 2 SEC MAIN
Mfr: GE
CAT #: THPC3625G3T
Type: HIGH PRESSURE CONTACT SW

V: 600
Amps: 2500

Fuse Rating: 2500 AMP
Other Nameplate Data: A4BY2500

Fuse Mft: FERRAZ SHAWMUT
Fuse Style: CLASS L

HIGH PRESSURE SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Inspect and clean insulators	✓	
5. Remove hardened lubricants	✓	
6. Relubricate as required	✓	
7. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
8. Check primary contacts for alignment and wipe	✓	
9. Check fuses and mounts (if present)	✓	
10. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **FUSE RESISTANCE:**

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

B Phase:

Test Voltage: Volts DC

C Phase:

Switch open:

Load-Line

Load-Line

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

A - B

A - B

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 2nd Floor -Compressor-Mechanical Rm
Weather: Indoors

Job No.: 9120-16530
Technician: BD
Date: 11/13/2016
Humidity:

Switch ID: 120/208V SEC MAIN -NORMAL
Mfr: GE
S/N: 61736
Type: HIGH PRESSURE CONTACT SW

V: 480
Amps: 1200

Fuse Rating: 1600A
Other Nameplate Data: FUSE TYPE -CLF

Fuse Mft: GE
Fuse Cat: GF8B1600

HIGH PRESSURE SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Inspect and clean insulators	✓	
5. Remove hardened lubricants	✓	
6. Relubricate as required	✓	
7. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
8. Check primary contacts for alignment and wipe	✓	
9. Check fuses and mounts (if present)	✓	
10. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 31

B Phase: 25

C Phase: 24

FUSE RESISTANCE:

(Micro-ohms)

A Phase: 39

B Phase: 42

C Phase: 39

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

Test Voltage: 500 Volts DC

B Phase:

C Phase:

Switch open:

Load-Line

Load-Line

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

A - B

A - B

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: 2nd Floor -Compressor-Mechanical Rm
Weather: Indoors

Job No.: 9120-16530
Technician: BD
Date: 11/13/2016
Humidity: 45%

Switch ID: 480V MAIN - NORMAL
Mfr: GE
S/N: 62506
Type: HIGH PRESSURE CONTACT SW

V: 600
Amps:
Cat : THPC 3412

Fuse Rating: 1200
Other Nameplate Data: FUSE TYPE-CLF

Fuse Mft: GE
Fuse Cat: GF8B1200

HIGH PRESSURE SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Inspect and clean insulators	✓	
5. Remove hardened lubricants	✓	
6. Relubricate as required	✓	
7. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
8. Check primary contacts for alignment and wipe	✓	
9. Check fuses and mounts (if present)	✓	
10. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **FUSE RESISTANCE:**

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

Test Voltage:

Volts DC

Load-Line

B Phase:

C Phase:

Switch open:

Line - Gnd

Load-Line

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

A - B

A - B

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Panel 2
Weather: Indoors

Job No.: 9120-16530
Technician: JS, JD
Date: 11/13/2016
Humidity:

Switch ID: PRI SW (300KVA XFMR)
Manufacturer: WESTINGHOUSE
Serial Number: 7021695
Type: LCB

Volts: 4,800
Amps: 600

Fuse Rating: 80E
Fuse Type: CLE-1

Fuse Manufacturer: WESTINGHOUSE
Fuse Style:

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 52

B Phase: 50

C Phase: 51

FUSE RESISTANCE:

(Milli-ohms)

A Phase: 6.33

B Phase: 6.34

C Phase: 6.34

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

B Phase:

Test Voltage: ****

Volts DC

Switch open:

Load-Line

Load-Line

C Phase:

Switch open:

Line - Gnd

Line - Gnd

Load-Line

Switch open:

Load - Gnd

Load - Gnd

Line - Gnd

Switch closed:

A - B

B - C

C - A

Remarks:

Cables Connected to Transformer
Switch was found very dirty.



