

FINAL SCOPING DOCUMENT

For the Preparation of a Draft Environmental Impact Statement

SUNY Cortland Student Life Center

Cortland County, New York

March 22, 2012

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INTRODUCTION

Project Description

The State University of New York at (SUNY) Cortland Student Life Center Steering Committee and State University Construction Fund (SUCF) propose to construct a two-story Student Life Center (hereafter referred to as the “Student Life Center” or the “Project”) on an 8.5-acre site (the Project site) located off of Pashley Drive and Lankler Drive Extension (labeled as Stratton Drive on Google Maps) on the SUNY Cortland Campus in the City of Cortland, Cortland County, New York. Adjacent land uses and facilities include the Lusk Fieldhouse (a SUNY Cortland property) to the west, Stratton Drive Extension and tennis courts to the south, Pashley Drive and a residential neighborhood to the east, and a wooded area to the north, which includes the Cortland Waterworks (a municipal water supply). The site itself currently consists of the Davis Field outdoor track and recreation area, the Campus Community Bike Shop, and a back-flow prevention building. Although the proposed Project would require removal of these facilities, the function of the bike center and back-flow prevention building will be integrated into the Student Life Center. Other outdoor recreation areas on campus will remain open to the public including eight campus walking trails, ranging from 0.4 mile to 2.3 miles in length, and tennis courts.

The Project will support a wide variety of recreational and social uses including, but not limited to weight lifting, fitness, athletics, climbing, swimming, jogging, games, and dining. The footprint of the Project would be approximately 146,724 gross square feet and the structure would be approximately 50 feet tall at the highest point. A mix of landscaping (including newly planted trees and foundation plantings), paved areas, and lawn are proposed for the areas surrounding the Student Life Center.

Existing parking along Pashley Drive will be eliminated as part of the site development. Vehicular access to the proposed Project will be along Pashley Drive and an existing service road along the northern portion of the site, which will be augmented and improved to include a loading dock and some facility parking. Existing on-street parking along Pashley Drive will be removed. In addition, two existing basketball courts and two existing tennis courts located immediately south of the proposed Student Life Center site may be removed to allow for the installation of replacement parking spaces. The site is also accessible from both the municipal and campus transit systems.

Geothermal wells for heating and cooling the building were previously proposed as a component of the Student Life Center. This aspect of the Project has been eliminated.

State Environmental Quality Review

The State Environmental Quality Review Act (SEQR) process has recently been initiated for the proposed Student Life Center. The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review, and decision-making processes of state, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires a determination of whether a proposed action may have a significant impact on the environment, and if it is determined that the action may have a significant adverse impact, prepare or request an Environmental Impact Statement (EIS). It was the intention of the State Legislature that protection and enhancement of the environment and human and community resources should be given appropriate weight with social and economic considerations, and that those factors be considered together in reaching decisions on proposed actions. It is not the intention of SEQR that environmental factors be the sole consideration in decision-making.

Pursuant to New York State Environmental Conservation Law Article 8, SEQR; and Part 617 of Chapter 6 of the New York Code of Rules and Regulations (NYCRR), and the adoption of a positive declaration by the Lead Agency, a Draft EIS (DEIS) for the proposed SUNY Cortland Student Life Center will be prepared by an

independent consultant. In accordance with SEQR, the DEIS will address specific adverse environmental impacts which can reasonably be anticipated.

The full SEQR process for the Student Life Center is anticipated to include the following:

- Preparation of a Full Environmental Assessment Form (EAF).
- Issuance of a Positive Declaration.
- Preparation of Draft Scoping Document.
- Public Scoping Process.
- Issuance of Final Scoping Document.
- Preparation of the DEIS.
- Notice of completion of DEIS and notice of public hearing and comment period.
- Public hearing on DEIS (must be held at least 14 days after public notice is published).
- A minimum 30-day public comment period.
- Revise DEIS as necessary to address substantive/relevant comments received.
- Preparation of Final EIS (FEIS).
- File notice of completion of FEIS.
- 10-day consideration period.
- Issuance of Findings Statement.
- Involved agencies issue Findings Statements (if necessary).

Public Scoping Process

Public scoping represents an initial step in the review of potential environmental impacts under SEQR. The primary goals of scoping (which is an optional step in the SEQR process) are to focus an EIS on potentially significant impacts and to eliminate consideration of those impacts that are irrelevant or non-significant. A draft scoping document for the proposed Student Life Center was released for public and agency review and comment on February 22, 2012. The comment period provided an opportunity for agencies and the public to review and comment on the identification of significant environmental conditions and resources that may be affected by the proposed action, and the extent and quality of information necessary to address those issues during the SEQR process. In addition, a public scoping meeting was held on March 1, 2012. The comment period ended on March 16, 2012.

