

**617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action
Great Valley Waterpark Resort

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

Part 1 – PROJECT INFORMATION

Prepared By Project Sponsor

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

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

NAME OF ACTION Proposed Great Valley Waterpark Resort		
LOCATION OF ACTION (Include Street Address, Municipality and County) US Route 219, Town of Great Valley, Cattaraugus County, New York		
NAME OF APPLICANT/SPONSOR Great Valley Resort Associates, LLC		BUSINESS TELEPHONE 716-839-0112
ADDRESS 1961 Wehrle Drive, Suite 9		
CITY/PO Williamsville	STATE New York	ZIP CODE 14221
NAME OF OWNER (If different)		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION		

Please Complete Each Question – Indicate N.A. if not applicable

A. Site Description

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

1. Present land use Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agricultural Other _____

2. Total acreage of project area: 122.78 +/- acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>37+/-</u> acres	<u>23+/-</u> acres
Forested	<u>86 +/-</u> acres	<u>65 +/-</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>None Mapped</u> acres	<u>None Mapped</u> acres
Water Surface Area	<u><1</u> acres	<u>2</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings, and other paved surfaces	<u>0</u> acres	<u>0</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? Scio Silt Loam/ Chenango Channery Silt Loam, Fan/ Red Hook Silt Loam/ Valois Gravelly Silt Loam/ Hornell Silt Loam

- a. Soil drainage: Well drained 20 % of site Moderately well drained 30 % of site
 Poorly drained 50 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 0 acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No
 a. What is the depth to bedrock? >6 (in feet)

5. Approximate percentage of proposed project site with slopes:
 0-10% 30 % 10-15% 35 % 15% or greater 35 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No (Unknown - Pending SHPO response - NYSOPRHP contacted 2-13-07)
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0.5->6.0 (in feet) (varies by soil classification)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to (Pending USDI Fish and Wildlife Service response contacted 2-13-07)
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
13. Is project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area: Tributary south of and adjacent to the site
 a. Name of Stream and name of River to which it is tributary Great Valley Creek
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name None b. Size (in acres) NA
17. Is the site served by existing public utilities? Yes No
 a. If yes, does sufficient capacity exist to allow connection? Yes No
 b. If yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agricultural and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 122.78+/- acres.
- b. Project acreage to be developed 34+/- acres initially; 42+/- acres ultimately.
- c. Project acreage to remain undeveloped 81 acres.
- d. Length of project, in miles: NA (If appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed NA %.
- f. Number of off-street parking spaces existing 0; proposed 717+/-
- g. Maximum vehicular trips generated per hour 30 +/- (upon completion of project).
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | <u>80</u> |
| Ultimately | _____ | _____ | _____ | <u>80</u> |
- i. Dimensions (in feet) of largest proposed structure 60 height; 300 width; 220 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is 1815+/- feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 25 +/- acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction: NA month, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated 3 (number).
- b. Anticipated date of commencement phase 1: Jan month 2009 year, (including demolition).
- c. Approximate completion date of final phase: Dec month 2011 year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction: _____ ; after project is complete: 300 +/-
10. Number of jobs eliminated by this project: 0
11. Will project require relocation of any projects or facilities? Yes No If yes, explain: _____
-
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount: Sewage
- b. Name of water body into which effluent will be discharged: Great Valley Creek
13. Is subsurface liquid waste disposal involved? Yes No If yes: _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain: _____
15. Is project or any portion of project located in a 100-year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month _____ tons.
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name: _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain: _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month
- b. If yes, what is the anticipated site life? _____ Years (minimum anticipated housing structure site life)
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s): Electrical, gas heating
22. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
23. Total anticipated water usage per day 84,500 gallons/minute.
24. Does project involve Local, State, or Federal funding? Yes No

If yes, explain:
 25. Approvals Required:

				Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
City, Town, Village Planning Board	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Site Plan Review
City, Town Zoning Board	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Site Plan Review
City, County Health Department	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Water Supply
Other Regional Agencies Catt. County IDA	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Bond financing
Other Regional Agencies	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
State Agencies - NYSDEC	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Water Supply and WWTP Discharge
Federal Agencies	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special permit use subdivision site plan
 new/ revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? None
- What is the maximum potential development of the site if developed as permitted by the present zoning?
100%
- What is the proposed zoning of the site? Commercial / Resort / Entertainment
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?

- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Commercial, Rural
- Is the proposed action compatible with adjoining/ surrounding land uses within a ¼ mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? NA
 a. What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name GREAT Village Resorts Associates LLC Date 9/4/2007
 Signature John X. Deputy Title PRINCIPAL
 If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2 – PROJECT IMPACTS AND THEIR MAGNITUDE
Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
IMPACT ON LAND			
1. Will the proposed action result in a physical change to the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No Examples that would apply to column 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Specific land forms: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- IMPACT ON AESTHETIC RESOURCES**
11. Will the Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.) Yes No
- Examples that would apply to column 2**
- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
 - Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
 - Project components that will result in the elimination or significant Screening of scenic views known to be important to the area.
 - Other impacts: _____

- IMPACT ON HISTORICAL AND ARCHEOLOGICAL RESOURCES**
12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance? Yes No
- Examples that would apply to column 2**
- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
 - Any impact to an archeological site or fossil bed located within the project site.
 - Proposed Action will occur in an area designated as sensitive for Archeological sites on the NYS Site Inventory.
 - Other impacts: _____

- IMPACT ON OPEN SPACE AND RECREATION**
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? Yes No
- Examples that would apply to column 2**
- The permanent foreclosure of a future recreational opportunity.
 - A major reduction of an open space important to the community.
 - Other impacts: _____

- IMPACT ON CRITICAL ENVIRONMENTAL AREAS**
14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? Yes No
- List the environmental characteristics that caused the designation of the CEA:
- _____
- _____
- _____

- Examples that would apply to column 2**
- Proposed Action to locate within the CEA.
 - Proposed Action will result in a reduction in the quantity of the resource.
 - Proposed Action will result in a reduction in the quality of the resource.
 - Proposed Action will impact the use, function or enjoyment of the resource.
 - Other impacts: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
			<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Proposed Action will conflict with officially adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
 Yes No

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3.

Part 3 – EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.
To answer the question of importance, consider:
 - The probability of the impact occurring
 - The duration of the impact
 - Its irreversibility, including permanently lost resources of value
 - Whether the impact can or will be controlled
 - The regional consequence of the impact
 - Its potential divergence from local needs and goals
 - Whether known objections to the project relate to this impact.

(Continue on attachments.)