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Panel 2
Weather: Indoors

Job No.: 9120-16530
Technician: JS, JD
Date: 11/13/2016
Humidity:

Transformer ID: T-1
Manufacturer: WESTINGHOUSE
KVA: 300
Primary: 4,160

Serial Number: 7021695
Age:
Impedance: 6.10%
Secondary: 208 Y / 120

DRY-TYPE TRANSFORMER CHECKLIST

NLTC Tap: 3
Winding Temp: NA
Drag Hand: NA

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	✓	
5. Tighten primary and secondary connections	✓	
6. Inspect ground cables and connections	✓	
7. Inspect for rust, damage, clean, etc.	✓	AS FOUND -VERY DIRTY

INSULATION RESISTANCE TESTS

Test Connection	Test voltage (DC)	Meg-ohms
PRI - GND	5,000	26,140
PRI - SEC	5,000	31,270
SEC - GND	500	1,147

Remarks:

TRANSFORMER WAS VERY DIRTY

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Panel 2
Weather: Indoors

Job No.: 9120-16530
Technician: JS, JD
Date: 11/13/16
Humidity:

Circuit Breaker ID: W1
Manufacturer: WESTINGHOUSE
Serial Number: 677C863G20
Type: DB 50
Model:

Volts: 600
Amp Frame: 1,600
Trip Unit: 1200A
Amp Sensors:
Rating Plug:

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage: _____

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters		
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe		
9. Check auxiliary switches		
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation		
14. Functional trip test (if required)		

CONTACT RESISTANCE:

(Micro-ohms) A Phase: B Phase: C Phase:

INSULATION RESISTANCE:

(Meg-ohms) A Phase: B Phase: C Phase:
Test Voltage: Volts DC
Bkr open: Load-Line B Phase: Load-Line C Phase: Load-Line
Bkr closed: A - Gnd B - Gnd C - Gnd
Bkr closed: A - B B - C C - A

Remarks:

Trip Unit 1200amp, Inst. Set at 6000amps, Longtime set at 1200amps

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Transformer Room LL6
Weather: Indoors

Job No.: 9120-116530
Technician: MVG
Date: 11/13/2016
Humidity:

Switch ID: PRI SWITCH (250KVA XFMRs)
Manufacturer: GE
Serial Number: 0213X0300 G3
Type: SE 1005

Volts: 13.2 KV
Amps: 600

DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	N/A	
8. Check fuses and mounts (if present)	N/A	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **FUSE RESISTANCE:**

(Milli-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

B Phase:

Test Voltage:

Volts DC

C Phase:

Switch open:

Load-Line

Load-Line

Load-Line

Switch open:

Line - Gnd

Line - Gnd

Line - Gnd

Switch open:

Load - Gnd

Load - Gnd

Load - Gnd

Switch closed:

A - B

B - C

C - A

Remarks:

Cables Connected to Transformer

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Transf Rm LL-6
Weather: Indoors

Job No.: 9120-16530
Technician: TW, JRD
Date: 11/13/2016
Humidity:

Transformer ID: 250kva-1A
Manufacturer: GE
KVA: 250
Primary: 13200
Secondary: 120.24
Impedance: 3.10%

Serial Number: PO16182
Age: 4/1986
Gallons: 50
Weight: 1676 lbs

TRANSFORMER CHECKLIST

LTC Tap: N/A

LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level: OK
Oil Temp:
Winding Temp:
Gas Pressure (psi):

Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB ONLY
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
 Location: Utica, NY
 Equipment Location: Distribution 2 Transf Rm LL-6
 Weather: Indoors

Job No.: 9120-16530
 Technician: TW, JRD
 Date: 11/13/2016
 Humidity:

Transformer ID: 250kva-2A
 Manufacturer: GE
 KVA: 250
 Primary: 13,200V
 Secondary: 120/240
 Impedance: 3.10%

Serial Number: P016181
 Age: 4/1986
 Gallons: 50

TRANSFORMER CHECKLIST

LTC Tap: N/A

LTC Drag Hand: N/A
 LTC Counter: N/A

Oil Level:
 Oil Temp:
 Winding Temp:
 Gas Pressure (psi):

Bush. Oil Lvl:
 Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB ONLY
- syringe		
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Transf Rm LL-6
Weather: Indoors

Job No.: 9120-16530
Technician: TW, JRD
Date: 11/13/2016
Humidity:

Transformer ID: 250kva-3A
Manufacturer: GE
KVA: 250
Primary: 13,200
Secondary: 120/240
Impedance: 3.10%

Serial Number: P016183
Age: 4/1986
Gallons: 50

TRANSFORMER CHECKLIST

LTC Tap: N/A

LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level:
Oil Temp:
Winding Temp:
Gas Pressure (psi):

Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB ONLY
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:



PCB Content

EPA Method 600/4-81-045
Wisconsin Certification NR149

Date: 11-28-2016
Report Number: 3837887

HMT, Inc.
Attn: Brian Wolff
6268 Route 31
Cicero, NY 13039

Lab. No.	Sample Identification		Results	Units	Aroclor	Reporting Limit
3837887	St Eliz - D2-LL6 - 1A	P016182 - GE	<1.0	ppm	ND	1 ppm
3837888	St Eliz - D2-LL6 - 2A	P016181 - GE	<1.0	ppm	ND	1 ppm
3837889	St Eliz - D2-LL6 - 3A	P016183 - GE	<1.0	ppm	ND	1 ppm
3837890	St Eliz - D1-HV - 1	1528440 - McEd	<1.0	ppm	ND	1 ppm
3837891	St Eliz - D1-HV - 2	1528439 - McEd	<1.0	ppm	ND	1 ppm
3837892	St Eliz - D1-HV - 3	1528438 - McEd	<1.0	ppm	ND	1 ppm
3837893	St Eliz - D1-HV - 4	1526920 - McEd	<1.0	ppm	ND	1 ppm

◆ 3123 Fite Circle
Sacramento, CA 95827
(916) 361-7177

◆ 1000 Riverbend Blvd; Suite O
St. Rose, LA 70087
(504) 468-8837

◆ 800 Wilburn Road, Suite K
Sun Prairie, WI 53590
(608) 825-2022

◆ 204 Gale Lane
Kennett Square, PA 19348
(610) 925-0688

**High Voltage Maintenance & Technical Services**

Customer:	St. Elizabeth's Hospital	Job No.:	9120-16530
Location:	Utica, NY	Technician:	TW, JRD
Equipment Location:	Distribution 2 Transf Rm LL-6	Date:	11/13/2016
Weather:	Indoors	Humidity:	0%

Transformer ID:	250kva	Serial Number:	PO16182
Manufacturer:	GE	Age:	4/1986
KVA:	250	Gallons:	50
Primary:	13200		
Secondary:	120.24		
Impedance:	1.70%		

INSULATION RESISTANCE

Test Connection	Test Voltage	Resistance -Meg-ohms
PRI - GND	5,000	5,650
PRI - SEC	5,000	
SEC - GND	1,000	

TESTED ALL (3) TRANSFORMERS PRIMARY TO GROUND

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Transf Rm LL6
Weather: Indoors

Job No.: 9120-16530
Technician: MVG, JD
Date: 11/13/2016
Humidity:

Switch ID: SEC MAIN
Mfr: WESTINGHOUSE
S/N:
Type: HFN366

V: 600
Amps: 600

Fuse Rating: 600AMP
Other Nameplate Data: CLASS RK5 INT RATING-200KA

Fuse Mft: GOULD SHAWMUT
Fuse Style: TR5600R

SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Inspect and clean insulators	✓	
5. Remove hardened lubricants	✓	
6. Relubricate as required	✓	
7. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
8. Check primary contacts for alignment and wipe	✓	
9. Check fuses and mounts (if present)	✓	
10. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **FUSE RESISTANCE:**

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:
Switch open: Load-Line
Switch open: Line - Gnd
Switch open: Load - Gnd
Switch closed: A - B

Test Voltage: Volts DC

B Phase:
Load-Line
Line - Gnd
Load - Gnd
A - B

C Phase:
Load-Line
Line - Gnd
Load - Gnd
A - B

Remarks:

INSULATION RESITANCE NOT PERFORMED, SAFETY GROUNDS WERE INSTALLED.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 2 Transformer Room LL-6
Weather: Indoors

Job No.: 9120-16530
Technician: JAS, MVG
Date: 11/13/2016
Humidity:

Switchboard ID: TOMOGRAPHY, XRAY, CAT-SCAN
Mfr: GE
Cat. No: AV-LINE

Volts: 416
Amps: 1200

SWITCHBOARD INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switchboard	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Check for fit of covers, missing screws and openings	✓	
5. Inspect and torque electrical connections	✓	
6. Confirm or provide compartment arrangement and ID	✓	
7. Inspect ground connections	✓	

SWITCH CONTACT RESISTANCE TESTS

	Test Connection	SW Contacts	Fuse Resistance	Fuse & Holder
TOMOGRAPHY ROOM	A	60	122	1070
	B	81	157	329
	C	96	172	321
X RAY PANEL	A	110	125	338
	B	97	180	418
	C	95	142	432
CAT-SCAN	A	88	781	784
	B	96	792	797
	C	106	770	792

Remarks:

TOMOGRAPHY ROOM SWITCH, A PHASE FUSEHOLDER HAS HIGH CONTACT RESISTANCE, RECOMMEND FURTHER INVESTIGATION.