Written comments were received from five individuals/organizations: Irene Allen, Marilyn DiJohn, D. Jo Schaffer, Lenore Schwager, and the City of Cortland Environmental Advisory Committee (Cortland EAC). The sign-in sheet at the public scoping meeting indicated an attendance of 21 people. Ten individuals provided oral comments: John Bennett, Sharon Stevans, Lenore Schwager, Henry Steck, Thomas Hartnett, Anne Doyle, Ron Powell, Katy Silliman, Mary Beilby, and Charlotte Ferris. Copies of the written letters are available in .pdf format from the following website maintained by the Lead Agency: <http://www.sucf.suny.edu/project/environ.cfm>, and the transcript from the public hearing will be posted to the same website as soon as the transcript is available. Many comments addressed issues already identified within the draft scoping document. Additional substantive issues raised in public scoping comments include night lighting, shadows, invasive species, and proximity to a Critical Environmental Area. Regarding the letter received from the Cortland EAC, which is titled "Recommended Inclusions in the Scoping Document for the Draft Generic Environmental Impact Statement", the Lead Agency specifically wants to address use of the word "Generic", which is also used in this letter when discussing potentially significant adverse impacts. According to the SEQR Handbook (3rd Edition – 2010) published by the NYS Department of Environmental Conservation (NYSDEC) Division of Environmental Permits, a generic EIS differs from a site or project specific EIS by being more general or conceptual in nature. In this case the Lead Agency wants to make it clear that the draft scoping document did not propose a generic EIS, nor will a generic EIS be prepared. Rather, the draft scoping document (and this final scoping document) identify a specific project, and therefore a project specific EIS will be prepared.

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In addition, based on its organization, the Cortland EAC letter could be construed as suggesting a significant re-organization of this Scoping Document. Therefore, a cross-reference table has been prepared that compares the topics presented in the Cortland EAC letter to the associated DEIS Section as presented in the draft and final scoping document (see attached table). Those potential impacts presented in the Cortland EAC letter, which are relevant to the Student Life Center, will be addressed in the project specific EIS

This final scoping document identifies the significant environmental conditions and resources that may be affected by the proposed Student Life Center, and defines the extent and quality of information necessary to address those issues. It reflects the Lead Agency's analysis of potential impacts indicated in Parts 2 and 3 of EAF, and incorporates additional relevant issues raised during the public scoping process.

DEIS SCOPE AND CONTENT FOR THE SUNY CORTLAND STUDENT LIFE CENTER

The DEIS will include all elements required by 6 NYCRR 617.9, including:

- i. **DEIS Cover Sheet.** All draft and final EISs must be preceded by a cover sheet stating whether it is a draft or final EIS; the name or descriptive title of the action; the location (county and town, village or city) and street address, if applicable, of the action; the name and address of the lead agency and the name and telephone number of a person at the agency who can provide further information; the names of individuals or organizations that prepared the statement; the date of its acceptance by the lead agency; and in the case of a draft EIS, the date by which comments must be submitted.
- ii. **DEIS Table of Contents.** The table of contents will include listings of DEIS sections, tables, figures, maps, appendices, attachments and any items that may be submitted under separate cover (and identified as such).

In addition, the DEIS shall include the following sections:

1.0 EXECUTIVE SUMMARY

The executive summary will include a brief description of the proposed action and a listing of potential environmental impacts and proposed mitigation measures. A summary will also be provided of the approvals and permits required, and the alternatives to the proposed action that are evaluated within the DEIS.

2.0 DESCRIPTION OF THE PROPOSED ACTION

As described in more detail in the following sections, this chapter of the DEIS will include a comprehensive description of the site and will provide a detailed discussion of the proposed development.

2.1 Site Description

This section of the DEIS will characterize the size, geographic boundaries, and physiographic characteristics of the Project site. The relationship of the proposed Project to wetland areas, streams courses, residential areas, schools, parklands, historic properties, or any other recognized or protected natural or man-made features will be described. The dominant land use within and adjacent to the Project site will also be discussed.

More detailed descriptions of these resources and any potential impacts to them will be analyzed in detail in dedicated sections of Chapter 3.

2.2 Detailed Description of the Proposed Action

The purpose, size, and layout of the proposed Project will be described in this section of the DEIS. Maps, graphics, and/or plans will be provided showing the location of the components of the proposed Student Life Center facility including the building, site access, parking areas, and lawns/landscaping.

Changes to existing facilities (such as removal of tennis courts, widening of service roads, and modifications to drainage patterns) will also be described.

2.3 Project Purpose, Need and Benefits

A statement of the objectives of the Project Sponsor will be provided, along with background and history of the Project. This section will also include a discussion of the need for the Project, and a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project. This will include an estimate of employment opportunities (both temporary construction jobs and permanent staff jobs) that are anticipated to result from the Project.

2.4 Project Construction

The section of the DEIS will describe construction of the proposed Project, including construction schedule/duration, construction staging and parking, anticipated construction employment, construction sequencing, and routing of construction traffic along local roads. The construction schedule will be compliant with the State Pollutant Discharge Elimination System (SPDES) General Permit.

2.5 Reviews, Approvals and Other Compliance Determinations

Governmental agencies having approval over the Project will be listed in this section, with explanation of the nature of their jurisdiction and the specific approvals required from each listed entity.

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

With respect to each issue (or set of issues) described below in the various resource sections, the corresponding section of the DEIS will identify in sequence: the existing environmental conditions; the potential impacts of the proposed Project; and anticipated measures to avoid, minimize, and/or mitigate those impacts, as appropriate. The impacts and mitigation measures presented in these sections will include those related to the proposed Student Life Center facility's operation as well as its construction.

Where one of these sections identifies multiple related issues (e.g., Section 3.1; Geology, Soils, and Topography), the section will first describe the existing conditions regarding all of these multiple related issues before then describing the related potential impacts. The discussion of impacts related to the multiple issues included within the section will then be followed by a review and discussion of related mitigation measures.

The text of these sections will be supplemented with maps, graphics, agency correspondence, data/analyses, Geographic Information System (GIS) data, and completed support studies as necessary to convey the required information.

3.1 Geology, Soils, and Topography

This section will evaluate and describe topography, surface and subsurface soils, and bedrock conditions within the Project site. Potential impacts to soils could result from demolition of the track and other existing facilities, excavation and grading for construction of the new building, site restoration, and landscaping. Geological concerns include subsidence and seismic risk. Topographical concerns include changes in slope during or after Project implementation that could alter drainage patterns and potentially increase runoff. This section will also describe mitigation measures that will be used to avoid, minimize, or mitigate impacts to geology, soils, and topography, including implementation of an approved erosion and sediment control plan.

Descriptions of existing conditions will be based upon published data (e.g., the Soil Survey of Cortland County, electronic data from the Natural Resources Conservation Service, topographic mapping from the U.S. Geological

Service, and maps and files from the New York State Museum). In addition, site specific support studies will be prepared as follows:

- *Subsurface Exploration and Geotechnical Investigation:* A geotechnical investigation will be conducted for the proposed Project. The study will include subsurface exploration using test borings, geotechnical evaluation of subsurface conditions, and laboratory analyses of samples recovered from the borings. The borings will be conducted at various locations throughout the Project site, within and in proximity to proposed construction areas. Laboratory analyses will evaluate moisture content, grain-size, expansion potential, and corrosion potential. A report summarizing the results will be included as an Appendix to the DEIS.
- *Vibration Assessment:* A vibration assessment will be conducted for the proposed Project. The assessment will measure existing vibration levels within or in close proximity to the proposed Project, using specialized seismograph equipment. Baseline measurements will be recorded over several days to increase the likelihood of recording infrequent events, such as vibrations resulting from unusual traffic and the nearby railroad. This data will be used to document baseline ambient vibrations, and could be compared with vibrations measured during and/or after Project construction. A report summarizing the results of the monitoring will be included as an Appendix to the DEIS.

3.2 Water Resources

This section of the DEIS will describe water resources at the Project site, including surface waters, groundwater, floodplains and floodways, and stormwater. Existing conditions, potential impacts and mitigation measures will be presented for each topic area. Concerns include impacts to the underlying aquifer and nearby recharge areas, impacts to the Cortland Waterworks, exacerbation of flooding the vicinity of the Project site, and stormwater management.

Surface Waters

The section will describe any surface waters within and adjacent to the Project site (i.e., wetlands, streams, rivers, lakes, and ponds), including their respective state and federal classifications. The DEIS will identify the need for any Article 24 Freshwater Wetlands permits and/or Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act. Any Project-related impacts to surface water resources will be described, including potential effects to water supplies, water quality, loss or degradation of wetlands, flow rates, periodicity, volume, course, banks, accessibility/use, withdrawals, discharges, and evaporation rates. This section will also identify and describe proposed measures to avoid, minimize, and/or mitigate such impacts.

Groundwater

Because the Project is located above an EPA-designated Sole Source Aquifer, and is proximate to the associated Cortland Waterworks, a municipal water supply, potential impacts to groundwater are an important concern. Therefore, groundwater resources within and adjacent to the Project site will be described, including the Critical Environmental Area north of the Project site, designated by the Water Board of the City of Cortland, and the City of Cortland's Wellhead Protection Overlay District. The section will evaluate potential impacts to groundwater resources that may be caused by Project implementation, and will identify and characterize proposed means of avoiding or mitigating such impacts.

Floodplains and Floodways

This section will identify any FEMA-regulated floodplain or floodway areas (as well as local data), and provide an assessment of potential Project-related impacts to floodplains or floodways. The section will also identify and describe mitigation activities in relation to such impacts.

Stormwater

The DEIS will describe any Project-related impacts to drainage, stormwater runoff, and consequent effects upon water quality and quantity in the vicinity of the Project. This section will be informed by the site specific Storm Water Pollution Prevention Plan (SWPPP), to be developed and approved prior to construction.

- *Draft SWPPP:* This document will provide designs for controlling runoff and pollutants from the Project site during and after construction activities. Typical components of SWPPPs include measures that reduce or eliminate erosion and sedimentation, control volume and peak rate of stormwater runoff, and maintain stormwater controls during and after completion of construction. A preliminary draft SWPPP will be included as an Appendix to the DEIS.

3.3 Climate, Air Quality, and Odor

This section will describe the existing climate and air quality status in the vicinity of the Project site, and discuss the potential impacts that could occur during Project construction or operation. Mitigation measures designed to minimize these impacts will be described in this section of the DEIS. Concerns are primarily related to emissions from construction vehicles, dust generated during earth-moving activities, and odors from kitchen exhaust. Sources of information will include the National Water and Climate Centers, NYSDEC Division of Air Resources, and National Ambient Air Quality Standards.

3.4 Biological, Terrestrial, and Aquatic Ecology

The section will describe the dominant plant species, ecological communities, wildlife species, and available habitat within the Project site. In addition, any known occurrences of available habitat for state- or federally-listed plant or animal species will be identified. The extent to which the proposed Project would affect such resources will then be evaluated, including impacts such as habitat loss or fragmentation, displacement of wildlife, introduction of invasive species, and interference with migrating, wintering, foraging, or breeding. Proposed measures to avoid, minimize, or mitigate for any impacts to ecological resources will also be included.

- *Agency Correspondence.* Agency correspondence related to state- or federally-listed plant or animal species will be included as an Appendix to the DEIS.

3.5 Documented Environmental Conditions

This section will describe recognized environmental conditions at the Project site, with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601) and petroleum products. Any Project-related impacts to such recognized environmental conditions will be identified, and mitigation measures recommended as appropriate. The analysis in this section of the DEIS will be based on a site specific study.

- *Phase I Environmental Site Assessment:* A Phase I Environmental Site Assessment will be conducted for the Project in accordance with the American Society for Testing and Materials Standard E 1527-05. The assessment will include a field inspection, interviews with persons knowledgeable about the Project site, agency correspondence, searches of state/federal databases of reported spills, and review of historical maps, photographs, and real estate documentation. The Phase I Environmental Site Assessment report will be included as an Appendix to the DEIS.

3.6 Aesthetic/Visual Resources

This section will describe the existing visual character in the vicinity of the Project site, evaluate visual impacts associated with construction and operation of the proposed Student Life Center facility, and recommend measures to avoid, minimize, or mitigate any adverse impacts to aesthetic resources. Specific types of aesthetic impacts could include changes to the existing views, shadows, and nighttime effects of lighting. The analysis contained in the DEIS will be based on a site specific support study.

- *Visual Assessment:* A visual assessment will be conducted that will include identification of visually sensitive sites and/or critical views within 0.5 mile of the proposed Student Life Center. Photographs will be taken to document existing conditions. In addition, computer-generated visual simulations will be prepared to depict the appearance of the completed Project and assist in the evaluation of visual impacts. The visual assessment report will be included as an Appendix to the DEIS.

3.7 Historic, Cultural, and Archaeological Resources

The section will identify sites, structures, and districts with significant historic and archaeological value within a 1-mile radius of the Project site, evaluate potential adverse impacts on historic and archaeological resources, and recommend measures to avoid, minimize, or mitigate any adverse impacts to cultural resources. The analysis contained in the DEIS will be based on a site specific support study.

- *Phase 1A Cultural Resources Survey:* A Phase 1A Cultural Resources Survey will be conducted in a manner consistent with the New York Archaeological Council's 1994 *Standards for Cultural Resources Investigations and the Curation of Archaeological Collections in New York State* and the New York State Historic Preservation Office's 2005 *Phase 1 Archeological Report Format Requirements*. The Phase 1A will determine whether previously identified cultural resources are located in the area that may be affected by the proposed Project, and will also evaluate the potential for unidentified cultural resources to be located in the Project's area of potential effect. The Phase 1A Cultural Resources Survey report will be included as an Appendix to the DEIS.

3.8 Open Space and Recreation

The section will document the current use of the Project site in terms of open space and recreation, and describe the anticipated effects upon such use in the area.

3.9 Traffic and Transportation

This section of the DEIS will document existing pedestrian and vehicular use of the Project site and vicinity, describe the anticipated effects of the proposed Project on transportation-related use and infrastructure, and recommend measures to avoid, minimize, or mitigate any adverse impacts. The discussion will be largely based on a site specific traffic assessment.

- *Traffic and Pedestrian Assessment:* A traffic study will be conducted for the vicinity of the Project site. Components of the study will include analysis of the intersection operation for the vehicular access point at Pashley Drive, evaluation of the safety of pedestrian and bicycle activity along Pashley Drive, review of the parking needs for the proposed Project, documentation of shuttle bus operations, and field observations during average and peak traffic conditions. A report summarizing the results will be included as an Appendix to the DEIS.

3.10 Noise

This section will document existing conditions at the Project site relative to noise, evaluate associated Project impacts, and discuss measures to avoid, minimize, or mitigate any such impacts. Specific concerns include increased noise levels in adjacent residential areas. The noise analysis contained in the DEIS will be based on a site specific support study.

- *Pre-Construction Environmental Sound Survey:* To quantify the existing background sound levels in the vicinity of the Project site, a sound monitoring survey will be conducted in the residential neighborhood immediately east of Pashley Drive. This survey will establish a baseline that can be used to evaluate potential noise impacts during construction and operation of the Student Life Center facility. A report summarizing the results of the noise monitoring will be included as an Appendix to the DEIS.

3.11 Public Health and Safety

This section will document existing conditions at the Project site relative to public health and safety, evaluate associated Project impacts, and discuss mitigation measures to minimize any such impacts. Specific concerns include facility lighting and pedestrian safety during construction.

3.12 Land Use and Community Character

This section will describe the existing character of the Project site and adjacent community, and evaluate potential impacts regarding the proposed Student Life Center's compatibility with surrounding land uses. Although the Project site is located on land owned by New York State and therefore not subject to local land use controls, including zoning, this section will review the degree to which the Project is consistent with local planning initiatives.

3.13 Community Facilities and Services

The DEIS will describe existing community services, including local school districts, and police, fire and, emergency service departments. Information will be based on publicly available data, personal communications with service providers, and/or review and confirmation of pertinent literature. The DEIS will identify how the proposed Project may impact these services, and mitigation measures will be identified, as needed.

4.0 UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts. As described above, the various resource sections of DEIS Chapter 3 will describe potential temporary environmental impacts associated with construction. This section will summarize such impacts, and review measures designed to avoid or minimize construction impacts, including the development and implementation of various plans (e.g., an erosion and sediment control plan and a storm water pollution prevention plan); use of a chain link perimeter fence with a wind screen to visually screen the Project and provide some reduction in potential dust migration; and the implementation of alternate pedestrian pathways and signage.

5.0 ALTERNATIVES ANALYSIS

The DEIS will include a description and evaluation of the range of reasonable alternatives to the proposed action. Alternatives to be considered will include the "no action" alternative as well as alternatives that would rely upon

alternate Project location, alternate Project layout, or alternate Project scale/extent to either reduce or eliminate potential impacts.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use as a consequence of the proposed Project.

7.0 CUMULATIVE IMPACTS

The DEIS will evaluate the potential cumulative impact of the proposed Project, along with other campus construction projects developed or proposed in the area.

8.0 GROWTH INDUCING ASPECTS

This section of the DEIS will describe potential growth-inducing aspects the proposed Student Life Center may have with respect to additional development in the vicinity of the Project site.

9.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This section of the DEIS will describe the effect of the proposed Project on the use and conservation of energy. It will also include information on the LEED principles that will be incorporated into the design, construction, and operation of the proposed Student Life Center.

10.0 REFERENCES

This section of the DEIS will list any sources of information cited directly within the narrative text.

APPENDICES TO ACCOMPANY DEIS

At a minimum, and as described in more detail in the previous sections, the following materials will be included to supplement the information presented within the narrative:

- Relevant maps and figures
- Project plans, specifications, and construction information
- Geotechnical Investigation
- Vibration Assessment
- Agency Correspondence
- Draft Stormwater Pollution Prevention Plan (SWPPP)
- Phase I Environmental Site Assessment
- Visual Assessment
- Phase 1A Cultural Resources Investigation
- Traffic Assessment
- Pre-Construction Environmental Sound Survey

Attachment: Response to Cortland EAC Scoping Comments

The following table provides a comparison of all potentially significant adverse impacts identified in the Cortland EAC letter to the respective portion of the Scoping Document, or indicates why the potentially significant adverse impact is not applicable to the Student Life Center and the project specific EIS to be prepared.

Soils	
Excavation, grading and restoration following demolition of existing buildings and facilities	Addressed in Scoping Document Section 3.1
Excavation and grading for the construction of new buildings	Addressed in Scoping Document Section 3.1
Landscaping or landscape rehabilitation following project implementation	To the extent this comment refers to potential mitigation, this is addressed in Scoping Document Section 3.1
Disturbance of potentially contaminated subsurface areas	Addressed in Scoping Document Section 3.5
Erosion potential of existing soils	Addressed in Scoping Document Section 3.1
Loss of topsoil	Addressed in Scoping Document Section 3.1
Modification or impairment of rainfall infiltration to ground water	Addressed in Scoping Document Section 3.1
Impacts on stability of existing buildings	The Lead Agency does not believe the Project poses a potential significant adverse impact on stability of existing buildings. However, Scoping Document Section 3.1 indicates that geologic concerns such as subsidence and seismic risk will be addressed.
Geology	
Subsidence effects	Addressed in Scoping Document Section 3.1
Seismic or vibration risk	Addressed in Scoping Document Section 3.1
Topography	
Changes in slope or elevation during or after project implementation	Addressed in Scoping Document Section 3.1
Increase in runoff potential	Addressed in Scoping Document Section 3.1
Alterations of drainage patterns	Addressed in Scoping Document Section 3.1
Surface Waters	
Affects to flow rate, periodicity or volume	As indicated in the Environmental Assessment Form (EAF), there are no surface waters within the Project site. However, to the extent this comment is referring to potential affects on off-site surface waters, this is addressed in Scoping Document Section 3.2.
Affects to course, banks or substrate	Not applicable. As indicated in the EAF, there are no surface waters within the Project site, and therefore the Project will not physically alter the course, banks, or substrate of any surface waters.
Affects to water quality	Addressed in Scoping Document Section 3.2
Modification of existence, duration or intensity of flooding	Addressed in Scoping Document Section 3.2
Withdrawal	Not applicable. The Project will not withdrawal from surface waters.
Accessibility	Not applicable. As indicated in the EAF, there are no surface waters with the Project site, and therefore the Project will not affect accessibility of any surface waters.
Modification or impairment of use	Not applicable. As indicated in the EAF, there are no surface waters with the Project site, and therefore the Project will not modify or impair the use of any surface waters.
Modification of evaporation rate	Not applicable. As indicated in the EAF, there are no surface waters with the Project site, and therefore the Project will not modify the evaporation rate of any surface waters.
New or modified discharges to surface waters	Not applicable. As indicated in the EAF, there are no surface waters with the Project site, and therefore the Project will not result in new or modified discharges to surface waters.
Affects to water supplies	Addressed in Scoping Document Section 3.2

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Ground Waters	
Ground water quality	Addressed in Scoping Document Section 3.2
Withdrawal demand	Not applicable. As indicated in the EAF, the water supply for the Student Life Center will not come from wells.
Recharge capacity	Addressed in Scoping Document Section 3.2
Sole source aquifer status	Addressed in Scoping Document Section 3.2
Proximity to water supply well fields	Addressed in Scoping Document Section 3.2
Well head protection	The Project will not physically impact any of Cortland's well heads. However, per Scoping Document Section 3.2 potential impacts to the Cortland Waterworks will be addressed.
Modification or impairment of use	Potential impacts to groundwater resources are addressed in Scoping Document Section 3.2
Modification of hydrologic system	Potential impacts to groundwater resources are addressed in Scoping Document Section 3.2
New or modified discharge to ground waters	Potential impacts to groundwater resources are addressed in Scoping Document Section 3.2
Disturbance of existing contaminated ground waters	Potential impacts to groundwater resources are addressed in Scoping Document Section 3.2
Monitoring plan for groundwater being installed as part of the Student Life Center project, including but not limited to, consulting with the City in the design of the sampling frequency and test parameters	To the extent such a monitoring plan is warranted as a mitigation measure, this is addressed in Scoping Document Section 3.2.
Impact on Drainage	
Changes in slope or elevation during or after project implementation	Addressed in Scoping Document Section 3.1
Increase in runoff potential	Addressed in Scoping Document Section 3.1
Alterations of drainage patterns	Addressed in Scoping Document Section 3.1
Erosion potential of existing soils	Addressed in Scoping Document Section 3.1
Loss of topsoil	Addressed in Scoping Document Section 3.1
Modification or impairment of rainfall infiltration to ground water	Addressed in Scoping Document Section 3.1
Increase in flooding potential	Addressed in Scoping Document Section 3.2
Completion of a Stormwater Pollution Prevention Plan (SWPPP) for review by a qualified professional familiar with local issues	Addressed in Scoping Document Section 3.2
Stormwater runoff and its impact upon the City's Waterworks Property and well heads from the SUNY-Cortland student parking lot west of the Stadium	Not applicable. The Project will not affect or in any way alter the stormwater runoff from the SUNY-Cortland student parking lot west of the Stadium.
Impact on Air	
Emissions and dust from construction vehicles and operations	Addressed in Scoping Document Section 3.3
Modifications of transportation patterns and other activities as a result of construction activities	Addressed in Scoping Document Section 3.9
Nature, concentration, mass and frequency of potential stationary source emissions	Not applicable. The Project Sponsor is not proposing construction of a Title V Facility.
Nature, concentration, mass and frequency of potential mobile source emissions	Addressed in Scoping Document Section 3.3
Odors from on-site food preparation and processing	Addressed in Scoping Document Section 3.3
Air quality modifications	Addressed in Scoping Document Section 3.3
National Ambient Air Quality Standards	Addressed in Scoping Document Section 3.3
New York State Ambient Air Quality Standards	Addressed in Scoping Document Section 3.3
Consistency with New York State Implementation Plan (SIP)	Not applicable. The Project Sponsor is not proposing construction of a stationary source facility that would be regulated by the U.S. Environmental Protection Agency.
Nature of sensitive receptors	Not applicable. The Project Sponsor is not proposing construction of a stationary source facility.
Exposure of, and impacts to, sensitive receptors	Not applicable. The Project Sponsor is not proposing construction of a stationary source facility.
Temporary construction/demolition impacts for noise, dust and vibration	To the extent this comment specifically relates to impacts on air quality during construction, this concern is addressed in Scoping Document Section 3.3. Noise and vibration, which are relevant

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	concerns, are addressed in other, more appropriate sections of the Scoping Document (Sections 3.10 and 3.1 respectively).
Impacts on Climate Change	
Use of construction machinery	Not applicable. The Project Sponsor is not proposing construction and/or operation of a facility that would meaningfully contribute to climate change, or produce emissions tied to climate change such as carbon dioxide. However, per Scoping Document Section 3.3 the existing climate status and potential Project-related impacts will be addressed, and per Scoping Document Section 9.0 the Project's effect on the use and conservation of energy will be addressed.
Modifications of transportation patterns as a result of construction activities	
Modifications in the nature of fossil fuel use	
Modification of the nature of combustion sources	
Increased fossil fuel energy use	
Modification of woodlands	
Modifications of modes, intensity or nature of transportation	
Supply chain issues: use and availability of materials	
Landscaping/Greenfields opportunities	
Building design considerations	
Consistency with ACUPCC Guidelines	
Consistency with climate change policies	
Consistency with campus sustainability planning	
Wildlife	
Temporary or permanent displacement of wildlife	Addressed in Scoping Document Section 3.4
Temporary or permanent harassment of wildlife	Not applicable. Neither Project construction nor operation will provide for any meaningful opportunities/potential to harass wildlife.
Interference with migratory patterns	Addressed in Scoping Document Section 3.4
Interference with wintering, foraging, breeding or nursery habitats	Addressed in Scoping Document Section 3.4
Habitats of rare, threatened endangered species, or species of special concern	Addressed in Scoping Document Section 3.4
Introduction of invasive species	Addressed in Scoping Document Section 3.4
Degradation of amount or quality of habitat	Addressed in Scoping Document Section 3.4
Fragmentation of habitat	Addressed in Scoping Document Section 3.4
Modification or loss of habitat	Addressed in Scoping Document Section 3.4
Vegetation	
Loss or elimination of woodlands, forest, fields, or other habitats	Addressed in Scoping Document Section 3.4
Introduction of invasive species	Addressed in Scoping Document Section 3.4
Degradation of amount or quality of habitat	Addressed in Scoping Document Section 3.4
Fragmentation of habitat	Addressed in Scoping Document Section 3.4
Habitats of rare, threatened endangered species, or species of special concern	Addressed in Scoping Document Section 3.4
Habitats	
Loss or degradation of wetlands	Addressed in Scoping Document Section 3.2
Loss or disturbance of areas with wetland characteristics	Addressed in Scoping Document Section 3.2
Damage to New York State-designated Critical Environmental Areas	Addressed in Scoping Document Section 3.2
Noise	
Changes in mobile source noise	To the extent applicable to the Project, this is addressed in Scoping Document Section 3.10, which indicates documentation of existing conditions at the Project site relative to noise, and evaluation of associated Project impacts.
New stationary source noises	To the extent applicable to the Project, this is addressed in Scoping Document Section 3.10, which indicates documentation of existing conditions at the Project site relative to noise, and evaluation of associated Project impacts.
Changes in stationary source noises	To the extent applicable to the Project, this is addressed in Scoping Document Section 3.10, which indicates documentation of existing conditions at the Project site relative to noise, and evaluation of associated Project impacts.
Impact of noise from all sources on the surrounding residential	Addressed in Scoping Document Section 3.10

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neighborhood during construction and operations	
Light	
Introduction of new or modified sources	Addressed in Scoping Document Section 3.6
Consistency with New York State's Dark Sky Initiative	To the extent applicable, this is addressed in Scoping Document Section 3.6, which specifies that the DEIS will include consideration of nighttime effects of lighting.
New lighting patterns	Addressed in Scoping Document Section 3.6
Daytime or nighttime views	Addressed in Scoping Document Section 3.6
Surrounding communities	To the extent applicable, this is addressed in Scoping Document Section 3.6, which indicated evaluation within a 0.5-mile radius of the Project.
Visual	
Impairment by obstruction or physical change to a scenic resource or view shed	Not applicable. As indicated in the EAF, the Project site does not contain, nor will it obstruct, scenic views documented as important to the community.
Damage to scenic resources (historic or unique natural areas or structures)	To the extent applicable, this is addressed in Scoping Document Section 3.6, which indicated evaluation within a 0.5-mile radius of the Project.
Impairment of the enjoyment of visual resources	Addressed in Scoping Document Section 3.6
Impact on Cultural, Historical and Archeological Resources	
Historical resources (a historic building, district, site, structure, or object)	Addressed in Scoping Document Section 3.7
Archaeological sensitive areas and archaeological resources	Addressed in Scoping Document Section 3.7
Resources listed on the New York or federal Registers of Historic Places	Addressed in Scoping Document Section 3.7
National Historic Landmarks	Addressed in Scoping Document Section 3.7
Properties of religious or Native American significance	Addressed in Scoping Document Section 3.7
Resources significant in architecture, engineering or science, or local culture	Addressed in Scoping Document Section 3.7
Impact on Transportation	
Changes in traffic volume	Addressed in Scoping Document Section 3.9
Changes in traffic flow patterns	Addressed in Scoping Document Section 3.9
Modifications in level of service	Addressed in Scoping Document Section 3.9
Public transportation options and opportunities	Addressed in Scoping Document Section 3.9
Safety issues	Addressed in Scoping Document Section 3.9
Pedestrian opportunities	Addressed in Scoping Document Section 3.9
Bicycling opportunities	Addressed in Scoping Document Section 3.9
Vehicle traffic and increase in on-street parking in City streets in the vicinity on [sic] the Student Life Center	Addressed in Scoping Document Section 3.9
Changes in pedestrian traffic on City walkways in the vicinity of the Student Life Center	Addressed in Scoping Document Section 3.9
Temporary construction-related closures and detours for traffic (autos and trucks) and public transit	Addressed in Scoping Document Section 3.9
Impact on Energy	
Amount of energy used	Addressed in Scoping Document Section 9.0
Nature of energy source	To the extent applicable to the Project, this is addressed in Scoping Document Section 9.0
Constraints on energy availability and any resultant need to construct additional electrical substations, transmission towers, transformers and other apparatus	To the extent applicable to the Project, this is addressed in Scoping Document Section 9.0. The Project will not result in a need to construct any new electrical transmission facilities or ancillary structure.
Impact on Public Health and Safety	
Fire safety	Addressed in Scoping Document Section 3.11 and/or Section 3.13
Police services	Addressed in Scoping Document Section 3.11 and/or Section 3.13
Medical and healthcare facilities and services	Addressed in Scoping Document Section 3.11 and/or Section

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	3.13
Emergency services	Addressed in Scoping Document Section 3.11 and/or Section 3.13
Schools	Addressed in Scoping Document Section 3.11 and/or Section 3.13
Community infrastructure	Addressed in Scoping Document Section 3.11 and/or Section 3.13
Impact on Community Character and Land Use	
Consistency with land use plans	The Project site is located on land owned by New York State and therefore not subject to local land use controls, including zoning. To the extent applicable, the Project's consistency with local planning initiatives is addressed Scoping Document 3.12.
Consistency with the City of Cortland's Wellhead Protection Zoning	Addressed in Scoping Document Section 3.2
Consistency with site inclusion in a NYS designated Critical Environment Area	Addressed in Scoping Document Section 3.2
Consistency/Incompatibility with community character and public expectations for the site and surrounding area	Addressed in Scoping Document Section 3.12
Displacement of land use	Addressed in Scoping Document Section 3.12
Alteration of a land use	Addressed in Scoping Document Section 3.12
Impairment or restriction of surrounding land use	Addressed in Scoping Document Section 3.12
Modification of land use density	Addressed in Scoping Document Section 3.12
Socioeconomic impacts, including employment, economics, demographics, housing	Not applicable. Potentially significant adverse socioeconomic impacts are not anticipated. However, per Scoping Document Section 2.3 social and/or economic benefits that are anticipated to result from the Project will be addressed.
Jurisdictional modifications	Addressed in Scoping Document Section 3.12
Modification in development density	Addressed in Scoping Document Section 3.12
Modifications in intensity of land use	Addressed in Scoping Document Section 3.12
Restrictions on use opportunities or future uses	Addressed in Scoping Document Section 3.12
Recreational opportunities	Addressed in Scoping Document Section 3.8
Use of the facility by the general public	Addressed in Scoping Document Section 3.8 and/or 3.12
Loss or modifications of open/green space	Addressed in Scoping Document Section 3.8 and/or 3.12
Environmental justice – presence of populations of concerns	To the extent applicable or relevant to the Project, this is addressed in Scoping Document Section 3.12.
Adverse effects on quality of life of residents in surrounding neighborhoods	Addressed in Scoping Document Section 3.12
Construction related impacts: Demolition and construction will require temporary development of staging areas	Addressed in Scoping Document Section 2.4
Construction related impacts: Temporary construction-related closures and detours for pedestrians	Addressed in Scoping Document Section 2.4 and/or 3.9
Construction related impacts: Temporary loss of existing parking lots and or spaces	Addressed in Scoping Document Section 2.4 and/or 3.9
Construction related impacts: Increased need for temporary parking for construction personnel	Addressed in Scoping Document Section 2.4 and/or 3.9
Construction related impacts: Increase use of roads and land by trucks	Addressed in Scoping Document Section 2.4 and/or 3.9
Sustainability	
LEED principles in design, construction, operation	Addressed in Scoping Document Section 9.0
Adaptive reuse of buildings rather than demolition	To the extent applicable or relevant to the Project, this is addressed in Scoping Document Section 9.0.
Reuse, recycling of materials where demolition occurs	To the extent applicable or relevant to the Project, this is addressed in Scoping Document Section 9.0.