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TOWN OF GREECE

DEPARTMENT OF DEVELOPMENT SERVICES

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October 10, 2014

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Nonsignificance

This notice has been prepared and issued in accordance with the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQR Regulations") (collectively, "SEQR").

The Department of Technical Services/Building Inspector ("Technical Services") of the Town of Greece (the "Town"), Monroe County, New York as the lead agency for the coordinated environmental review of the action described below, has determined that the proposed action described below will not have a significant adverse impact on the environment and that a Draft Environmental Impact Statement (a "DEIS") will not be prepared.

Name of Action:

Russell Station Power Plant Demolition & Remediation/Abatement Project

SEQR Status:

Type I.

Conditioned Negative Declaration:

No.

Description of Action:

In summary, Rochester Gas & Electric Corporation (“RG&E” or the “Applicant/Project Sponsor”) proposes to demolish a decommissioned electricity generation facility (the “Russell Station”), remove demolition materials from the Project site, and restore the Project site to a vegetated state where appropriate (the “Project”). The Project involves the demolition of 592,000± total square feet of the various buildings and structures that comprised the Russell Station, remediation/abatement and disposal of associated hazardous materials that are within the main buildings and/or incorporated into the structural components of various structures and outbuildings, removal of railroad tracks, excavation of soil and removal of ductwork and utilities, covering excavated areas with clean soil, and planting the Project site with vegetative cover where appropriate. The Applicant/Project Sponsor will retain ownership of the Project site, including the two existing electricity transmission substations located at the Project site, which will remain in operation after completion of the Project; the Applicant/Project Sponsor will remain responsible for the Project site and its long-term maintenance. Existing land uses in the vicinity consist of single-family residences, multiple-family residences, a neighborhood-scale commercial plaza, commercial recreation facilities, a firehouse, light industrial buildings, a golf course, a public fishing access site, and undeveloped land. The proposed access for the Project is via an unsignalized driveway at Kirkwood Road (a two-lane Town subdivision road); Kirkwood Road connects to Ling Road (Monroe County Route 143, a two-lane local collector) at an unsignalized intersection.

Location:

Monroe County, Town of Greece. 1101 Beach Avenue (Monroe County Route 128), south side, 2000± feet west of the intersection of Beach Avenue and Greenleaf Road (Monroe County Route 126).

(Refer to Monroe County Tax Account Nos. 046.02-2-29./GREE and 046.02-2-30)

Reasons Supporting this Determination:

Technical Services has carefully considered the Project and relevant environmental information prepared by the Applicant/Project Sponsor’s representatives or by the Town’s staff (collectively, the “Environmental Analysis”), which included but was not limited to Parts 1, 2 and 3 of a Full Environmental Assessment Form (“EAF”), supplementary information and appendices, and comments from Town staff and other agencies, as hereinafter described.

RG&E is a subsidiary of Iberdrola USA, and serves a nine-county area centered on the City of Rochester. RG&E is regulated by the New York State Public Service Commission (the “PSC”). The former Russell Station is located on a large (143± acres) property which is owned by RG&E; also located on this property are active electrical switch yards used for electrical transmission and distribution services to the Rochester region, and other facilities.

The Project site is approximately 38.7 acres and includes the main plant building, former coal handling buildings and structures, and various out buildings and structures, including two former smokestacks. The Project includes a total of 592,000± square feet of structures to be removed from the site.

Generation of electricity at Russell Station ceased in 2008. The portions of the site which were dedicated to generation were decommissioned; however, the equipment, buildings, and structures were left in place. The existing buildings and structures are deteriorating due to their age. The goal of demolition, decontamination, and remediation is to remove most of the aboveground structures, equipment, and utilities associated with past electric power generation. Demolition will include the removal and proper disposal of contaminants, such as, but not limited to: asbestos and asbestos-laden materials; lead-based paint; fly ash; coal dust; heavy metals; mercury; polychlorinated biphenyls (PCBs); and volatile organic compounds (VOCs).

All buildings, structures, equipment, pavement, and roads that are not required for ongoing site operations will be decommissioned, demolished, removed and, if appropriate, recycled. All utilities (gas, electricity, potable water, telecommunications, security systems, fire line water, and sanitary sewer service) not required for the remaining buildings or ongoing switchyard operations will be disconnected and properly abandoned or removed. The main lift station and the leachate collection and treatment system that serve the former coal pile area will continue in operation and will be protected during the Project. Demolition will include the removal of most foundations and underground trenches and ductwork to a depth of approximately three feet below final design grade. In addition, a plug will be installed in the existing water intake tunnel that brought water into the Russell Station from Lake Ontario. The entire onshore portion of the tunnel will be filled with flowable fill to seal the landward end of the tunnel from its lakeward end, and to protect the roads, etc., above it from future subsidence.

The Project will continue over approximately a two-year period, once contractors are mobilized. Asbestos and other hazardous materials abatement and general cleaning out of the structures is expected to take approximately 12 months. Removal of equipment and demolition of buildings and structures is expected to take approximately 12 months.

The Project site currently is secured in accordance with Federal Homeland Security requirements and will continue to be so secured throughout the demolition process. It is anticipated that the Project site will continue to be so secured long after completion of the Project due to the continuing presence of active critical electrical infrastructure that provides electricity to much of western Monroe County.

Documentation has been provided indicating that throughout the Project, no potentially significant impacts to nearby residential or commercial properties, cultural/historical resources, Slater Creek, Lake Ontario, or other surrounding properties will occur, and that any other potential impacts will be adequately addressed.

The New York State Office of Parks, Recreation and Historic Preservation's State Historic Preservation Office ("SHPO") reviewed the Project proposal and determined that it will have no impact upon cultural resources that are in, or eligible for inclusion in, the State and National Registers of Historic Places. A "No Effect" letter was issued by SHPO on November 15, 2013, documenting this determination.

Upon completion of the Project, most disturbed areas (excluding interior roadways, etc.) will be covered with topsoil and seeded, and those within the fence line will be restored to a vegetated

state that provides suitable habitat for the birds and suburban animals which populate the area. The view from Lake Ontario, as well as from the small, public fishing access and picnic area and nearby golf course that are east of Slater Creek from the site, will be significantly improved from the present view of deteriorating former industrial buildings. At the end of the Project, there will be a significant decrease in the impervious area (from almost 20 acres to about 12 acres). In all, there will be a gain of almost eight acres of landscaped and grassed pervious areas, as compared to the current land use.

Part 1 of the EAF was submitted with the demolition permit application, dated April 29, 2014. The EAF was supplemented with Appendices 1-8, which related to: End State Description (restoration); Wetland and Slater Creek Protection, Dewatering, Sump Clean-out and Water Treatment Project Requirements; Required Dust Control; Traffic Routes and Minimization of Potential Transportation Impacts; Technical Specifications Related to Waste Determination, Management and Disposal; Protection of the Groundwater/Leachate Collection and Treatment System and Protection of the Former Coal Pile Cap; and NYSDEC Spill Data Base – On-Site Reported Spills.

Part 1 of the EAF also was accompanied by a site plan, showing the property boundaries, the locations of the structures to be demolished and the structures to be retained, and photo-simulations of the Project site following demolition.

Parts 2 and 3 of the EAF, related to impact evaluation, subsequently were prepared by Technical Services and are incorporated herein by reference as if fully set forth, as findings of Technical Services in its determination of environmental significance for the Project.

Since November 2011, numerous meetings were conducted between RG&E and various representatives of the Town to discuss the Project, including emergency response during the Project, End State restoration, and the overall Project plans. RG&E provided information on the Project at a public meeting held at the Town's Community and Senior Center on June 12, 2014, at which at least 33 members of the local community were in attendance.

A webpage was established on the RG&E website providing the demolition permit application and the SEQR forms (<http://www.rge.com/Russell/default.html>). RG&E plans to use this website to keep neighbors and other interested parties up to date on status throughout the duration of the Project. The website includes a toll-free number where questions can be asked and/or concerns raised. Between April and July 2014, the website received 1685 "visits."

The Project is subject to the issuance of a demolition permit by Technical Services. The decontamination and remediation methods, processing, transfer/transport, and disposal of contaminants are subject to all applicable federal, state, and local laws, regulations, and code requirements, including but not limited to those of the United States Environmental Protection Agency ("USEPA"), the United States Department of Labor, Occupational Safety and Health Administration ("OSHA"), the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Department of Transportation ("NYSDOT"), the New York State Department of Labor ("NYSDOL"), and the Monroe County Department of Transportation ("MCDOT").

There is no new development or redevelopment proposed as part of the Project, except for fencing as noted in the End State description. There also will be a transformation of some impervious surfaces to pervious surfaces, which should decrease the amount of surface runoff from the Project site. Any future development of the Project site, if they were ever proposed, would require a separate environmental review.

Pursuant to SEQR, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, Technical Services' own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, Technical Services determines that the Project will not have a significant adverse impact on the environment, which constitutes a negative declaration, and therefore, SEQR does not require further action relative to the Project. Technical Services has made the following additional determinations:

1. Technical Services has met the procedural and substantive requirements of SEQR.
2. Technical Services has carefully considered each and every criterion for determining the potential significance of the Project upon the environment, as set forth in SEQR.
3. Technical Services has carefully considered (that is, has taken the required "hard look" at) the Project and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis and all additional information submitted.
4. Technical Services concurs with the information and conclusions contained in the Environmental Analysis.
5. Technical Services has made a reasoned elaboration of the rationale for arriving at its determination of environmental significance and Technical Services' determination is supported by substantial evidence, as set forth herein.
6. To the maximum extent practicable, the Applicant/Project Sponsor has carefully incorporated in its application materials measures that were identified as practicable and designed to largely avoid or minimize potential adverse environmental impacts in these types of projects.

For Further Information:

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A Copy of this Notice Sent To:

New York State Department of Environmental Conservation, Environmental Notice Bulletin (in format required by ENB)
New York State Department of Environmental Conservation, Region 8 Office (involved agency)
Supervisor, Town of Greece (interested agency)
Director of Technical Services/Building Inspector, Town of Greece (involved/lead agency)
Rochester Gas & Electric Corporation (Applicant/Project Sponsor)
United States Army Corps of Engineers, Buffalo District (interested agency, possibly with permit approval authority)
United States Environmental Protection Agency, Region 2 Office (interested agency)
New York State Department of Transportation, Region 4 Office (interested agency)
New York State Department of Labor (involved agency)
New York State Department of State (involved agency)
New York State Office of General Services (involved agency)
New York State Public Service Commission (involved agency)
Monroe County Department of Transportation (involved agency)
Monroe County Department of Environmental Services (involved agency)
Monroe County Department of Planning and Development (interested agency)
Monroe County Department of Public Health (interested agency)
Monroe County Water Authority (interested agency)
City of Rochester (interested agency)
Town of Greece Planning Board (involved agency)
Lake Shore Fire District (interested agency)
North Greece Fire District (interested agency)
Greece Central School District (interested agency)