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 1 HV Vault
Weather: Indoors

Job No.: 9120-16530
Technician: TW
Date: 11/13/2016
Humidity:

Transformer ID: A PHASE ?
Manufacturer: LINE MATERIAL
KVA: 100
Primary: 4160/ 7200Y
Secondary: 120 / 240
Impedance: 3.50%
Serial Number: 1528440
Age:
Gallons:
Weight: 1430 lbs
Cat #: T-D 211041-100

TRANSFORMER CHECKLIST

LTC Tap: N/A
LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level: OK
Oil Temp:
Winding Temp:
Gas Pressure (psi):
Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB CONTENT SAMPLE
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:

PCB CONTENT RESULTS WERE <1.0 PPM, THIS TRANSFORMER IS NON-PCB

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 1 HV Vault
Weather: Indoors

Job No.: 9120-16530
Technician: TW
Date: 11/13/2016
Humidity:

Transformer ID: B PHASE?
Manufacturer: LINE MATERIAL
KVA: 100
Primary: 4160 / 7200Y
Secondary: 120/240
Impedance: 3.50%

Serial Number: 1528439
Age:
Gallons:
Weight: 1430 lbs
Cat # : T-D211041-100

TRANSFORMER CHECKLIST

LTC Tap: N/A
LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level: OK
Oil Temp:
Winding Temp:
Gas Pressure (psi):
Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB CONTENT SAMPLE
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:

PCB CONTENT RESULTS WERE <1.0 PPM, TRANSFORMER IS NON-PCB.



High Voltage Maintenance & Technical Services

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 1 HV Vault
Weather: Indoors

Job No.: 9120-16530
Technician: TW
Date: 11/13/2016
Humidity:

Transformer ID: C PHASE?
Manufacturer: LINE MATERIAL
KVA: 100
Primary: 4160/7200Y
Secondary: 120/240
Impedance: 3.50%

Serial Number: 1528438
Age:
Gallons:
Weight: 1430 lbs
Cat #: T-D211041-100

TRANSFORMER CHECKLIST

LTC Tap: N/A

LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level: OK
Oil Temp:
Winding Temp:
Gas Pressure (psi):

Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB CONTENT SAMPLE
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:

PCB CONTENT RESULTS WERE <1.0 PPM, THIS TRANSFORMER IS NON-PCB.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Distribution 1 HV Vault
Weather: Indoors

Job No.: 9120-16530
Technician: TW
Date: 11/13/2016
Humidity:

Transformer ID: SINGLE PHASE
Manufacturer: LINE MATERIAL
KVA: 75
Primary: 4160/7200Y
Secondary: 120/240
Impedance: 3.00%

Serial Number: 1526920
Age:
Gallons:
Weight: 1160 lbs
Cat #: T-D 211041-75

TRANSFORMER CHECKLIST

LTC Tap: N/A

LTC Drag Hand: N/A
LTC Counter: N/A

Oil Level: OK
Oil Temp:
Winding Temp:
Gas Pressure (psi):

Bush. Oil Lvl:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Term block shorting screws not installed	NA	
6. Check compartment heater(s)	NA	
7. Inspect transformer for leaks	✓	SEE BELOW
8. Inspect bushings for chips, cracks, etc.	✓	
9. Inspect bushing cap taps and O-rings	NA	
10. Reset drag hands	NA	
11. Draw oil sample - bottle	✓	PCB CONTENT SAMPLE
- syringe	NA	
- LTC bottle and syringe (if app.)	NA	
12. Tighten primary and secondary connections	NA	
13. Inspect ground cables and connections	✓	
14. Inspect tank for rust, damage, etc.	✓	

Remarks:

PCB CONTENT RESULTS WERE <1.0 PPM, THIS TRANSFORMER IS NON-PCB.
7. FLOOR HAS EVIDENCE OF PAST MINERAL OIL LEAK, RECOMMEND CLEANING THE FLOOR TO CONFIRM THERE ARE NO LEAKS AT THIS TIME.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: School of Nursing
Weather: Indoors 75F

Job No.: 9120-16530
Technician: BD, TW
Date: 11/13/2016
Humidity:

Switch ID: PRI SWITCH (750KVA XFMR)
Manufacturer: GE
Serial Number: 0213X0300G 1
Type: SE-100S

Volts: 5KV
Amps: 600

Fuse Rating: 200E
Fuse Type: EJO-1

Fuse Manufacturer: GE
Fuse Cat: 6193406G19

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 42

B Phase: 44

C Phase: 40

FUSE RESISTANCE:

(Micro-ohms)

A Phase: 2375

B Phase: 2331

C Phase: 2343

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:

Test Voltage:

Volts DC

Load-Line

B Phase:

C Phase:

Switch open:

Line - Gnd

Load-Line

Load-Line

Switch open:

Load - Gnd

Line - Gnd

Line - Gnd

Switch open:

A - B

Load - Gnd

Load - Gnd

Switch closed:

B - C

C - A

Remarks:

Cables Connected to Transformer

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: School of Nursing
Weather: Indoors

Job No.: 9120-16530
Technician: BD, TW
Date: 11/13/2016
Humidity:

Transformer ID: NURSING
Manufacturer: GE
KVA: 750
Primary: 4,160

Serial Number: F-963541
Age:
Impedance: 6.09%
Secondary: 208Y / 120

DRY-TYPE TRANSFORMER CHECKLIST

NLTC Tap:
Winding Temp:
Drag Hand:

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	NA	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	NA	
5. Tighten primary and secondary connections	✓	
6. Inspect ground cables and connections	✓	
7. Inspect for rust, damage, etc.	✓	

INSULATION RESISTANCE TESTS

Test Connection	Test voltage (DC)	Meg-ohms
PRI - GND	5,000	43,500
PRI - SEC		
SEC - GND		

Remarks:

SECONDARY INSULATION RESISTANCE NOT PERFORMED BECAUSE THE SECONDARY IS GROUNDED THROUGH THE NEUTRAL.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Heating Plant
Weather: Indoors

Job No.: 9120-16530
Technician: PS, CP
Date: 11/13/2016
Humidity:

Switch ID: PRI SWITCH (225KVA XFMR)
Manufacturer: GE
Serial Number:
Type:

Volts: 5KV
Amps: 600
Bil: 60kv

Fuse Rating: 65 amp
Fuse Type: EJO-1C

Fuse Manufacturer: GE
Fuse Model: 9F62 HCB065

FUSED DISCONNECT SWITCH INSPECTION AND MAINTENANCE

	Check	Comments
1. Blow off and clean switch	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean insulators	✓	
4. Remove hardened lubricants	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check primary contacts for alignment and wipe	✓	
8. Check fuses and mounts (if present)	✓	
9. Check all position indicators	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: 39

B Phase: 33

C Phase: 33

FUSE RESISTANCE:

(Milli-ohms)

A Phase: 6.48

B Phase: 6.64

C Phase: 6.61

INSULATION RESISTANCE:

(Meg-ohms)

A Phase:
Switch open: Load-Line
Switch open: Line - Gnd
Switch open: Load - Gnd
Switch closed: A - B

B Phase:
Load-Line
Line - Gnd
Load - Gnd
B - C

Test Voltage: ****

Volts DC

C Phase:
Load-Line
Line - Gnd
Load - Gnd
C - A

Remarks:

Insulation resistance not performed because Cables Connected to Transformer, Safety grounds installed.

**High Voltage Maintenance & Technical Services**

Customer: St. Elizabeth's Hospital
Location: Utica, NY
Equipment Location: Heating Plant
Weather: Indoors

Job No.: 9120-16530
Technician: PS, CP
Date: 11/13/2016
Humidity:

Transformer ID: HEATING PLANT
Manufacturer: GE
KVA: 225
Primary: 4,160

Serial Number: P104161
Age: 1999
Impedance: 4.95%
Secondary: 480Y / 277

DRY-TYPE TRANSFORMER CHECKLIST

NLTC Tap: NA
Winding Temp: NA
Drag Hand: NA

	Check	Comments
1. Check fan operation (auto)	NA	
2. Check fan operation (manual)	✓	
3. Check alarm and auxiliary operation	NA	
4. Tighten control connections	✓	
5. Tighten primary and secondary connections	✓	
6. Inspect ground cables and connections	✓	
7. Inspect for rust, damage, etc.	✓	

INSULATION RESISTANCE TESTS

Test Connection	Test voltage (DC)	Gig-ohms
PRI - GND	5,000	77
PRI - SEC	5,000	300
SEC - GND	1,000	85

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor, 60°F

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity:

Circuit Breaker ID: 52-M1
Manufacturer: SQUARE D
Serial Number: 08516987401
Type: MASTERPACT
Model: NW40H

Volts: 600V
Amp Frame: 4000
Trip Unit: MICROLOGIC
Amp Sensors: 4000
Rating Plug: 4000

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage:

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe	✓	
9. Check auxiliary switches	✓	
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation	✓	
14. Functional trip test (if required)	✓	

CONTACT RESISTANCE:

(Micro-ohms) A Phase:

12	12
----	----

 B Phase:

12	12
----	----

 C Phase:

12	13
----	----

INSULATION RESISTANCE:

(Meg-ohms) Test Voltage: 1000 Volts DC
A Phase: B Phase: C Phase:
Bkr open: Load-Line

>30K	>30K
------	------

 Load-Line

>30K	>30K
------	------

 Load-Line

>30K	>30K
------	------

Bkr closed: A - Gnd

>30K	>30K
------	------

 B - Gnd

>30K	>30K
------	------

 C - Gnd

>30K	>30K
------	------

Bkr closed: A - B

>30K	>30K
------	------

 B - C

>30K	>30K
------	------

 C - A

>30K	>30K
------	------

Remarks:

BREAKER HAS PARALLEL CONTACTS FOR EACH PHASE.

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor, 60°F

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity:

Circuit Breaker ID: 52-M1
Manufacturer: SQUARE D
Serial Number: 08516987401
Type: MASTERPACT
Model: NW40H

Volts: 600V
Amp Frame: 4000
Trip Unit: MICROLOGIC
Amp Sensors: 4000
Rating Plug: 4000

LOW VOLTAGE BREAKER FUNCTIONAL TESTS

☐ Primary Current Injection ☒ Secondary Current Injection Test Set:

Circuit Breaker Settings:

Long Time	Pick-up:	0.9	3600	Delay:	0.50	Sec.	
Short Time	Pick-up:	10.0	36000	Delay:	0.30	Sec.	I ² t: IN
Instantaneous	Pick-up:	15.0	6000A				
Ground Fault	Pick-up:	N/A		Delay:		Sec.	I ² t:

Long Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay Tested At:

☐ 6 X Pick-up ☒ 3 X Sensor

Long Time Delay Test Current:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay:

A Phase: Sec.
B Phase: Sec.
C Phase: Sec.

Short Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Short Time Delay:

A Phase: Sec.
B Phase: Sec.
C Phase: Sec.

Instantaneous Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Sec.

Ground Fault Pick-up:

Amps

Ground Fault Delay:

Sec.

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoors

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity: 45%

Circuit Breaker ID:	52-F1	Volts:	600V
Manufacturer:	SQUARE D	Amp Frame:	800
Serial Number:	085147474501	Trip Unit:	MICROLOGIC
Type:	MASTERPACT	Amp Sensors:	600
Model:	NW08H	Rating Plug:	600

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage:

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe	✓	
9. Check auxiliary switches	✓	
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation	✓	
14. Functional trip test (if required)	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

Test Voltage: 1000 Volts DC

A Phase:	
Bkr open: Load-Line	<input type="text"/>
Bkr closed: A - Gnd	<input type="text"/>
Bkr closed: A - B	<input type="text"/>

B Phase:	
Load-Line	<input type="text"/>
B - Gnd	<input type="text"/>
B - C	<input type="text"/>

C Phase:	
Load-Line	<input type="text"/>
C - Gnd	<input type="text"/>
C - A	<input type="text"/>

Remarks:

INSULATION RESISTANCE NOT PERFORMED BECAUSE BREAKER IS BOLT IN NOT DRAW-OUT

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoors

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity: 45%

Circuit Breaker ID: 52-F1
Manufacturer: SQUARE D
Serial Number: 085147474501
Type: MASTERPACT
Model: NW08H

Volts: 600V
Amp Frame: 800
Trip Unit: MICROLOGIC
Amp Sensors: 600
Rating Plug: 600

LOW VOLTAGE BREAKER FUNCTIONAL TESTS

☐ Primary Current Injection ☒ Secondary Current Injection Test Set: 009-15

Circuit Breaker Settings:

Long Time	Pick-up:	1.0	600	Delay:	0.50	Sec.	
Short Time	Pick-up:	2.5	1500	Delay:	0.20	Sec.	I ² t: IN
Instantaneous	Pick-up:	4.0	2400				
Ground Fault	Pick-up:	E	360	Delay:	0.20	Sec.	I ² t: IN

Long Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay Tested At:

☐ 6 X Pick-up ☒ 3 X Sensor

Long Time Delay Test Current:

A Phase: 1200 Amps
B Phase: 1200 Amps
C Phase: 1200 Amps

Long Time Delay:

A Phase: 4.614 Sec.
B Phase: 4.614 Sec.
C Phase: 4.614 Sec.

Short Time Pick-up:

A Phase: 1950 Amps
B Phase: 1950 Amps
C Phase: 1950 Amps

Short Time Delay:

A Phase: 1.545 Sec.
B Phase: 1.545 Sec.
C Phase: 1.545 Sec.

Instantaneous Pick-up:

A Phase: 3000 Amps
B Phase: 3000 Amps
C Phase: 3000 Amps

Ground Fault Pick-up:

720.00 Amps

Ground Fault Delay:

0.153 Sec.

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity:

Circuit Breaker ID: 52-G1
Manufacturer: SQUARE D
Serial Number: 085146986702
Type: MASTERPACT
Model: NW16H

Volts: 600V
Amp Frame: 1600
Trip Unit: MICROLOGIC
Amp Sensors: 1200
Rating Plug: 1200

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage:

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe	✓	
9. Check auxiliary switches	✓	
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation	✓	
14. Functional trip test (if required)	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

Test Voltage: 1000 Volts DC

B Phase:

C Phase:

Bkr open:

Load-Line

Load-Line

Load-Line

Bkr closed:

A - Gnd

B - Gnd

C - Gnd

Bkr closed:

A - B

B - C

C - A

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen Job No.: 5185-16530
Location: Utica, NY Technician: MVG
Equipment Location: CoGen 480 Gear Rm. Date: 11/13/2016
Weather: Indoor Humidity: 0%

Circuit Breaker ID: 52-G1 Volts: 600V
Manufacturer: SQUARE D Amp Frame: 1600
Serial Number: 085146986702 Trip Unit: MICROLOGIC
Type: MASTERPACT Amp Sensors: 1200
Model: NW16H Rating Plug: 1200

LOW VOLTAGE BREAKER FUNCTIONAL TESTS

☐ Primary Current Injection ☒ Secondary Current Injection Test Set: 009-15

Circuit Breaker Settings:

Setting	Pick-up:	Delay:	Sec.	I ² t:
Long Time	1.0 1200A	4.00	Sec.	
Short Time	2.0 2400A	0.10	Sec.	IN
Instantaneous	4.0 4800A			
Ground Fault	N/A		Sec.	I ² t:

Long Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay Tested At:

☐ 6 X Pick-up ☒ 6 X Sensor

Long Time Delay Test Current:

A Phase: 2000 Amps
B Phase: 2000 Amps
C Phase: 2000 Amps

Long Time Delay:

A Phase: 65.496 Sec.
B Phase: 65.496 Sec.
C Phase: 65.496 Sec.

Short Time Pick-up:

A Phase: 3600 Amps
B Phase: 3600 Amps
C Phase: 3600 Amps

Short Time Delay:

A Phase: 1.486 Sec.
B Phase: 1.486 Sec.
C Phase: 1.486 Sec.

Instantaneous Pick-up:

A Phase: 6000 Amps
B Phase: 6000 Amps
C Phase: 6000 Amps

0.048 Sec.

Ground Fault Pick-up:

N/A Amps

Ground Fault Delay:

N/A Sec.

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity:

Circuit Breaker ID: 52-G2
Manufacturer: SQUARE D
Serial Number: 085146986701
Type: MASTERPACT
Model: NW16H

Volts: 600V
Amp Frame: 1600
Trip Unit: MICROLOGIC
Amp Sensors: 1200
Rating Plug: 1200

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage:

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe	✓	
9. Check auxiliary switches	✓	
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation	✓	
14. Functional trip test (if required)	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

Test Voltage: 1000 Volts DC

B Phase:

C Phase:

Bkr open:

Load-Line

Load-Line

Load-Line

Bkr closed:

A - Gnd

B - Gnd

C - Gnd

Bkr closed:

A - B

B - C

C - A

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen Job No.: 5185-16530
Location: Utica, NY Technician: MVG
Equipment Location: CoGen 480 Gear Rm. Date: 11/13/2016
Weather: Indoor Humidity: 0%

Circuit Breaker ID: 52-G2 Volts: 600V
Manufacturer: SQUARE D Amp Frame: 1600
Serial Number: 085146986701 Trip Unit: MICROLOGIC
Type: MASTERPACT Amp Sensors: 1200
Model: NW16H Rating Plug: 1200

LOW VOLTAGE BREAKER FUNCTIONAL TESTS

☐ Primary Current Injection ☒ Secondary Current Injection Test Set: 009-15

Circuit Breaker Settings:

Long Time	Pick-up:	1.0	1200A	Delay:	4.00	Sec.	
Short Time	Pick-up:	2.0	2400A	Delay:	0.10	Sec.	I ² t: IN
Instantaneous	Pick-up:	4.0	4800A				
Ground Fault	Pick-up:	N/A		Delay:		Sec.	I ² t:

Long Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay Tested At:

☐ 6 X Pick-up ☒ 6 X Sensor

Long Time Delay Test Current:

A Phase: 2000 Amps
B Phase: 2000 Amps
C Phase: 2000 Amps

Long Time Delay:

A Phase: 62.646 Sec.
B Phase: 62.646 Sec.
C Phase: 62.646 Sec.

Short Time Pick-up:

A Phase: 3600 Amps
B Phase: 3600 Amps
C Phase: 3600 Amps

Short Time Delay:

A Phase: 1.414 Sec.
B Phase: 1.414 Sec.
C Phase: 1.414 Sec.

Instantaneous Pick-up:

A Phase: 6000 Amps
B Phase: 6000 Amps
C Phase: 6000 Amps

0.048 Sec.

Ground Fault Pick-up:

N/A Amps

Ground Fault Delay:

N/A Sec.

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity:

Circuit Breaker ID: 52-G3
Manufacturer: SQUARE D
Serial Number: 085146986703
Type: MASTERPACT
Model: NW16H

Volts: 600V
Amp Frame: 1600
Trip Unit: MICROLOGIC
Amp Sensors: 1200
Rating Plug: 1200

LOW VOLTAGE BREAKER INSPECTION AND MAINTENANCE

☒ Manual Operation ☐ Electrical Operation Control Voltage:

	Check	Comments
1. Blow off and clean breaker	✓	
2. Inspect for defects and damage	✓	
3. Inspect and clean arc chutes	✓	
4. Check porcelains and finger clusters	✓	
5. Relubricate as required	✓	
6. Check mechanism, latches, linkages, bearings, and other moving parts	✓	
7. Check frame and all castings for cracks or damage	✓	
8. Check primary and secondary contacts for alignment and wipe	✓	
9. Check auxiliary switches	✓	
10. Check breaker frame grounding contacts and bus	✓	
11. Check all position indicators	✓	
12. Check manual close, latch, and trip operations	✓	
13. Check trip-free operation	✓	
14. Functional trip test (if required)	✓	

CONTACT RESISTANCE:

(Micro-ohms)

A Phase: B Phase: C Phase: **INSULATION RESISTANCE:**

(Meg-ohms)

A Phase:

Test Voltage: 1000 Volts DC

B Phase:

C Phase:

Bkr open:

Load-Line

Load-Line

Load-Line

Bkr closed:

A - Gnd

B - Gnd

C - Gnd

Bkr closed:

A - B

B - C

C - A

Remarks:

**High Voltage Maintenance & Technical Services**

Customer: Huen NY / St. Elizabeth's CoGen
Location: Utica, NY
Equipment Location: CoGen 480 Gear Rm.
Weather: Indoor

Job No.: 5185-16530
Technician: MVG
Date: 11/13/2016
Humidity: 0%

Circuit Breaker ID: 52-G3
Manufacturer: SQUARE D
Serial Number: 085146986703
Type: MASTERPACT
Model: NW16H

Volts: 600V
Amp Frame: 1600
Trip Unit: MICROLOGIC
Amp Sensors: 1200
Rating Plug: 1200

LOW VOLTAGE BREAKER FUNCTIONAL TESTS

☐ Primary Current Injection ☒ Secondary Current Injection Test Set: 009-15

Circuit Breaker Settings:

Long Time	Pick-up:	1.0	1200A	Delay:	4.00	Sec.	
Short Time	Pick-up:	2.0	2400A	Delay:	0.10	Sec.	I ² t: IN
Instantaneous	Pick-up:	4.0	4800A				
Ground Fault	Pick-up:	N/A		Delay:		Sec.	I ² t:

Long Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay Tested At:

☐ 6 X Pick-up ☒ 6 X Sensor

Long Time Delay Test Current:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Long Time Delay:

A Phase: Sec.
B Phase: Sec.
C Phase: Sec.

Short Time Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Short Time Delay:

A Phase: Sec.
B Phase: Sec.
C Phase: Sec.

Instantaneous Pick-up:

A Phase: Amps
B Phase: Amps
C Phase: Amps

Sec.

Ground Fault Pick-up:

Amps

Ground Fault Delay:

Sec.

Remarks:

