STATE ENVIRONMENTAL QUALITY REVIEW
FINAL SCOPING DOCUMENT

for the

New York State Life Sciences Public Health Laboratory
Wadsworth Center, New York State Department of Health
W. Averell Harriman State Office Building Campus Albany, New York

Date: May 22, 2024

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: New York State Department of Health
Wadsworth Center
Empire State Plaza
Albany, New York 12237

Pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the New York *Environmental Conservation Law ("ECL")*, as well as the implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")* and the *SEQRA* regulations at Part 97 of Title 10 of the *N.Y.C.R.R.*, which collectively set forth the requirements for the *State Environmental Quality Review ("SEQR")* process, the Dormitory Authority of the State of New York ("DASNY") intends to prepare a Draft Environmental Impact Statement ("DEIS") for the Proposed Project described below.

In addition to *SEQRA*, the Proposed Project is also being reviewed in conformance with the New York *State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law ("PRHPL")* as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"). Additionally, the Proposed Project will be reviewed in conformance with the *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA")*.

DASNY, as Lead Agency, has determined that the Proposed Action described below may have the potential for at least one significant adverse environmental impact and that a DEIS will be prepared.

Scoping is the process by which the issues to be addressed in the DEIS are identified. The scoping process focuses the DEIS on the potentially significant adverse environmental impacts; eliminates non-significant and non-relevant issues; identifies the extent and quality of information needed; identifies the range of reasonable alternatives to be discussed; provides an initial identification of mitigation measures; and provides the public with an opportunity to participate in the identification of impacts.

A *Draft Scoping Document* for the Proposed Action was issued on March 6, 2024. Oral and written comments were received during the scoping meeting held by DASNY on March 26, 2024 at the College of St. Rose, 1009 Madison Avenue in Albany, New York. Written comments were accepted from the issuance of the *Draft Scoping Document* through the public comment period, which ended on April 15, 2024. This *Final Scoping Document* reflects changes made in response to relevant public comments on the *Draft Scoping Document*. All written comments and the public scoping meeting transcript are included in **Appendix A**, "Public Comments on the *Draft Scoping Document*."

Title of Action:	New York State Life Sciences Public Health Laboratory
***SEQR* Status:**	**Type I Action – 6** *N.Y.C.R.R.* Part 617.4(b)(6)(i) and 617.4(b)(6)(v)
Review Type:	Coordinated Review

INTRODUCTION

The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Department of Health ("NYSDOH") (the "Applicant") to construct the New York State ("NYS") Life Sciences Public Health Laboratory. For the purposes of *State Environmental Quality Review* ("*SEQR*"), the Proposed Action would consist of NYSDOH's approval of construction pursuant to the *Public Health Law ("PHL")* of NYSDOH's plan to centralize and consolidate existing operations of the Wadsworth Center that are currently located in five separate facilities located in the Capital Region. DASNY's role is to deliver the project on behalf of its customer agency, NYSDOH, the programmatic decision makers and owners of the project. As the Owner's Representative, DASNY would hold all contracts, including with the design-build team and other consultants.

The Proposed Action would result in the construction of a new, purpose-built, state-of-the-art Life Sciences Public Health Laboratory building and accessory surface parking lot (the "Proposed Project"). The Proposed Project would foster innovation and collaboration at the Wadsworth Center facility, and between the Wadsworth Center and outside partners, contributing to broader life sciences initiatives in the Capital Region.

Description of the Wadsworth Center

The Wadsworth Center is the public health laboratory for the State of New York. Since its origins in 1901, developing communicable diseases treatments, to its establishment in 1914 as the Department of Health's Division of Laboratories and Research, the Wadsworth Center has grown to become one of the nation's preeminent state public health laboratories, providing a broad range of highly technical and specialized diagnostic, surveillance, and research activities as well as laboratory certification and educational programs, all directed towards protecting the health and well-being of the citizens of New York State. The Wadsworth Center played a central role in combating the COVID-19 pandemic and is a leader in the development and application of new public health technologies. Pioneering applied and basic public health research and development done at the Wadsworth Center has broad public health impact well beyond the state of New York, frequently impacting the establishment of national and international standards for public health policy and practice.

The Wadsworth Center is organized into one administrative, one operational, four scientific (Environmental Health Sciences, Genetics, Infectious Diseases, Translational Medicine), and one regulatory Division, all under the overall supervision of the Director's Office. Programs within these Divisions cover a broad range of public health activities, including:

- Division of Environmental Health Sciences
  - Asbestos
  - Cannabis Reference

  - Chemical Defense
  - Clinical Biomonitoring
  - Emerging Contaminants
  - Environmental Biology
  - Food Defense
  - Inorganic Chemistry
  - Nuclear Chemistry
  - Organic Chemistry
  - Trace Elements
- Division of Genetics
  - Newborn Screening
- Division of Infectious Diseases
  - Arbovirology
  - Bacterial Diseases
  - Biodefense
  - Bloodborne Viruses
  - Clinical TB
  - Diagnostic Immunology
  - Mycotic Diseases
  - Parasitic Diseases
  - Rabies
  - Viral Diseases

Scientists at the Wadsworth Center study ongoing public health issues, including drug resistance to emerging infections, environmental exposures, and basic biological processes that contribute to human health and disease; and they employ modern methods, such as biomarkers of exposure and state-of-the-art technologies. As the state's public health reference laboratory, the Wadsworth Center responds to urgent public health threats as they arise; develops advanced methods to detect microbial agents and genetic disorders; and measures and analyzes environmental chemicals.

Research scientists at the Wadsworth Center investigate a wide range of topics important to advancing knowledge in public health science, including:

- Bacterial Drug Resistance
- Cellular and Molecular Structural Analysis
- Exposome and Biomonitoring
- Microbial Molecular Genetics
- Microbial Pathogenesis and Host Immunity

- Public Health Genomics
- Zoonotic and Vectorborne Diseases

The Wadsworth Center's Division of Laboratory Quality Certification administers a comprehensive series of laboratory licensure programs, including the Clinical Laboratory Evaluation Program and the Environmental Laboratory Approval Program, among many others.

The Wadsworth Center also trains the next generation of scientists through programs for doctoral, master's, and undergraduate students, as well as specialized training for postdoctoral fellows and others. Many scientists at the Wadsworth Center have academic appointments in the State University of New York at Albany's School of Public Health, and graduate students in the Departments of Biomedical Sciences and Environmental Health Sciences perform their dissertation research in Wadsworth Center laboratories.

The existing Wadsworth Center laboratories and facilities are located in five separate locations across the Capital Region, with a current total of approximately 800 personnel. The five existing facilities are:

- Griffin Laboratory, 5668 State Farm Road (NYS Route 155), Slingerlands;
- Biggs Laboratory, Empire State Plaza, Corning Tower, Albany;
- David Axelrod Institute, 120 New Scotland Avenue, Albany;
- Life Sciences Innovation Building, 150 New Scotland Avenue, Albany; and
- Western Avenue Offices, Albany.

Purpose and Need

The Wadsworth Center's existing laboratory facilities are antiquated and past their useful lifespans. The buildings at the Griffin Laboratory site are 50 to 90 years old, and the Biggs Laboratory at the Empire State Plaza is over 50 years old. The aging infrastructure at these sites require substantial on-going maintenance to keep operational, and it is difficult to meet the ventilation, temperature, and electrical requirements needed to operate a modern laboratory. The David Axelrod Institute is over 30 years old. Its design is outdated, making it difficult to configure spaces for modern instrumentation and workflows. The failing infrastructure and outdated design of its current laboratories makes it increasingly difficult for the Wadsworth Center to meet the needs of a modern public health laboratory and to fulfill its critical public health mission.

The Proposed Project would consolidate laboratory operations of the Wadsworth Center from the current five locations into one new, world-class, state-of-the-art laboratory that would provide many benefits, including:

- Improved preparedness for future public health emergencies

- Enhancements necessary to meet emerging public health threats
- Improved efficiencies in public health testing
- Attract and retain world-class scientists
- Improved competitiveness for research funding
- Reduced costs of operations, maintenance, training, and security
- Increased personnel efficiency
- Enhance life sciences initiatives in the Capital Region

The Proposed Project would contain flexible laboratories spaces that can be adapted quickly to respond to public health emergencies. In addition, bringing all the Wadsworth Center's Divisions under one roof would facilitate synergies that can lead to new discoveries and scientific breakthroughs. The co-location of scientists and researchers in one advanced laboratory facility would also support and cultivate industry collaborations and enhance the Wadsworth Center's ability to continue to study critical public health issues, such as drug resistance to emerging infections, environmental exposures, and biological processes that contribute to human health and disease.

In February 2019, the New York State Public Authorities Control Board approved the Urban Development Corporation's request for a life sciences laboratory public health initiative plan for the location of a public health laboratory on the Harriman Campus. In addition, commensurate with the importance of the Wadsworth Center, New York State's 2023–2024 budget included approximately $1.7 billion to fund the proposed new laboratory, for which DASNY has been awarded the design and construction contract by NYSDOH.

Project Site

The Project Site is approximately 27-acres on the southeastern portion of the approximately 330-acre W. Averell Harriman State Office Building Campus ("Harriman Campus") at 1220 Washington Avenue in western Albany (see **Figures 1 through 3**). The Harriman Campus was largely developed during the 1950s and 1960s and includes 16 New York State Government office buildings in a campus-like setting. The Harriman Campus is roughly bounded by Washington Avenue to the north, Western Avenue to the south, the University of Albany to the west, and New York State Route 85 to the east.

The Project Site previously contained structures that were part of the campus, but those structures have been demolished and the site is now vacant. The Project Site currently contains paved and unpaved areas and is used partially for campus parking as well as a closed portion used by contractors working on other portions of the Harriman Campus.

1.26.24

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Project Site

Wadsworth Center Laboratory Facilities

Project Site Context

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

Figure 1

0 1,000 FEET

Project Site

W. Averell Harriman State Office Building Campus

Project Location

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

Figure 2

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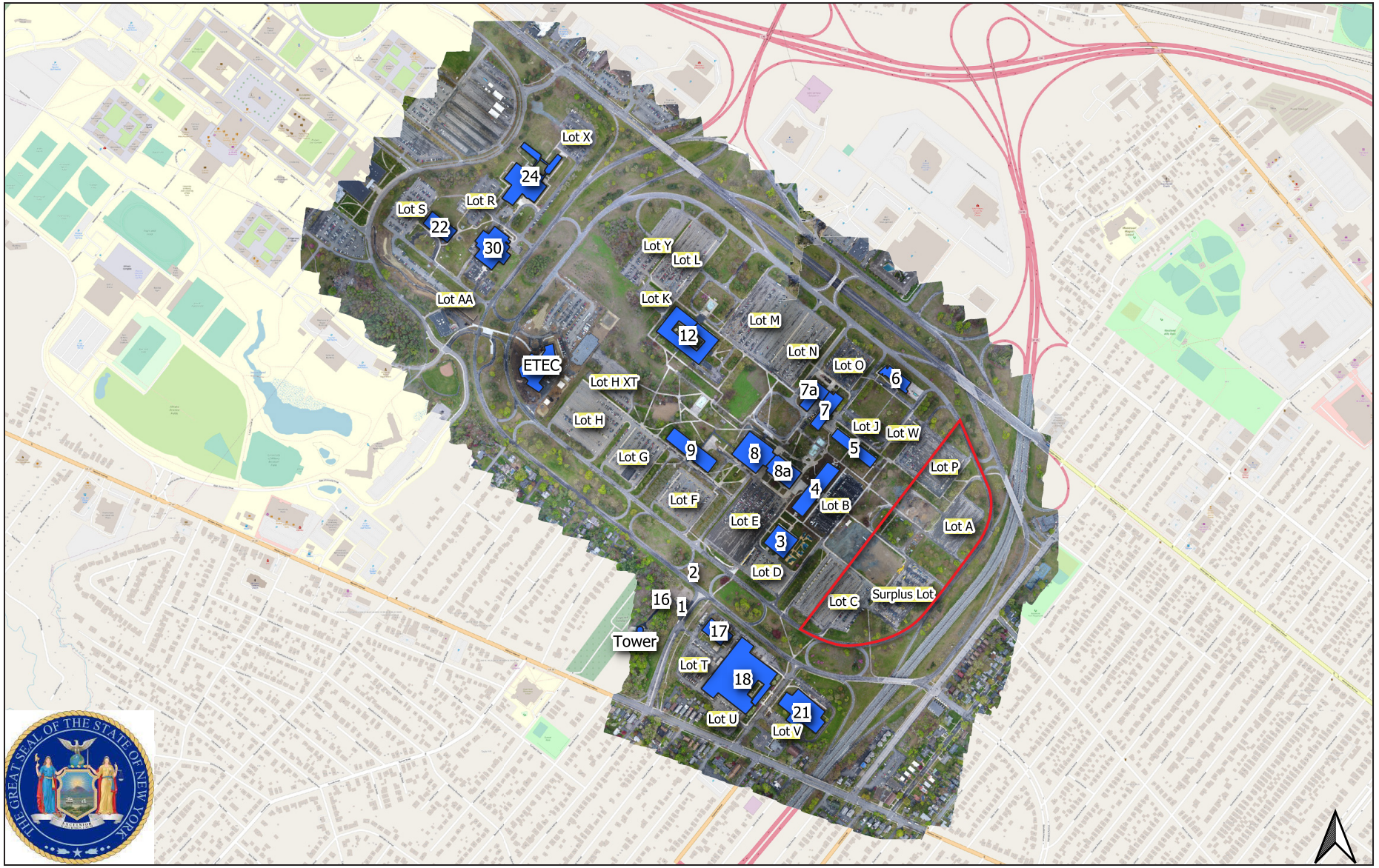

Source: www.ogs.ny.gov/harrimanmap

Project Site

W. Averell Harriman State Office Building Campus

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

Figure 3

Proposed Project

NYSDOH proposes to redevelop the Project Site with a new, four-story (plus mechanical floor) state-of-the-art laboratory building containing approximately 647,000 gross square feet ("gsf") and a surface parking lot with approximately 930 parking spaces (see **Figures 4 and 5**). The Proposed Project would centralize and consolidate the existing operations of the Wadsworth Center within a new purpose-built, state-of-the-art Life Sciences Public Health Laboratory building that would maximize resources in support of public health testing, collaborative research, and learning opportunities. The design of the Proposed Project seeks to address several challenges: satisfy optimal program adjacency goals in the context of a large number of programs spread across four large floor plates; develop an efficient laboratory organizational model that maximizes staff interactions and promotes collaboration; establish close adjacencies between laboratories and workstations; and limit travel distances throughout the building while also promoting circulation and connectivity to enhance opportunities for spontaneous interactions. Laboratory spaces would be designed with mobile, modular casework to provide maximal flexibility to meet current needs while maintaining the ability to be easily and rapidly reconfigured to adapt to future public health needs as they evolve. In addition, the laboratory would be designed to provide a flexible system for the distribution of the varied support services that are needed to operate a modern, cutting-edge public health laboratory.

As shown in **Figures 2 through 5**, the new building would be sited on the eastern portion of the Project Site, with parking to the west. As currently contemplated, the building is being designed with a "hub and spoke" plan with a centralized hub containing an atrium, vertical circulation, and spaces for collaboration. Two spokes would extend from the hub and would contain four stories of laboratories, associated office space, and other support programs, plus a full mechanical floor. The primary entrance for staff and visitors would be from the Campus Access Road on the west side of the new building, which would be oriented toward the parking lot and on-site walkways. Loading and service access would be provided at the northeast portion of the Project Site. A single-story extension of the facility beyond the footprint of the laboratory spaces would extend to the northeast towards the service entrance, allowing direct access to the loading docks.

The new facility is being designed to include all the varied types of spaces needed for the Wadsworth Center to fulfill its public health mission, including biology and chemistry laboratories, biocontainment laboratories, particulate clean rooms, light and electron microscopy imaging laboratories, and vivariums. Laboratory support spaces would also be provided, including biochemistry and immunology instrumentation laboratories, a glassware cleaning facility, environmental rooms, a warehouse, a large freezer storage area, and facilities management maintenance and repair shops. The building is also being designed to contain a Central Utilities Plant. Amenity spaces are anticipated to include offices, conference rooms, classrooms, collaboration spaces, a large auditorium, kitchenettes, and a cafeteria. A separate emergency generator building

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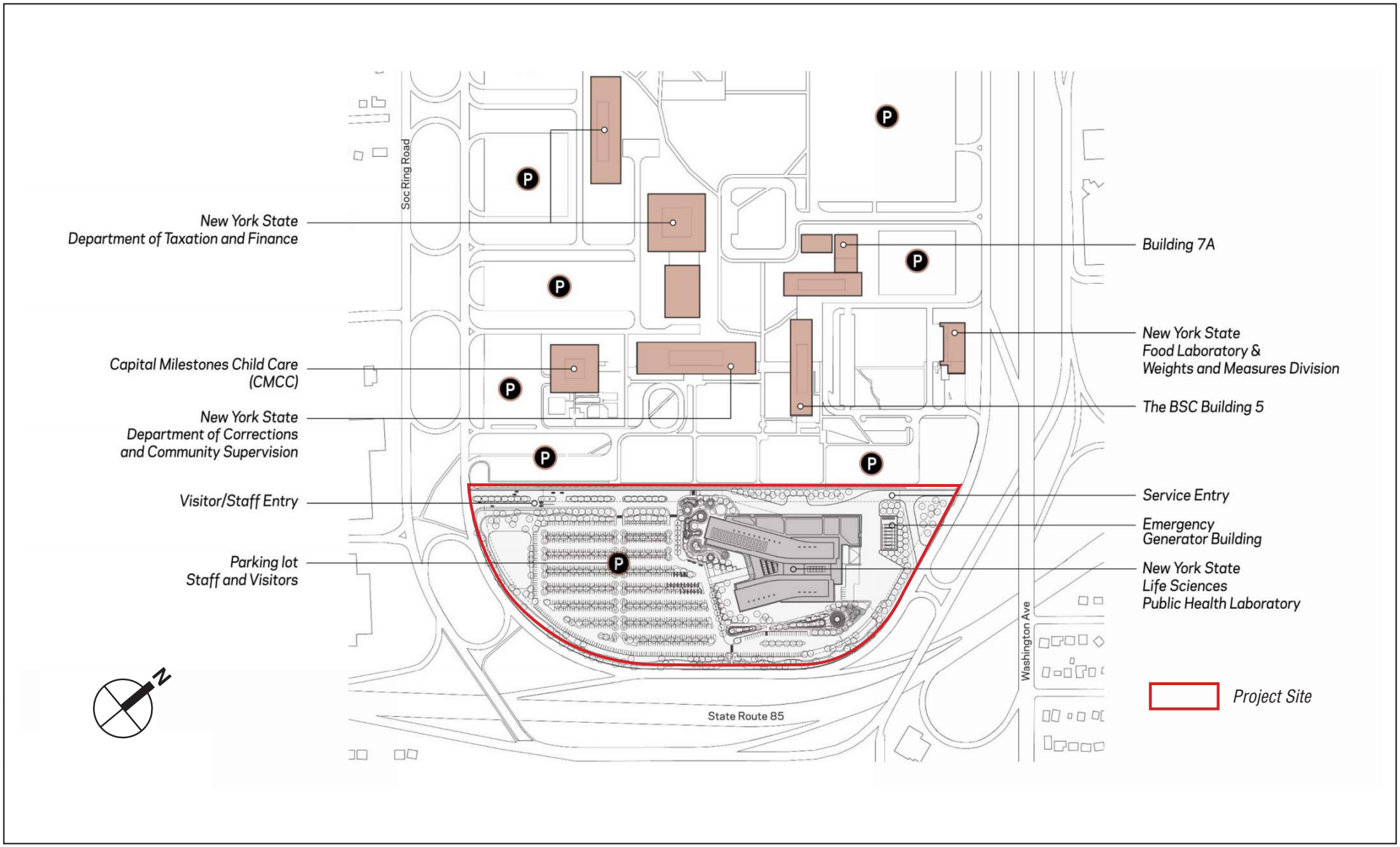

Source: HOK, GILBANE, TURNER

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Site Plan
Site and Context

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

Figure 4

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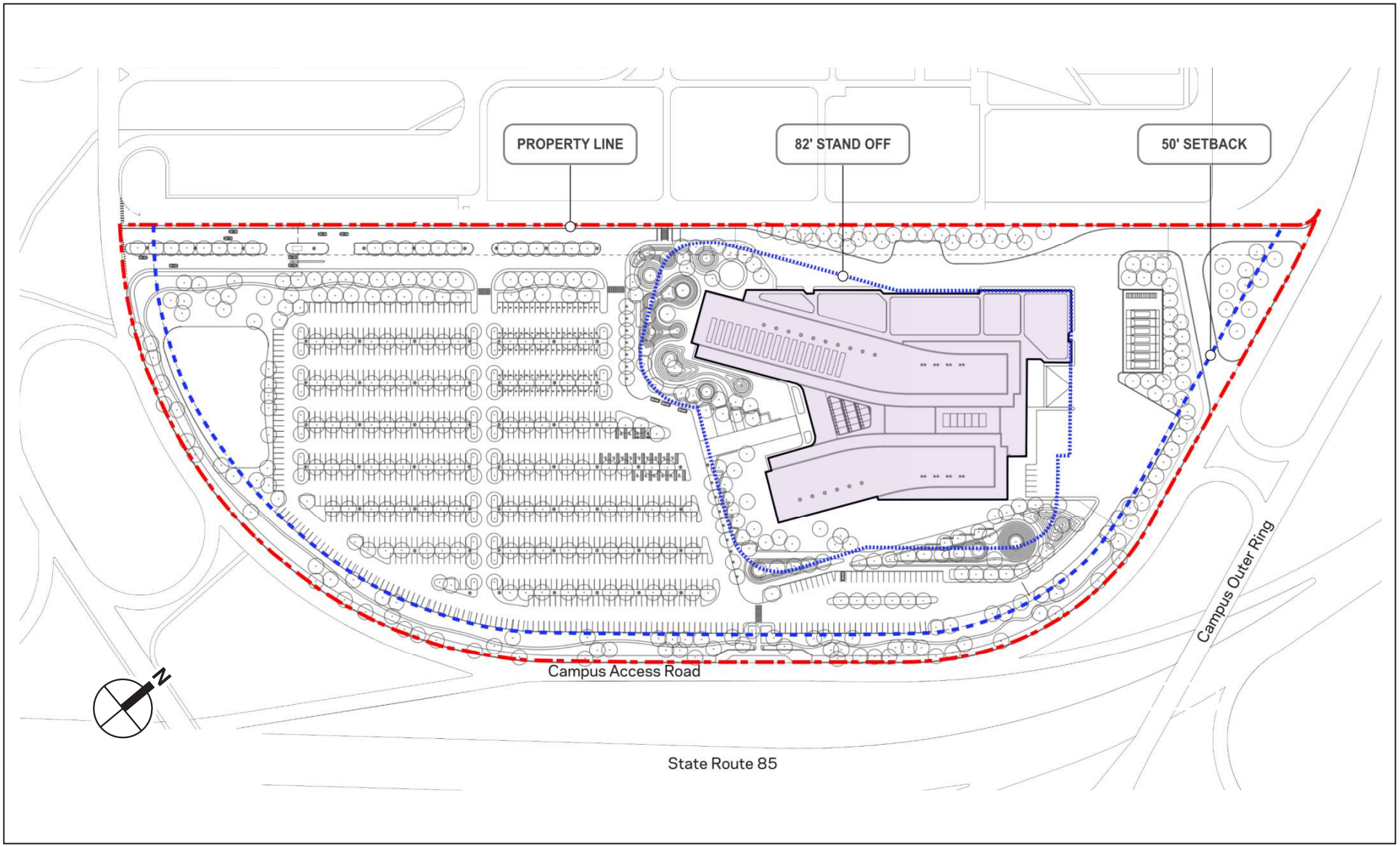


Source: HOK, GILBANE, TURNER

Project Site

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

Proposed Site Plan

Figure 5

would be located northeast of the main facility. A geothermal heat pump system is proposed to be located beneath the parking lot to meet a portion of the heating and cooling demand from the facility.

NYSDOH is committed to incorporating principles of sustainability and wellness into the Proposed Project consistent with Executive Order 22 ("EO-22"). The focus is on an integrated design approach that would optimize building performance, reduce greenhouse gas emissions, reduce water usage, minimize waste, and maximize human health and the experience within the facility. The Proposed Project is being designed to achieve Leadership in Energy and Environmental Design ("LEED") v4/4.1 Silver certification.

The Project Site is being designed to have a 50-foot setback from the Campus Access Road which would preserve many of the existing trees on the Project Site, while providing space for a landscaped privacy buffer along the perimeter of the Project Site. The Project Site design would provide approximately 930 parking spaces and also include an approximately 82-foot setback from all facades of the building as a security zone that would include walkways and landscaping. As currently envisioned, the perimeter of the 'front' westward facing two-thirds of the Project Site would have a pedestrian-height, black aluminum picket fence that would demarcate the property line of the Proposed Project, and the 'back' eastward facing one-third of the Project Site would have the same style perimeter fence but at anti-scale security height to protect critical infrastructure.

The Proposed Project design work is expected to begin in 2024, with construction starting in early 2025. Design and construction for the Proposed Project would last for approximately 69 months; therefore, for the purposes of the environmental review, a 2030 analysis year is assumed.

As noted above, the existing Wadsworth Center laboratories are located in five separate facilities across the Capital Region. Currently, there are no specific, reasonably foreseeable plans to re-tenant or reuse these sites. Therefore, potential changes to the existing Wadsworth Center facilities once the Proposed Project is operational will not be evaluated in the DEIS, although it is expected that existing employees would be transferred from these current locations into the new combined facility, resulting in reductions in traffic and other environmental impacts at those five existing locations.

Required Approvals

The Proposed Project requires the approvals listed in **Table 1** below. The governmental agencies responsible for those approvals are "Involved Agencies" or "Interested Agencies" pursuant to SEQRA.

Table 1
Required Approvals

Agency	Approval/Review
DASNY	Construction permitting
NYSDOH	Approval of construction under the *Public Health Law*
NYS Department of State	New York State Uniform Fire Prevention and Building Code variance
NYS Office of General Services / NYS Department of Transportation	Roadway modifications (if any)
NYS Department of Environmental Conservation	SPDES General Permit for Stormwater Discharges from Construction Activity Potentially NYS Air Registration or Air Facility Permit Potentially approvals related to the proposed geothermal system
OPRHP	Section 14.09 Historic Resources review
City/County of Albany	Connections to County of Albany sanitary sewer and City of Albany water lines, stormwater approvals

Potential Environmental Impacts

DASNY's Positive Declaration indicated that the Proposed Project, when compared to the SEQR criteria of environmental effect listed in Section 617.7 of the SEQR regulations, may have the potential for significant adverse impacts on the environment.

The Project Site is a previously disturbed site, located on the Harriman Campus, which is primarily comprised of underutilized surface parking lots. It is bounded by a significant transportation network. The Proposed Project would not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources. It would not impair the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of Title 6 nor would it impair the character or quality of important historical, archeological, or architectural resources. The Proposed Project also would not cause a substantial change in the use, or intensity of use of the Harriman Campus, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses and would not create a material conflict with the community's current plans or goals as officially approved or adopted.

Accordingly, DASNY has determined that the Proposed Project does not have the potential for significant adverse impacts to geological features, surface water, groundwater, flooding, plants and animals, agricultural resources, aesthetic resources, historic and archeological resources, open space and recreation, critical environmental areas, consistency with community plans and community character.

DASNY further determined that there is the potential for adverse environmental impacts relative to the following, which will be addressed further in the DEIS:

- stormwater management,

- community facilities,
- solid waste and recycling,
- water supply,
- sanitary wastewater,
- traffic and transportation,
- potential changes to existing air quality, including potential climate change impacts,
- potential noise impacts, primarily from construction,
- the use, quantity, and type of energy, and
- human health.

DASNY also determined that it would further discuss additional environmental resource categories such as local land use, zoning, and public policy as well as aesthetic resources and the existing community or neighborhood character in the DEIS to ensure that the public had sufficient opportunity to comment on the Proposed Project.

Based on DASNY's Positive Declaration, the following section sets forth a scope of work for the EIS.

Required Elements of the DEIS

Each subject area covered in the DEIS will be presented in individual chapters describing existing conditions, potential impacts of the Proposed Project, and mitigation measures for any significant adverse impacts identified. Each chapter will include a brief introduction, identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An Executive Summary describing the Proposed Project and all significant adverse impacts identified will also be included. The current conditions on the Project Site will be considered the existing conditions throughout the technical analyses. The "build year" for the Proposed Project will be the expected first year of full occupancy and operation which is projected to be 2030.

As required by SEQRA, the DEIS will also contain the following elements outlined below:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long-term effects, and typical associated environmental effects;
- An identification of significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of the Alternatives to the Proposed Project;
- An identification of irreversible and irretrievable commitments of resources resulting from implementation of the Proposed Project; and

- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts of the Proposed Project.

ORGANIZATION AND EXPECTED CONTENT OF THE DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet will identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name and address of the Preparer of the DEIS; identify the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, will list the name(s) and address(es) of all consultants involved in the preparation of the DEIS and their respective roles.

The DEIS will include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures will be provided.

1. EXECUTIVE SUMMARY

The executive summary will include:

- Introduction
- Description of the Proposed Project
- List of all Approvals Required
- Statement of Project Purpose and Need
- Summary of significant adverse environmental impacts identified in each subject area
- Summary of mitigation measures proposed for significant adverse environmental impacts
- Description of Alternatives Analyzed

2. PROJECT DESCRIPTION

2.1. PROJECT IDENTIFICATION

The introduction will identify the document as the Draft Environmental Impact Statement for the Proposed Project and will describe the location and programmatic elements of the Proposed Project.

2.2. PROJECT DESCRIPTION

This chapter will identify and describe the Project Site in text and graphics, including the Project Site location on the southern portion of the W. Averell Harriman State Office Building Campus ("Harriman Campus"), the Project Site within the context of the Harriman Campus, and current access to the Project Site from nearby areas of the Harriman Campus and the surrounding area. This section will also describe the environmental setting and constraints of the Project Site, the proposed use(s) on the Project Site, and vehicular and pedestrian circulation. A description of the parking and loading facilities will be included. Graphics will include illustrative site plans, building elevations, and renderings to supplement the narrative descriptions provided.

2.3. PURPOSE AND NEED

Description of the Applicant's purpose and need for the Proposed Project.

2.4. SITE HISTORY

Description of previous use(s) and structures on the Project Site and the current condition of the Project Site.

2.5. REQUIRED APPROVALS

List and briefly describe discretionary and non-discretionary approvals required by State, County, and City agencies.

3. LAND USE, ZONING, AND PUBLIC POLICY

This chapter will summarize the defining characteristics of the Project Site, including zoning, existing land uses, and applicable local plans/policies. The specific compatibility of the Proposed Project with surrounding land uses and zoning must also be discussed.

3.1. LAND USE AND ZONING

3.1.1. EXISTING CONDITIONS

Describe existing conditions on the Project Site and in the vicinity using narrative, photographs, and maps. The study area for the land use analysis will be the area within ¼-mile of the Project Site.

Describe the existing zoning for the Project Site and within the study area.

3.1.2. POTENTIAL IMPACTS

Describe the relationship of the Proposed Project with neighboring uses and discuss the effects of the Proposed Project on the general land use patterns for the anticipated Build-Year.

Discuss the Proposed Project's consistency with relevant local zoning provisions in general terms.

3.1.3. MITIGATION MEASURES

Discuss ways that identified significant adverse impacts to land use or zoning, resulting from the Proposed Project, if any, would be /mitigated.

3.2. PUBLIC POLICY

3.2.1. EXISTING CONDITIONS

Describe applicable public policies from relevant local plans and regulations, including:

- State Smart Growth Public Infrastructure Policy Act (2010)
- Albany County Economic Development Strategy (2020)
- City of Albany Unified Sustainable Development Ordinance ("USDO") (2017)
- Albany 2030—The City of Albany Comprehensive Plan
- City of Albany Bicycle and Pedestrian Master Plan (2021)
- City of Albany Complete Streets Policy & Design Manual (2016)
- Washington Avenue/Patroon Creek Corridor Study (2019)
- Harriman Research and Technology Park Market Assessment and Master Plan Study (2006)
- Harriman Campus—University at Albany Transportation Linkage Study (2007)

3.3. POTENTIAL IMPACTS

Assess the compatibility of the Proposed Project with the applicable public policies identified in Existing Conditions.

3.4. MITIGATION MEASURES

To the extent that adverse impacts are identified, this section will identify and describe measures to avoid or mitigate significant adverse impacts to land use or zoning that may result from the Proposed Project.

4. STORMWATER MANAGEMENT

This chapter will focus on the specific potential impacts of the Proposed Project to or from stormwater that could occur on the Project Site.

4.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.

4.2. EXISTING CONDITIONS

Identify and describe existing stormwater management facilities and drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s) (include map).

Calculate and describe the pre-development peak runoff rates for the 1-, 10-, and 100-year storm events.

4.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe and show in graphics the proposed post-construction stormwater management system, including changes to existing drainage patterns and subsurface conveyance systems.

Calculate and describe the post-development peak run-off rates for the 1-, 10- and 100-year storm events.

Prepare preliminary stormwater quality calculations to satisfy the requirements of the City of Albany and the New York State Department of Environmental Conservation ("NYSDEC").

Demonstrate compliance with City and State stormwater regulations, including those with respect to stormwater quality, quantity, and green infrastructure. Describe requirements to prepare a stormwater pollution prevention plan (SWPPP) for construction of the Proposed Project.

4.4. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse impacts on stormwater management as a result of the Proposed Project.

5. VISUAL AND COMMUNITY CHARACTER

This chapter will focus on the specific impacts of the Proposed Project on visual resources and community character.

5.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and if impacts are identified, measures proposed to mitigate impacts from the Proposed Project.

5.2. EXISTING CONDITIONS

Describe the visual character of the Project Site within the context of its surrounding area, including nearby areas of the Harriman Campus. The description will include text and graphics describing the Project Site and built structures in the surrounding area,

including NYS Route 85 and landforms, topography, and vegetative cover. Existing condition photographs of the Project Site and surrounding area will be provided.

Identify and describe significant views into the Project Site from a range of representative publicly accessible vantage points, including the following: from the southeast across NYS Route 85 and the neighborhoods southeast of NYS Route 85; the neighborhoods immediately to the northeast and southwest of the Project Site; from the State University of New York at Albany campus to the northwest; and from vantage points to the northeast across Washington Avenue.

5.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Qualitatively discuss the potential for changes to the existing visual and community character described above as a result of the Proposed Project. Discuss potential changes to the Project Site that could impact visual and community character. Describe and visually demonstrate the potential changes to the Project Site that would affect views from the vantage points described above using a combination of photographs depicting the existing conditions and photo-simulations depicting the proposed future conditions. Discuss the visual and architectural character of the proposed building and Proposed Project. Analyze changes to community character as a result of the proposed building on the Project Site. Use street level views and viewshed analysis from around the community to assess community character impacts.

5.4. MITIGATION MEASURES

To the extent that adverse impacts are identified, this section will identify and describe measures to avoid or mitigate significant adverse community character impacts that may result from the Proposed Project.

6. SOCIOECONOMIC IMPACTS

This chapter will focus on the Proposed Project's potential impacts on socioeconomic conditions.

6.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

6.2. EXISTING CONDITIONS

Describe the current demographic and workforce characteristics of the City of Albany in general, and the area surrounding the Project Site in particular.

Describe the socioeconomic activities attributable to the Project Site.

6.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe the population and estimate other demographic characteristics that are expected to occur as a result of the Proposed Project.

Estimate the changes in economic activity attributable to the Project Site as a result of development under the Proposed Project.

6.4. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse socioeconomic impacts that may result from the Proposed Project.

7. ENVIRONMENTAL JUSTICE

7.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project, if required.

7.2. EXISTING CONDITIONS

As Potential Environmental Justice Areas ("PEJAs") were identified proximate to the Project Site, the DEIS will include an assessment of the potential for the Proposed Project to affect minority or low-income populations. The analysis will follow the guidance and methodologies in NYSDEC's Commissioner Policy 29 (CP-29), "Environmental Justice and Permitting" (March 19, 2003). CP-29 sets forth guidelines for evaluation of adverse environmental impacts on minority or low-income populations. NYSDEC's ArcGIS Webmap of PEJAs, as designated in 2020 updates, was reviewed to identify any PEJAs (minority and low-income communities).

The analysis will also consider potential disproportionate impacts on disadvantaged communities. The Project Site is located nearby a cluster of disadvantaged communities based on a review of areas identified as disadvantaged communities by New York State's Climate Justice Working Group.[1] The closest disadvantaged community is located across Washington Avenue to the north. Additional minority and low-income communities were identified to the east of the Project Site. Following NYSDEC guidance, the environmental justice analysis will consist of the following steps:

- Define a study area to include all census block groups substantially within the area where any potential significant adverse impacts resulting from the Proposed Project could occur.

[1] Map of NYS Disadvantaged Communities: https://www.nyserda.ny.gov/ny/Disadvantaged-Communities

- Determine whether PEJAs are present in the study area. Following NYSDEC's methodology for identifying significant minority and low-income populations within the study area, the most recent and available U.S. Census Bureau's census demographic data will be acquired such as total population, race, and ethnicity, and poverty status at the census block group level for each census block group in the environmental justice study area. In addition, data will be compiled for the City of Albany as a whole, to allow for a comparison of study area characteristics with a larger reference area.

7.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

This analysis will identify any potential significant adverse environmental impacts that could occur within the study area as a result of the Proposed Project.

To comply with Executive Order 22 and pursuant to the Laws of New York (2022) *ECL* § 8-0113(2)(b), this analysis will also consider the direct or indirect impacts of the Proposed Project on any "disadvantaged communities" (as defined in *ECL* § 75-0101(5) and Executive Order 22), including whether the Proposed Project may cause or increase a disproportionate pollution burden on those communities. The United States Environmental Protection Agency's ("EPA") EJScreen[2] will be used to characterize the existing adverse pollution burden in the study area. Any potential disproportionate adverse pollution impacts from the Proposed Project will be identified and addressed.

The analysis will include a summary of the Proposed Project's public participation process, including outreach to disadvantaged communities, as well as any offsetting benefits.

7.4. MITIGATION MEASURES

If warranted, identify and describe measures to avoid or mitigate significant adverse impacts as a result of the Proposed Project.

8. COMMUNITY FACILITIES

This chapter will focus on the specific impacts of the Proposed Project to community facilities that could occur with the Project Site's development.

8.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project. The Proposed Project would not result in a demand for school services. It would also not impact or alter the demand for parks, recreation or open space. Therefore, no further analysis of

[2] https://www.epa.gov/ejscreen

public schools, parks, recreation or open space is required for the Proposed Project and these areas of community facilities will not be addressed in the DEIS.

8.2. PUBLIC SAFETY

8.2.1. EXISTING CONDITIONS

Describe the existing police, fire, and emergency medical services protection for the Project Site.

8.2.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe the anticipated need for emergency services from the various uses proposed on the Project Site.

Assess the capability of the City's emergency service providers to meet the projected demands of the Proposed Project. Discuss, as appropriate, how emergency services are currently provided to Wadsworth Center laboratory facilities and how the services would be provided to the Proposed Project.

Describe the emergency vehicle access provided by the Proposed Project. Describe specialized or unique emergency service needs that may be required as a result of the uses and building configurations proposed, including specialized training that would be provided for building staff and local emergency service providers.

8.2.3. MITIGATION MEASURES

To the extent that adverse impacts are identified, this chapter will identify and describe measures to avoid or mitigate significant adverse impacts on emergency services as a result of the Proposed Project.

8.3. SOLID WASTE AND RECYCLING

8.3.1. EXISTING CONDITIONS

Describe existing City of Albany sanitation, solid waste, and recycling services provided to the Project Site and the capacity of such services.

8.3.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe potential impacts to City of Albany solid waste services from the Proposed Project. Estimate the amount of solid waste and recycling that would be generated from the Proposed Project.

Describe how solid waste and recycling would be stored and collected at the Project Site with the Proposed Project. Describe how solid waste and recycling vehicles would access and maneuver on the Project Site with the Proposed Project.

8.3.3. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse impacts on solid waste services as a result of the Proposed Project.

9. INFRASTRUCTURE AND UTILITIES

This chapter will discuss and analyze the specific impacts of the Proposed Project on water supply, sanitary wastewater, electric and gas infrastructure. Impacts to stormwater and roadway infrastructure are discussed in other chapters, as noted in this Scoping Document.

9.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

9.2. WATER SUPPLY

9.2.1. EXISTING CONDITIONS

Using information provided by the City of Albany Department of Public Works ("DPW") and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the existing municipal water supply infrastructure serving and surrounding the Project Site. Describe existing infrastructure for water supply on the Project Site.

Identify the source of potable water for the Project Site and the capacity of and current demand on that source.

9.2.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Quantify the anticipated water demand (domestic and fire) of the Proposed Project.

Determine if the existing water conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to that system.

Determine the capacity of the water supply system to serve the anticipated demands of the Project.

9.2.3. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including any necessary improvements to the water supply system.

9.3. SANITARY WASTEWATER

9.3.1. EXISTING CONDITIONS

Using information provided by the City of Albany DPW and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the sanitary sewer infrastructure serving and surrounding the Project Site. Describe existing wastewater infrastructure on the Project Site.

Identify the wastewater treatment plant that receives the sanitary wastewater flow from the Project Site and the capacity and current flow conditions at the plant.

9.3.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Quantify the anticipated sanitary sewer flow generated by the Proposed Project.

Determine if the existing sanitary wastewater conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to, and expected additional demands on, that system.

Determine if the capacity of the sewage treatment plant is adequate to serve the anticipated demands of the Project.

9.3.3. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the wastewater conveyance system and the elimination of existing inflow and infiltration.

9.4. ENERGY USAGE (ELECTRICITY AND GAS)

9.4.1. EXISTING CONDITIONS

Describe the existing electricity and gas service and infrastructure serving the Project Site and surrounding area, including location and conditions.

9.4.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Quantify the anticipated electric and gas demand from the Proposed Project. Based on information received from the electric and gas providers, determine if the capacities of the electric and gas systems are adequate to meet the projected demand of the Project.

9.4.3. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project.

Describe the potential use of sustainable building and mechanical equipment design technologies as part of the design of the Proposed Project to maximize energy efficiency and reduce greenhouse gas (“GHG”) emissions. Describe operational policies that will

be considered to minimize the use of energy and resultant greenhouse gas emissions during the Proposed Project's operation.

10. TRAFFIC AND TRANSPORTATION

This chapter will evaluate the potential impacts to traffic and transportation from the specific program advanced by the Proposed Project.

10.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate significant adverse impacts from the Proposed Project on the traffic and transportation systems, if required.

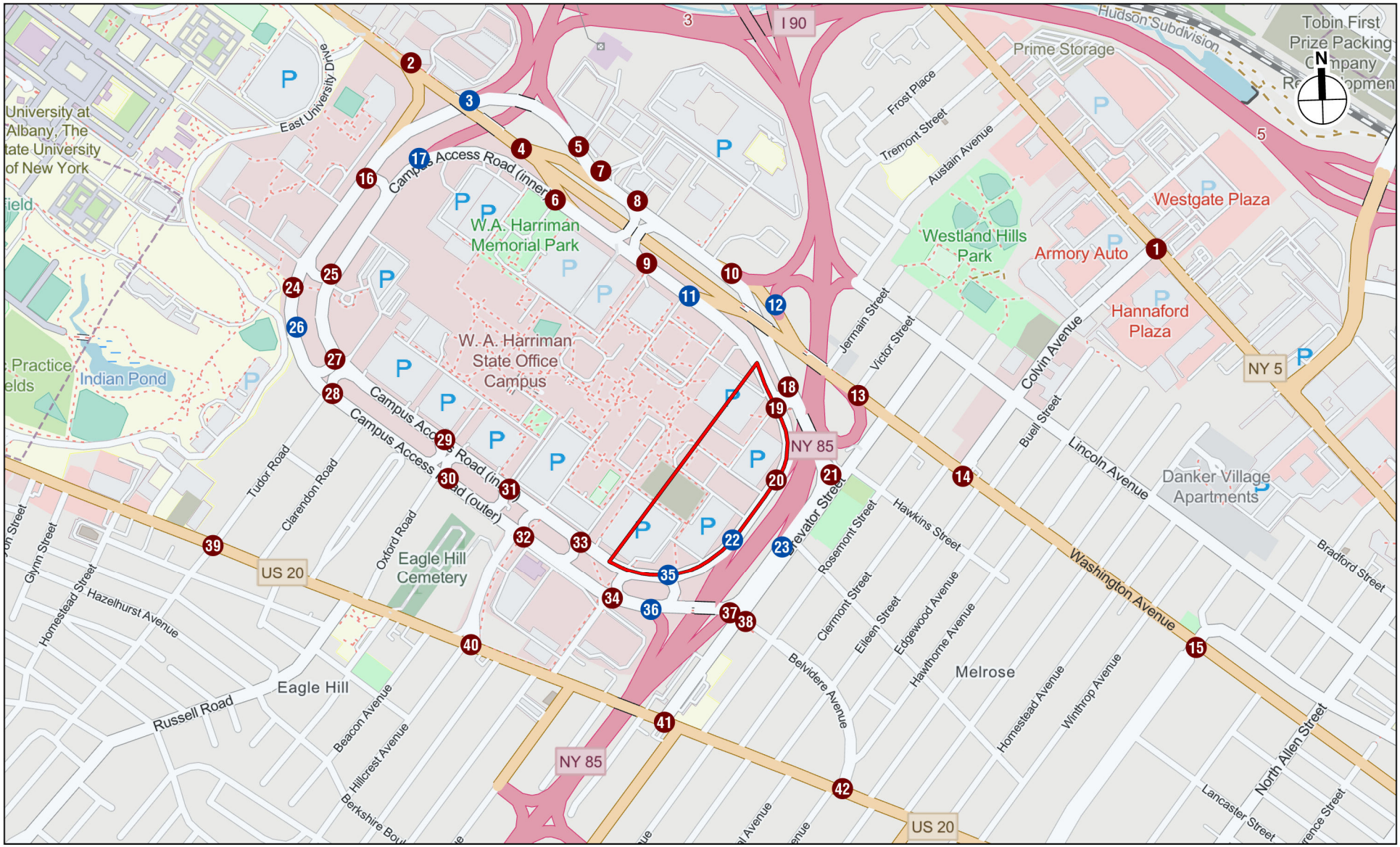
10.2. EXISTING CONDITIONS

Describe the roadway characteristics in the area surrounding the Project Site. Conduct traffic counts at the following intersections and ramp merge and diverge areas during the weekday AM and PM peak hours:

Study Intersections (see **Figure 6**)

1. Central Avenue / Colvin Avenue
2. Washington Avenue/Campus Access Road/Washington Medical Arts Center Driveway
3. Campus Access Road/I-90 Off-Ramps*
4. Washington Avenue/Campus Access Road Westbound Ramp
5. Campus Access Road/I-90 On-Ramps
6. Campus Access Road/Washington Avenue Eastbound Ramp
7. Campus Access Road/Patroon Creek Boulevard
8. Campus Access Road Westbound/U-Turn near Lot N
9. Campus Access Road Eastbound/U-Turn near Lot N
10. Campus Access Road Eastbound/Route 85 Southbound Off-Ramp/Washington Avenue Ramp
11. Washington Avenue/Campus Access Road Westbound Ramp
12. Washington Avenue Ramp/Route 85 Southbound On-Ramp*
13. Washington Avenue/Route 85 Northbound On-Ramp
14. Washington Avenue/Colvin Avenue
15. Washington Avenue/Manning Boulevard
16. Campus Access Road Southbound/U-turn near Lot Y
17. Campus Access Road/I-90 On-Ramp split*
18. Campus Access Road Westbound/U-Turn near Lot P

2.23.24



Project Site

Data Collection Location Only

Analysis Location

0 2,000 FEET

Preliminary Traffic Study Locations

Figure 6

NYS LIFE SCIENCES PUBLIC HEALTH LABORATORY

19. Campus Access Road Eastbound/U-Turn near Lot P
20. Campus Access Road/Route 85 Southbound Ramp merge
21. Harriman Campus Outer Ring / Brevator Street
22. Campus Access Road/Route 85 Southbound On-Ramp*
23. Harriman Campus Outer Ring/Route 85 Northbound On-Ramp*
24. Campus Access Road/Justice Drive
25. Campus Access Road Northbound/U-Turn near ETEC
26. Soc Ring Road/Transit Stop merge*
27. Campus Access Road Westbound/U-Turn near Lot H
28. Soc Ring Road Eastbound/U-Turn near Lot H
29. Campus Access Road Westbound/U-Turn near Lot F
30. Soc Ring Road Eastbound/U-Turn near Lot F
31. Campus Access Road Westbound/Harriman Campus Road
32. Soc Ring Road Eastbound/State Campus Road
33. Campus Access Road Westbound/U-Turn
34. Campus Access Road Eastbound/U-Turn near Lot C
35. Campus Access Road Westbound/U-Turn near Lot C
36. Campus Access Road Eastbound/Route 85 Southbound On-Ramp*
37. Campus Access Road/Harriman Campus Out Ring
38. Belvidere Avenue/Brevator Street
39. Western Avenue/Tudor Road
40. Western Avenue/Hillcrest Avenue/State Campus Road
41. Western Avenue/Brevator Street
42. Western Avenue/Belvidere Avenue

* Indicates traffic volume data collection only

Study Ramp Merge and Diverge Areas

- I-90 Eastbound Off-Ramp at Exit 4
- I-90 Westbound On-Ramp at Exit 4
- I-90 Eastbound Off-Ramp at Exit 4 to Route 85
- I-90 Westbound Off-Ramp at Exit 4
- I-90 Eastbound On-Ramp at Exit 4
- Route 85 Southbound Off-Ramp
- Route 85 Northbound Off-ramp
- Route 85 Southbound On-Ramp

Conduct capacity analysis (Level of Service analysis) for each of the above intersections using SYNCHRO software for intersections and Highway Capacity Software ("HCS") for ramp merge and ramp diverge areas. Summarize the existing Levels of Service in tabular format.

The public transportation systems and pedestrian/bicycle facilities within the study area will be summarized, including the location of bus stops, frequency of service, and the presence of passenger amenities.

The most recent 5 years of available crash data records from the New York State Department of Transportation ("NYSDOT") will be obtained and summarized in tabular form to determine general vehicular safety conditions in the study area.

Estimate traffic volumes in the study area in the future without the Proposed Project utilizing a background growth factor based on historical data, and estimated traffic volumes from other pending or approved projects in the area, if any, in consultation with the City of Albany, Capital Region Transportation Council, NYSDOT, and New York State Office of General Services ("OGS"). Calculate the traffic volumes for each of the peak hours in the future without the Proposed Project and show on a figure.

Identify significant planned improvements in the transportation network by NYSDOT, City of Albany, OGS, and/or the local jurisdictions and incorporate those improvements, where applicable, into the analysis models. Conduct capacity analysis (Level of Service analysis) for each of the study intersections and ramp merge and diverge locations for the future without the Proposed Project. Summarize the Levels of Service in tabular format.

10.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Estimate "Site Generated Traffic" based on the anticipated employment population of the Proposed Project. Assign the Site Generated Traffic to the roadway network based on the anticipated arrival and departure distributions.

Combine the Site Generated Traffic Volume with the No-Build traffic volumes to obtain the "Build Traffic Volumes" for the peak hours (the "Build" condition) and show on a figure.

Conduct capacity analysis (Level of Service analysis) for each of the study intersections and ramp merge and diverge locations for the Build condition. Summarize the Levels of Service in tabular format for the Build condition.

Describe on-site circulation of vehicles (auto, truck, and bus) and pedestrians. Identify on-site parking proposed for the Proposed Project, including the basis for the parking ratios utilized.

Qualitatively discuss impacts or benefits to the pedestrian/bicycle and transit network.

10.4. MITIGATION MEASURES

Based on the results of the traffic and transportation analyses, identify practicable improvements to the traffic and transportation systems where necessary. The benefits of any proposed improvements will be identified consistent with the methodology and format of the project-impact analysis.

11. AIR QUALITY AND CLIMATE CHANGE

This chapter will evaluate the potential impacts to air quality from the Proposed Project.

11.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

11.2. EXISTING CONDITIONS

Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan ("SIP") and attainment status.

11.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

11.3.1. STATIONARY SOURCE ANALYSIS

Potential impacts from fossil fuel-fired equipment associated with the Proposed Project will be evaluated. The analysis will identify the location and nature of combustion sources for the Proposed Project and will assess the emissions and potential impacts from these units.

If the potential for air quality impacts are identified, an air quality modeling analysis will be performed using the EPA AERMOD dispersion model, detailed building and receptor information, and five years of meteorological data and upper air data, following applicable EPA and NYSDEC guidance. Modeled pollutant concentrations will be compared with National Ambient Air Quality Standards ("NAAQS") to determine if significant adverse air quality impacts are expected.

11.3.1.1.1. Laboratory Spill Analysis

Emissions from the Proposed Project's operations associated with the expected use of potentially hazardous materials in the proposed laboratories and emissions from the laboratory exhaust systems will be evaluated. This will include an assessment of the procedures and systems that would be employed in the proposed laboratories to ensure the safety of staff and the surrounding community in the event of a chemical spill in one of the proposed laboratories. Information will be reviewed on chemicals and storage quantities that would be expected at the proposed laboratories. Information on toxicity,

volatility, and other relevant characteristics will be reviewed, along with active and operational control measures to minimize any potential air quality impacts.

11.3.2. MOBILE SOURCE ANALYSIS

11.3.2.1.1. Carbon Monoxide ("CO")

Perform a screening analysis of intersections evaluated under the traffic analysis to determine the potential for significant carbon monoxide impacts and which locations may need further detailed study. Intersections will be chosen based on the procedures outlined in the NYSDOT *The Environmental Manual ("TEM")*, or latest available NYSDOT guidance and the EPA's *Guidelines for Modeling Carbon Monoxide Roadway Intersections*.

For intersections with a Level of Service of "D" or worse in the Build Condition, use the TEM capture criteria to determine whether intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections. The intersections selected for the screening analysis will be based on the traffic network.

If any intersections do not pass the volume threshold screening criteria, a mobile source analysis would be performed using vehicular CO engine emission factors from the EPA MOVES4 model based on provided speed and vehicle mix data and the EPA AERMOD dispersion model to predict the maximum change in carbon monoxide concentrations, and to determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Site. The area to be included in this modeling effort following EPA's recommendations in the *Guideline for Modeling Carbon Monoxide from Roadway Intersections* (i.e., all significant mobile source emissions within 1,000 feet of the intersection of concern) will be determined.

11.3.2.1.2. Particulate Matter ("PM")

Perform a screening analysis for PM less than 10 microns and less than 2.5 microns in diameter ("PM_{10}" and "$PM_{2.5}$") from mobile sources. Based on EPA guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the Level of Service at these intersections, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM_{10} and $PM_{2.5}$.

If the screening analysis indicates the need for a refined PM analysis, maximum predicted PM_{10}/$PM_{2.5}$ concentrations will be determined using appropriate MOVES emission factors and applying corresponding traffic data included in the traffic analysis. Following the procedures outlined in the *Transportation Conformity Guidance for Quantitative Hot-Spot Analyses in $PM_{2.5}$ and PM_{10} Nonattainment and Maintenance Areas (October 2021)*, 24-hour PM_{10} and $PM_{2.5}$ and annual average $PM_{2.5}$ concentrations will be determined using the EPA's AERMOD model at simulated receptors for the critical analysis year. Using the procedures in the Transportation Conformity guidance, four peak hour periods (morning peak, midday, evening peak, and

overnight) will be analyzed using the latest available 5-year dataset from the most representative meteorological station near the Proposed Project. Maximum predicted PM_{10}/$PM_{2.5}$ concentrations will be compared to the NAAQS and the potential for significant adverse air quality impacts would be determined.

11.3.3. GREENHOUSE GAS EMISSIONS

Greenhouse Gas "GHG" emissions generated by the Proposed Project will be quantified for operational phase and qualitatively discussed for the construction phase. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO_{2e}) metric tons per year. GHG emissions other than carbon dioxide (CO_2) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential. An assessment of the Proposed Project will also be performed to show consistency with the Statewide GHG emission limits established under the Climate Leadership and Community Protection Act ("CLCPA").

11.4. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

12. NOISE

This chapter will address whether the proposed project would result in a significant increase in noise levels (particularly at sensitive land uses such as residences). This assessment will be conducted consistent with the guidance set forth in the NYSDEC policy, "Assessing and Mitigating Noise Impacts."

12.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

12.2. EXISTING CONDITIONS

A maximum of four nearby sensitive receptor locations will be selected. Receptor locations will include locations adjacent to the proposed project area and along roadways to/from the Project Site. At each of the selected receptor locations, conduct 20-minute field measurements of existing noise levels (representative of 1-hour noise levels) during each of two weekday peak periods using a Class 1 sound level meter. Measurements will include A-weighted and 1/3-octave band equivalent and statistical levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels. The results of the noise measurement program will be analyzed and tabulated.

12.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels, and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project. It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and no detailed analysis of potential noise impacts due to outdoor mechanical equipment will be performed.

Noise levels will be determined for the full build-out analysis year using existing noise levels, acoustical fundamentals, proportional modeling techniques, and parking lot noise analysis methodology specified by the Federal Transit Administration. Compare noise levels with standards, guidelines, and other criteria, and impact evaluation.

12.4. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

13. HAZARDOUS MATERIALS

This chapter will focus on the specific potential impacts of the Proposed Project related to hazardous materials.

13.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the Phase I Environmental Site Assessment (“ESA”) (and Phase II Investigation if one is conducted), the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

13.2. EXISTING CONDITIONS

Using data compiled from the Phase I ESA (and Phase II investigation if one is conducted) and any other relevant information provided by the Applicant, identify potential or known locations of contamination and types of contaminants likely to be found throughout the Project Site. This will include the potential for hazardous materials or other contaminants to be present in subsurface areas where new development would occur as part of the Proposed Project.

13.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify potential impacts of the Proposed Project with respect to hazardous materials as a result of the Proposed Project, both during project construction and during the project’s operation. This assessment will identify potential impacts from any excavating, drilling, or other site disturbance that may occur during construction. The assessment will also discuss applicable federal, state, and local laws and regulations related to the

handling, storage, and management of bio-hazardous materials, radioactive materials, and other chemicals associated with the operation of the Proposed Project.

13.4. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse impacts from hazardous materials that may result from the construction or operation of the Proposed Project. Measures may include, but are not limited to, confirmation of existing contamination and preparation of a work plan and/or action plan(s) to mitigate the potential impacts during construction and future operation. Mitigation measures during construction may include dust and vapor control and the implementation of a work zone and community safety plan. Mitigation measures during facility operations may include potential engineering controls such as a vapor mitigation system (if indicated based Phase II investigation results), and a description of applicable regulatory programs that will be followed when managing the future use and storage of hazardous materials.

14. CONSTRUCTION

This chapter will focus on the specific potential impacts of the Proposed Project during the construction period.

14.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.

14.2. CONSTRUCTION SCHEDULE

Generally describe the construction schedule and timeline by phase of construction. Identify preliminary construction staging areas and areas for construction worker parking.

14.3. CONSTRUCTION PERIOD IMPACTS AND MITIGATION

14.3.1. TRAFFIC AND TRANSPORTATION

Identify temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.

Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Project’s construction. This will include limitations on hours of construction as well as truck routing.

14.3.2. AIR QUALITY

Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles and fugitive dust emissions, and how emissions impacts will be addressed.

14.3.3. NOISE

Qualitatively discuss potential noise impacts from each phase of construction activity and describe requirements and limitations on hours of construction work as well as best management practices. This assessment will be conducted consistent with the guidance set forth in the NYSDEC policy *Assessing and Mitigating Noise Impacts*.

14.3.4. CONSTRUCTION MANAGEMENT PROTOCOL

Discuss Construction Management Protocol, including the requirements for a Construction Management Plan. Identify the key elements of the Construction Management Plan that are relevant to the Proposed Project.

15. ALTERNATIVES

SEQRA requires a description and evaluation of a range of reasonable alternatives to the Proposed Project that are viable as well as technologically and economically feasible. The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

This chapter will provide a narrative description of each alternative listed below. For each alternative, this chapter will evaluate the potential environmental impacts of each impact category. If the impacts of the alternative for a given environmental impact category are expected to be the same as the Proposed Project, a description of why will be provided.

15.1. NO ACTION

This alternative will assess Project Site conditions if the Proposed Project is not constructed. Under the No Action Alternative, the Project Site will remain in its current undeveloped and vacant condition. The Wadsworth Center's existing five facilities will remain at their existing locations in the Greater Albany area. The Wadsworth Center's operations will not benefit from consolidation and centralization that would provide opportunities to maximize resources in support of public health testing, research and learning opportunities within a purpose-built, state-of-the-art laboratory facility.

15.2. OTHER ALTERNATIVES

This section will describe and evaluate other alternatives while accounting for the Proposed Project's purpose and need.

16. CUMULATIVE IMPACTS

This chapter will identify and summarize the potential cumulative impacts of the Proposed Project in conjunction with other past, present, and reasonably foreseeable future actions. Under SEQRA, cumulative impacts must be assessed when actions are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in a way that the combined impacts may be significant. The assessment of cumulative impacts will be limited to consideration of reasonably foreseeable impacts, not speculative ones.

As part of this assessment, DASNY will identify other projects, if any, potentially occurring within or nearby the Project Site and within a similar timeframe as the Proposed Project.

17. UNAVOIDABLE ADVERSE IMPACTS

Identify those adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Project is implemented.

18. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Identify irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project should it be implemented.

19. GROWTH-INDUCING ASPECTS

Identify growth-inducing aspects related to the Proposed Project.

APPENDICES

Typically, certain procedural documentation, as well as technical studies summarized or referenced in the DEIS, should be provided in full in an appendix to the DEIS. Until the DEIS has been completed, however, it is not possible to determine all information that will be included in an appendix, as opposed to the body of the EIS. At this time, it is anticipated that the following would be provided as appendices to the DEIS:

- SEQRA documentation, including the list of Involved and Interested Agencies, a copy of the Environmental Assessment Form (EAF) the Positive Declaration, and the DEIS Final Scoping Document.
- Official correspondence related to the DEIS.

- Preliminary Stormwater Pollution Prevention Plan and/or Stormwater Management Plan
- Traffic Impact Study
- Phase I Environmental Site Assessment

ISSUES NOT INCORPORATED INTO THE SCOPING DOCUMENT

Pursuant to §617.8(e)(7), the DEIS scoping document shall include a brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

The following is a summary of certain issues raised during scoping that are not reflected in this Scoping Document.

Comment 1: Several commenters supportive of the Proposed Project recommended the Proposed Project include changes to the surrounding campus to facilitate efforts to redesign the Harriman Campus as a mixed-use, transit-oriented development. Commenters suggested changes including modifications to the Campus Access Road and traffic circulation; creating opportunities for housing, retail, and commercial mixed-use development; and connections to transit and the Patroon Creek Greenway.

Response: The Proposed Project is limited to the construction of a new, purpose-built, state-of-the-art Life Sciences Public Health Laboratory building and accessory surface parking lot to foster innovation and collaboration at the Wadsworth Center facility, and between the Wadsworth Center and outside partners, contributing to broader life sciences initiatives in the Capital Region. Changes to the Harriman Campus beyond the Project Site are outside the scope and budget of the Proposed Project and therefore have not been incorporated into the Scoping Document. Timing is also of the essence for the Proposed Project. Due to the failing infrastructure and outdated design of the Wadsworth Center's current laboratories, the Proposed Project cannot be delayed while a potential redesign of the Harriman Campus is studied, designed, funded and implemented. Further, the Applicant only controls the 27-acre Project Site; changes to the remaining 303 acres of the Harriman Campus are outside of its control. Finally, funding for the Proposed Project in the New York State budget may not be spent on unrelated projects in the Harriman Campus. Since

the Proposed Project would only affect the Project Site, it would not preclude any future changes or alterations to the Harriman Campus as envisioned by the commenters.

Comment 2: Several commenters expressed opposition to or raised concerns about aspects of the Proposed Project's site design, including the amount of parking, the perimeter fence, and its access and circulation.

Response: These issues, while not incorporated into the Final Scoping Document, will be evaluated in the EIS and considered in the progressive design. The EIS will address the parking required for the Proposed Project as well as security needs.

Comment 3: A commenter proposed potential mitigation measures such as off-peak shift changes, use of Capital District Transportation Authority's ("CDTA") Universal Access Program, use of Capital Moves commuter website to inventory carpool and rideshare options, and a Transportation Management Association for the Proposed Project and the Harriman Campus.

Response: As noted above, mitigation measures for traffic and transportation systems, including travel demand management strategies, would be identified based on the results of the traffic and transportation analyses in the EIS, as necessary.

Comment 4: A commenter stated the collection of bicycle and pedestrian use data along with traffic counts would be useful.

Response: Pedestrian crosswalk volumes and bicycle counts will be collected at select study intersections, as appropriate.

Comment 5: A commenter stated that the lead agency should consider conducting a multimodal Level of Service (LOS) analysis and/or bicycle Level of Service analysis.

Response: These analyses have not been incorporated into the Scoping Document because the Proposed Project is not expected to generate a substantial number of transit, pedestrian, or bicycle trips, and therefore a multimodal and/or bicycle Level of Service analysis is not warranted.

Comment 6: Commenters identified planned changes to the street network in the vicinity of the Project Site, including improvements on Washington Avenue from Brevator Street to Manning Boulevard and the planned redesign of Brevator Street from Washington Avenue to Western Avenue.

Response: As discussed under "10. Transportation" above, significant planned improvements in the transportation network will be identified and incorporated, where applicable, into the analysis models.

Comment 7: A commenter raised concerns about construction-period traffic and recommended that shuttle bus systems, remote parking for contractors, and time of day restrictions for construction equipment and materials delivery be considered in the Construction Management Plan.

Response: As noted above, mitigation measures necessary to address potential significant adverse impacts to traffic and transportation during the Project's construction will be identified in the EIS. The Construction Management Plan will be developed as the design and environmental review processes move forward.

Comment 8: A commenter suggested outreach to the neighborhood associations of the neighborhoods surrounding the Project Site.

Response: The project sponsor intends to continue outreach to the community. There will also be additional opportunities for the public to participate in the SEQRA process when the DEIS is publicly noticed for comment.

✷

APPENDIX A
PUBLIC COMMENTS ON THE DRAFT SCOPING DOCUMENT

ELECTED OFFICIALS

From:	Ginnie Farrell
To:	LSPHLComments
Cc:	Ginnie Farrell
Subject:	SEQRA Feedback Wadsworth Center Labs
Date:	Monday, April 15, 2024 10:46:05 PM

Robert S. Derico
Dormitory Authority of the State of New York (DASNY)
515 Broadway
Albany, NY 12207-2964

Dear Mr. Derico,

Thank you for the opportunity to comment on the SEQRA process for Wadsworth Center Labs' building project. We are so happy to have the combined labs' new home in the City of Albany and look forward to the benefits for both public health and the neighborhood.

There is a history in Albany of state buildings that do not integrate the surrounding neighborhoods and were designed and built to separate the buildings from the community. This has created holes in many neighborhoods that have negatively impacted communities.

Building a fence around Wadsworth Center Labs and not putting a focus on walkability and bicycle and pedestrian infrastructure does not integrate the surrounding neighborhoods, following the mistakes made in the past, instead of working to change that alienating mindset. This neighborhood fought to bring the labs together in one place here, because we believed in public health and hoped to have a potential solution to the giant hole that is the State Office Campus. We believed that an organization with a focus on public health would be welcoming to the public, a catalyst to overhauling the State Office Campus to a mixed-use place that would bring more housing, retail and other small businesses that would be integrated into our neighborhood. A fence and increased parking does not do this.

Please do not repeat the poor design choices of the past that hurt the City that we both call home. We fought to be your neighbor, we hope that you will design labs that further public health and are an integrated part of our neighborhood.

Thank you for your consideration and work on this important project.

Sincerely,

Ginnie

Ginnie Farrell
Majority Leader
Albany Common Council

--
Ginnie Farrell
[redacted]

AGENCIES

From: Sandy M
To: LSPHLComments
Subject: Draft Scoping Document Comments
Date: Sunday, April 14, 2024 9:56:23 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png

As the Executive Director of the Capital Region Transportation Council (Transportation Council), formerly the Capital District Transportation Committee (CDTC), the designated Metropolitan Planning Organization (MPO) for New York's Capital Region, I'd like to submit the following comments on the Draft Scoping Report for the proposed Life Sciences and Public Health Lab at the Harriman State Office Campus.

- As a general principle, consideration should be given to the overall design of the site. Planning studies, including the 2007 Harriman Campus – University at Albany Transportation Linkage Study, the City of Albany's Comprehensive Plan, and the Harriman Campus Master Development Plan, and community sentiment have sought to rethink the 1960's, auto oriented design of the campus to become a mixed use, walkable, and bikeable urban center, one that connects to the surrounding neighborhoods. A single laboratory building surrounded by 930 parking spaces is not in keeping with these planning efforts, nor community desires.
- The transportation concepts contained in the 2007 Harriman Campus – University at Albany Transportation Linkage Study deserve particular attention in the scoping report and that plan should be referenced on page 13, section 3.2.1. In addition, the 2016 City of Albany Complete Streets Policy & Design Manual and the 2019 Washington Avenue - Patroon Creek Corridor Study should also be referenced. https://www.capitalmpo.org/images/linkage_program/AlbCoFinal/albanyCSPolicyandDesignManual_Final.pdf.
- Regarding Chapter 10: Traffic and Transportation, consider the following:
    - In the assessment of the project, it would be helpful if the report compared the number of employees on-site before the project, meaning at the existing five labs, and after the project with all employees consolidate into the proposed single lab. If the number of employees at the new site is much higher, there is a great deal of benefit to consider using off-peak shift changes to reduce peak hour traffic.
    - Collection of bicycle and pedestrian use data along with the proposed traffic counts would be very useful.
    - Similarly, consideration should be given to expanding the level of service (LOS) analysis to include a multimodal LOS and/or bicycle LOS analysis. The Washington Ave Patroon Creek Corridor Study did a bicycle LOS analysis for the study area that includes the portion of Washington Ave adjacent to the Harriman State Campus.
    - Consider locating the building or the building entrance to be as close as possible to the CDTA transit system on the south side of Harriman Campus. Coordinate with CDTA on the location of a Transit Station for Campus employees.
    - Considering an assessment of "Rightsizing" or realigning the Campus Access Roads around the project site to create a set of city blocks as proposed in the Harriman Campus – University at Albany Transportation Linkage Study to better integrate this part of the Harriman Campus into the City's street network and create more of an urban environment. This would also make the new building more accessible for pedestrians and bicyclists from the surrounding neighborhoods, reducing the demand for parking.
    - The design of the Campus ring roads and access roads should also include enhanced pedestrian connections as pedestrians would need to cross three travel

lanes as currently designed. Traffic calming given the current design of the roadways should also be considered.

- The project site design could also consider reserve land for a future connection to the planned Patroon Creek Greenway just north of I-90 not far from the study area by using the excess capacity on the I-90 ramps for a dedicated pathway. Consideration could also be given to converting one of the OGS owned bridges over Washington Avenue from a vehicular only access to a pedestrian only bridge.
- Planned improvements on Washington Avenue from Brevator Street to Manning Boulevard should be factored into the study along with the planned redesign of Brevator Street from Washington Avenue to Western Avenue.
- Other projects in the Capital Region at the scale of the proposed lab often have significant traffic impacts during construction because of numerous contractors, construction vehicles and others accessing the site. This period can often be more disruptive then when the site is in operation. Shuttle bus systems, remote parking for contractors, and time of day restrictions for construction equipment and materials delivery should be considered as part of the Construction Management Plan.
- As potential mitigation measures, CDTA's Universal Access program should be considered for all employees, carpooling, ridesharing and other transportation options catalogued on the Capital Moves commuter website should also be promoted to employees. Finally, a Transportation Management Association for the facility and the entire Harriman State Office Campus should be explored.

Thank you for the opportunity to comment. If you have any questions do not hesitate to contact me.

Sincerely,
Sandy Misiewicz

Sandra Misiewicz, AICP (she/her)
EXECUTIVE DIRECTOR

CAPITAL REGION Transportation Council

Formerly known as the Capital District Transportation Committee

1 Park Place, Suite 101
Albany, NY 12205-2676
518.458.2161
smisiewicz@capitalmpo.org
capitalmpo.org

GENERAL PUBLIC

From: Gloria Russo
To: LSPHLComments
Subject: comment to public meeting on 3/26/24
Date: Tuesday, March 26, 2024 7:36:33 PM

I would like the new Wadsworth Laboratory to reflect Assembly Member Pat Fahey's comments to use the construction of the new lab to rethink the outdated 1960s - 1970s car centric format of the Harriman Campus by integrating the entire Harriman Campus with the City of Albany to have mixed development, including housing, commercial shops/restaurants and open space with plenty of sidewalks to walk through the campus and to easily enter and exit the campus. Currently, the campus exists in isolation from the surrounding neighborhoods and it does not feel welcoming to enter the campus. It just feels like a mouse maze of entrance and exit ramps for cars.

Yours truly,

Gloria Russo
[redacted]

Public Scoping Hearing Comment Card

Name: _____

Affiliation: _____ **Email:** _____

Address: _____

COMMENT: Please reconsider the design of the site to better integrate the lab with the city and its surroundings. ~~creating a more~~ A more urban design with less parking, more walking, biking, and transit connections for lab workers will not only help attract talent but will support a more livable Albany.

Reconsider the 2007 Marriman Campus Redevelopment Plan

NEW YORK STATE | DASNY | Department of Health

New York State Life Sciences Public Health Laboratory (LSPHL) Wadsworth Center, New York State Department of Health

Written comments and electronically mailed comments on the Draft Scoping Document may be sent to DASNY at: **LSPHLComments@DASNY.org** and will be accepted until **April 15, 2024**.

For more information about the project and background documents, please visit **https://www.dasny.org/node/164824**

From: [redacted]
To: LSPHLComments
Subject: Life Sciences Public Health Laboratory
Date: Thursday, April 4, 2024 5:07:46 PM

Dear Sir or Madam,

Thank you for holding your public meeting last week, which my wife and I attended. We are neighbors, live about a block and a half from the Harriman Campus, and are very familiar with the Campus. We walk through there, drive on the ring roads, and pick up grandkids at the daycare center. Two of our children work there. We think the campus is a great place for the new lab and would really like to see it become part of the neighborhood and not totally isolated from it.

I have a few comments:

1. There is no need for a fence surrounding the lab. In the entire campus the only fence surrounding a building is the large imposing fence protecting the power plant. Even the new ETEC Building and the State Police Academy and their Forensic Lab do not have fences. The low proposed fence will not provide security, and there is no need to mark the property boundaries as suggested at the meeting.
2. Reduce the amount of surface parking and encourage other modes of transportation. Obviously, all this surface parking takes up valuable space which can be used for other more productive purposes, but it also encourages employees to drive. Walking, bicycling, and transit are all viable modes of transportation for this new lab, and the infrastructure is already there. In the case of transit, CDTA is planning to build a Purple Line stop within a few feet of the new lab, and the City's new Brevator Street Rehabilitation Project this year will make walking and bicycling even easier. Climate change is upon us and as a State agency you should be leading the way, not making things worse.
3. Communicate better with your neighbors. The neighborhoods surrounding the Campus all have active neighborhood associations, which have regular meetings and can be used to disseminate information to their members. Contact information for all these associations can be found at https://www.albanyny.gov/689/Albany-Neighborhoods.

Thank you for your consideration.

Michael Franchini

From: Tim Cooney
To: LSPHLComments
Subject: Public meeting follow up
Date: Thursday, April 11, 2024 3:17:52 PM

Hi!

I was present and commented during the public meeting on 3/26 but I'm following up here with additional comments after reflecting on some concerns raised by others during the meeting.

I'm struggling to understand why some of our local elected officials are so fired up about the proposed parking lot and fence. I also did not hear any of the politicians recommend alternative solutions to these auxiliary project features. These officials made it seem like they were speaking for the community, but as a member of the Melrose neighborhood association, I know that they do not speak for me, nor all members of my community.

As a homeowner who has direct line of sight from my front steps and windows to the future site of Wadsworth lab, I'd like to commend the design team on their proposal. The parking lot renderings look about as modern as parking lots can be, blending necessity with environmentally conscious green space. I don't remember seeing mock-ups of the proposed fencing around the property but my one ask (which is the same ask as my public comment) is to make sure the fence is aesthetically pleasing and blends into the surrounding landscape as much as possible.

Let's stop arguing over parking and fences and get to work.

Thank you for your time,

Tim Cooney
[redacted]

From: Pat Doyle
To: LSPHLComments
Subject: Wadsworth move to Harriman Campus
Date: Friday, April 12, 2024 11:32:07 AM

Good morning,
I am a resident of the Melrose neighborhood, located across Brevator Street from the proposed site.
I wish to express my opposition to the plan for a fence around the building and request that you choose a less unsightly barrier such as tall shrubs which would not be visible from the neighborhood.
If federal or state regulations require a fence, please consider putting trees/tall shrubs outside the fence to obscure the view.

I was unable to attend the meeting at St. Rose, so I did not hear the justification for so many parking spaces. With the completion of CDTA's purple line, the need for so much onsite parking should be minimized.
Please re-consider this and limit the number of spaces.

Thank you for your consideration.
Patricia A. Doyle
[redacted]
[redacted]

DASNY Wadsworth Scoping Comment

Connor Lacefield [redacted]
Thu 4/18/2024 3:20 PM
To:Connor Lacefield [redacted]

From: Margaret Lanoue [redacted]
Sent: Wednesday, April 17, 2024 1:02 PM
To: LSPHLComments [redacted]
Cc: [redacted]; Ginnie Farrell [redacted]; Marc Violette [redacted]
Subject: comment regarding Wadsworth and Harriman

I've been reworking my thoughts which amplify my comments at the public meeting at St. Rose. I apologize that the text is late. I hope it can still be considered.

The design proposed for the new Wadsworth Lab on the Harriman State Office Campus is elegant. I applaud the work of the architects in creatively responding to the need to bring together separate public health labs under one roof. This development provides an opportunity to bring the 1960s era campus into the twenty-first century which should not be squandered.

I am very sympathetic with the position of Assemblywoman Pat Fahy who worked hard to keep this important lab in Albany. Her colleagues, Assemblyman John McDonald and Senator Breslin strongly supported this effort as well.

I grew up watching the Harriman buildings going up. At one time there were streets laid out in the area between Brevator Street and what was once the Albany Country Club, now the University at Albany. My father and his brother purchased lots for their homes in the late 1940s adjacent to what became the State Office Campus. At the time it must have looked to them like the city's residential neighborhood would extend up to the former country club. It appeared on maps that Tremont Street and Tudor Road would criss-cross the open field. My father knew of this land. During World War II, he rode a trolley between Pine Hills to GE in Schenectady that cut right through this open land. It must have looked to him like this was the way Albany was going to grow.

It is possible that at some point he had an inkling that offices could be going up in that space. He may have envisioned office buildings with businesses and housing together. I suspect that in the late 1940s he couldn't have imagined the development of the highway system catering to the car culture and the growth of the suburbs in the 1950s and 1960s.

While building our house, my dad couldn't have imagined the number of roads that now run between our house and the Campus. There are four concrete lanes of Brevator Street, three lanes of access road in one direction, four lanes of route 85 and three more lanes of access roads in the other direction. All together there are 14 lanes in about 200 yards. Drivers treat these roads as if they were superhighways. Get in and get out as fast as you can.

This house has been my permanent address for my entire life. I returned to it in the 1990s. In the early 2000s there was a lot of talk about what goes into creating a vibrant city. Humanizing the campus space has been on the agenda for a long time. What happened to that? We attended numerous meetings when input was requested regarding what could be done to make the Campus a more inviting space. There was talk of mixing housing and businesses into the Campus some of these plans.

Albany has been working on a plan to make the city more bicycle and pedestrian friendly. It appears that the designers of the new Wadsworth Lab were not charged with imagining a new concept about how the lab would enhance the city of Albany as a whole. Their images show the building on the same footprint in a circumscribed campus with access mainly onto highways out of town. Somehow, CDTA was in on planning enough to re-route a bridge to accommodate an electric bus line into the campus. This was a good start to make the Campus more sustainable in the era of climate change.

This is time that the City of Albany and New York State should be having a discussion as to how to bring the Campus into the 21st Century. One of the representatives at the public meeting was concerned about the quality of life issue. He said that at the Research Triangle in North Carolina, scientists were constantly being poached by other facilities. If we want to keep the professional workforce in Albany and help the city become more vital, this is the time to act. This project looks like a once-in-*several* generations opportunity to make significant change.

In the meantime, when the State workers go home in the evenings and weekends, the campus becomes an empty space for neighbors to ride their bikes, run and walk their dogs. No one else is around. So much property in Albany is given over to tax-exempt entities that the growth within the city limits has been stymied. Shouldn't this enormous tract of land be more heavily used? Doesn't the city deserve something more from this $1.7 billion project than one more building surrounded by highways? Haven't we seen enough of this on both ends of the city?

Margaret Lanoue
[redacted]

Connor Lacefield
Vice President
[redacted]

TRANSCRIPT

3/26/2024 - New York State L.S.P.H.L. - Albany, N.Y.

DORMITORY AUTHORITY

THE STATE OF NEW YORK

The Proposed Action consists of DASNY's approval of a construction application filed pursuant to Section 2802 of the Public Health Law that would centralize and consolidate NYSDOH's existing operations of the Wadsworth Center. The New York State Life Sciences Public Health Laboratory project would redevelop a vacant, 27-acre site on the southeastern portion of the Harriman Campus with a new, four-story building, 647,000 gross square feet and include a surface parking lot with 930 parking spaces. The proposed Project would maximize resources for public health testing and research collaborations within a purpose-built, state-of-the-art laboratory facility.

PUBLIC SCOPING MEETING

DATE: March 26, 2024 at 6:30 p.m.

LOCATION: The College of St. Rose
1009 Madison Avenue
Albany, New York

BEFORE: ROBERT S. DERICO, Director of Environmental Affairs

Reported by Annette Lainson

3/26/2024 - New York State L.S.P.H.L. - Albany, N.Y.

(The meeting commenced at 6:30 p.m.)

MR. DERICO: Good evening, everyone and thank you for attending today's public meeting and virtual (unintelligible).

UNIDENTIFIED SPEAKER: I'm sorry, we can't hear you.

MR. DERICO: I'm sorry. On behalf of the Dormitory Authority of the State of New York, or DASNY, and New York State Department of Health, I would like to welcome you this evening to the scoping meeting. My name is Bob Derico, and I'm the Director of the Office of Environmental Affairs at DASNY, as well as its agency preservation model. DASNY has been requested and has been established as the new agency for the proposed project and to be overseeing the State Environmental Quality Review, or SEQR, environmental impact statement or E.I.S. process. This scoping meeting is a component of the E.I.S. process conducted for the Wadsworth Center's proposed Life Sciences Public Health Laboratory.

Tonight, we'll be providing an overview of the Wadsworth Center, its purpose and need for consolidate facility, and the important work it undertakes for the citizens of New York State. We

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will also be guided on the preliminary design (unintelligible) and its location is in the (unintelligible). Following the architectural presentation, we'll be providing the next steps in the SEQR, E.I.S. process. Once these presentations have concluded, we'll provide guidance for conduct and open the floor for the public scoping meeting. At this time, I'd like to introduce the moderator for this evening -- for this evening public hearing Ms. Nora Madonick C.E.O. and lead strategist for Arch Street Communications, DASNY's consultant aiding in the production of tonight's meeting. Nora.

MS. BENENATI: Thank you, Bob. I just want to check; can everybody hear me?

UNIDENTIFIED SPEAKER: Yes.

MS. BENENATI: We good? Great. Thank you for joining us tonight for today's public meeting on -- the public scoping meeting on the New York State Department of Health Wadsworth Center Life Sciences Public Health Laboratory, also known as L.S.P.H.L. Before we get started tonight, I want to review a couple safety considerations and the goals board. So, please take a look at the emergency exits behind you and to your left and your right. The

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restrooms are located, my left for the women, to my right for the men. This public scoping meeting for the proposed New York State Department of Health Science -- Health Life Sciences Public Health Lab is part of the required state environmental quality review or SEQR process. At tonight's hearing, the public is invited to provide input on topics to be covered in the environmental impact state, also known as E.I.S., regarding potential construction and operational impacts of the project.

These comments will be considered in the development of the E.I.S., which is expected to be published for public comment later in 9/10/2024. Today's meeting is also being live streamed via Zoom, offering those unable to attend in person the opportunity to participate. The presentation and presentation slides that you'll see will be available online after the event for your review, and a stenographer is making a record of any verbal comments we receive tonight. We'll open tonight's meeting with a thirty-minute presentation on the project offered by a panel of esteemed members of the project team. I'd like to introduce the presenters here with us tonight.

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You've heard from Mr. Robert Derico, Director Office of Environmental Affairs at the Dormitory Authority of the State of New York, also known as DASNY, Bob has been completing SEQR reviews on behalf of DASNY since his hire in 1999 and became director of the unit in 2019. Over his twenty-four-year career at DASNY, he's been involved in some of its larger projects, completing reviews for conflict projects for DASNY's wide-range compliance, including those in healthcare, private and public, higher education institutions, and various New York State agencies. He's a licensed New York State architect and previously worked for various architectural firms in the Capital District.

Dr. Leonard F. Peruski is Director of The Wadsworth Center. The research-intensive Public Health Laboratory of the New York State Department of Health, and one of the oldest and most renowned public health research laboratories in the world. Over his thirty-year career, Dr. Peruski has developed and implemented programs, including developing a sustainable laboratory capacity and guided laboratory centric public health research in over seventy countries, addressing critical needs and

gaps for populations and communities. His work strengthened and codified laboratory leadership, fostering the next generation of public health scientists, laboratory-based detections, and surveillance of diseases of public health concern and translation of basic research into clinical and public health practice.

He assumed the leadership of the Wadsworth Center in May, 2023, coming from an extensive career at the U.S. Centers for Disease Control Prevention, also known as the C.D.C. Dr. Peruski will describe the history, purpose, and need for the lab. Mr. David Schwartz, A.I.A. and lead A.P. as H.O.K.'s Regional Leader for Science and Technology in New York. David brings a unique perspective to the design of public health facilities. He has a strong understanding of science and how to optimize space to foster transformational research and development. David has expertise in every phase of the science and technology project delivery process and concept development through regulatory approvals and occupancy. His experience includes projects for leading regional institutions, including the State University of New York, New

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Jersey Public Health, Rhode Island Public Health, Mount Sinai Health Systems, Memorial Sloan Kettering, Rutgers University, and Penn State University.

David will describe his site and building design plans. Mr. Matthew A. Stanley, A.I.C.P., is a senior environmental manager for DASNY. He has over twenty-five years of environmental field experience with New York state agencies, including DASNY, Empire State Development, and the Department of Transportation. His major projects include Stony Brook University Medical and Research Translation building, Bronx Mental Health Redevelopment, St. John's University called Sciences Center, and Fordham University Rose Hill Campus Center, as well as the archeological sensitive Staten Island Courthouse Construction Project -- Project. Now we'll provide a description of the SEQR E.I.S. scoping process.

After the presentation, we'll open the floor for any comments or feedback until 8: 30. The purpose of tonight's meeting is to hear and record your comments and not to discuss topics, respond to comments, or answer questions. I'll go over the comment process, following the presentation, and now

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will pass the mic to Dr. Peruski to start the presentation.

MR. PERUSKI: Let me get my clumsy feet out of here. Thank you for coming tonight. My name is Len. I don't go by Dr. Peruski. I tend to be pretty informal. It's just easier that way, and I'm very proud to be here to represent the Wadsworth Center. And the Wadsworth Center, some of you may know goes back to 1901. It was among the first public health institutions, not just in the United States, but in the world. This is something the State and all of you that are part of this State, the public can be proud of. And over that history, since 1901, Wadsworth Center has been at the forefront of public health. Hog antitoxins were developed here. Regulatory programs were implemented here for the first time in the State of New York through Wadsworth Center. That's pretty amazing, to think about the F.D.A.

Wadsworth has been doing things a lot longer than the F.D.A. That's a tribute to the State of New York. We have been at the forefront on many things. Other aspects that we have here, we are a national reference laboratory. We serve the State of

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New York, but the rest of the country looks to the Wadsworth center to say how to do things, how to do them right. So again, this is a tribute to the public, which is what Wadsworth serves. So looking back at that history a little bit, why do we need a new laboratory? It's pretty simple. We have facilities that are about ninety years old in some instances. So, if you go off the group of laboratories, which is out (unintelligible) its beautiful, fantastic site, but the buildings are old, they can't be upgraded anymore; they need to be replaced.

If you look at the most recent building, it's thirty years old, David Axelrod Institute. When I was given my tour of the David Axelrod Institute, when I was being recruited, one of the water pipes burst, right over an electrical circuit, shut the building down. That's not what we want in a public health laboratory. Currently, we're scattered across five sites. This makes it difficult for the scientists to work together, makes it difficult for the public to work with us. We have an active program. Dr. April Davis is around here somewhere, I believe, and she is right from the back.

April, heads up a remarkable ratings program we have here and brings in things.

People drop things off all the time -- out at, out at the Griffin Laboratory. And that lets the public find out what's going on in terms of rabies. I've watched people die of rabies over my career. It's not a pleasant sight. It's basically an incurable disease. But this highlights the importance of what your public laboratory does every day. So, we're scattered in five campuses. We're eight hundred strong. We need to be on a single campus. That's key. This has been twenty years in the making. We have a chance for one time to do something transformational, which is critical. So, that's what I'm coming to you is to give a little bit of the history and the needs statement.

So, what's going to end up happening over the next several years, we will build a new laboratory structure. That laboratory structure is going to take time. It's going to take a lot of effort to get it right. We want it to last for another fifty-seven years. We want this to be a good investment, and so the key thing here is for us to be transparent and for you, the public, to feel you have

a part on this process. You're going to see schematics, designs, and perspectives on the laboratory. These are conceptual, they're not final projects -- products yet, but we're getting close. We want you to feel comfortable commenting on this. Because again, Wadsworth is one of the oldest and most distinguished public health laboratories in the world. You're the public; this laboratory is here for you. So, thank you.

MR. SCHWARTZ: Thank you, Len. So, I'm just going to give a -- a brief presentation -- how's that?

UNIDENTIFIED SPEAKER: Get a little closer. Yep.

MR. SCHWARTZ: How's that? All right, so I'm going to give a brief presentation of where we are. I want to reiterate, this is conceptual. We have a lot of design to do, so you can see things that look complete. We're just starting. This is my agenda. We're going to walk you through the site context, some planning, and then the building design as it exists today. So, I thought I would start with the Wadsworth mission statement. I think it's -- it's an amazing institution. Wadsworth Center is a

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science-based community committed to protecting and improving the health of New Yorkers through laboratory analysis, investigations, and research, as well as laboratory certification and educational programs.

This is a -- a -- quite a unique institution. We have our own sort of touchstones that we'd like to -- to go back to as we do this process. One of them is we -- as -- as Len said, a fifty-seven-year project. We need to be able to design for change. So, that's one of the goals of this project. There are five different sites coming under one. We want to create a scientific community. It's also very important. Wellness is hugely important. We have to meet the state's goal of E.O. 22. We also want to make a nice place for the employees of Wadsworth. So, these are three of the current Wadsworth campuses: there's Griffin, David Axelrod, and Biggs in the Empire State Plaza. You can see in the center there, we're coming all together into one location on the Albany campus, which is shown in the red.

And then this is a blow up of that campus, the southern end, southern end of the plan.

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You can see some of the adjacent buildings there through the laboratory building. Building five, the taxation department taxation, and you can see on the bottom there, that is the new footprint of this building. I would point out that the parking lot has to talk about. We are proposing nine hundred and thirty parking spaces on this site, which is actually a reduction. There is currently one thousand six hundred and ninety-five parking spots. It's a reduction of seven hundred and sixty-five. And just for some context the city -- city of Albany code requires somewhere between nine hundred and fifty-five and a thousand ninety-one for a laboratory use. So, we are decreasing the amount of parking per code.

This is the site plan in red is actually the property line. And then you'll see there's a fifty-foot step back in blue on perimeter of the site. And this is the access to the site. As you can see, there's a campus access road. The red lines show access for deliveries, maintenance, and then visitors and staff enter the -- where the blue lines are located. And we're trying to create a separation between those two. And then this is just for safety, fire department and E.M.T. access, pass

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around the building to safely protect the building and its occupants. And then this is a rendered version of the site plan. Notice it says illustrated purposes only. We are trying to infuse the site with as much greenery as possible.

We're trying to reduce the heat dial effect to the parking lot by adding greenery into the parking lot. On the left side of the plan, you'll see a -- a detention pond for water runoff. And we also see some planting on roofs. So, we are trying to beautify the site as much as possible. We spent a lot of time working with Wadsworth on the planning of this building, but the building is six hundred and forty-seven thousand square feet. It comprises five -- four floors of laboratories and offices. And one story of accountable penthouse on the top. So it's a five-story building. The ground floor is approximately a hundred and say sixty thousand square feet, which has a warehouse utility plan. The functions necessary for a public health lab.

And then this is just a typical planning diagram conceptual, we're trying to achieve in this building, the opportunity to bring five disparate buildings together. Number one, we're

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trying to create a place for these people, as I mentioned before, create community. The green is the laboratory space. We're trying to get daylight for all the laboratories. The blue is where they actually work and write up. So, there's a relationship between when they do some down work, and they go into the laboratory. And then the yellow lines are what we're trying to cross pollinate within the building. So, we want researchers to meet, work together, and create a whole greater than the parts.

And -- and now for the building design. So again, this conceptual this is a view from just off campus access road, looking at the building. You can see the parking lot on the foreground. The building is comprised, as of now, with metal and glass. So, those are the prime materials for the building.

This is a straight on elevation along the campus access road east elevation. And you can see again the materials. We're trying to break down the scale a little bit as you get closer to the front door of the building. And then this is an elevation on the west side. We'll see this is on the bottom. There is precast panels, which is in front of all the

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mechanical plan and everything else.

And finally, an elevation on the north side of the loading dock. You can see a little bit of the greenery on the roof. And then a bird's eye view of the building, you can see in the foreground is the entrance to the building. And you can see the surface site. Then finally back to the -- the view off the campus access road will be imposed the sign between Wadsworth Center on that.

MS. BENENATI: Thank you. Matt Stanley is going to take us through the SEQR process.

MR. STANLEY: Thank you, Nora. So, here's the summary of the SEQR milestones in chief and key documents issued by DASNY to date. On February 1st, 2024, DASNY formally commenced the SEQR process by issuing its lead agency request and environmental assessment for R-1 to the involved agencies and interested parties. There being no objections, DASNY assumed lead agency status for the SEQR review on March 4th, 2024. On March 6th, DASNY issued the following series of documents: positive declaration, notice of intent to prepare a draft environmental impact statement, draft scoping document and notice of a public scoping meeting.

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Also on March 6, public notice of these documents was published in the Albany Times Union, Schenectady Daily Gazette, and the Environmental Notice Bulletin of the New York State Department of Environment Conservation.

All SEQR documents issued by DASNY to date are available on our website. The address is www.dasny.org/Wadsworth-lab. Hard copies of these documents are available for public review at the Pine Hills Branch of the Albany Public Library, 517 Western Avenue, Albany. That brings us to tonight's public scoping meeting. Looking forward, and that's the slide you can see above, there are several SEQR milestones and key documents that DASNY anticipates issuing as the SEQR process advances. Written comments on the draft scoping document will be received until April 15th of 2024. Comments may be sent to DASNY at the following e-mail address, lsphlcomments@dasny.org. I'll repeat that. You can see on your screen that it's lsphlcomments@dasny.org. Written comments may also be sent via regular mail to Dormitory Authority of the State of New York, 515 Broadway, Albany, New York, 12207-2964, attention Robert S. Derico.

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You may also comment this evening on using these comment cards, which you may fill out and then hand them to any member of our staff tonight. Please note that all comments are given equal weight, whether they're given orally tonight, via e-mail, regular mail, or the comment cards. DASNY will issue a final scoping document -- DASNY will issue a final scoping document in late April of 2024 following the review, all relevant comments received and then DASNY will prepare the draft environmental impact statement or draft E.I.S.

DASNY will issue a notice of completion when the draft E.I.S. is written for public review you. This is anticipated in late summer, early fall of 2024. DASNY plans to hold a public hearing similar to tonight's function to allow all law agencies and interested parties, including members of the public, an opportunity to comment on the draft D.I.S. Notice of that public hearing will be published in the Albany Times Union, Schenectady Daily Gazette, and the Environmental Notice Bulletin. Comments on the draft D.I.S. will be received by DASNY considered by DASNY for no less than thirty calendar days following the issuance of the notice of

completion, or no less than ten calendar days filed in a public hearing, whichever is later.

DASNY will then review and incorporate relevant comments and make a final environmental impact statement. Similar to the draft E.I.S., we will issue a notice of completion of the final E.I.S. is ready for public review anticipated in late 2024.

Following the completion of the final E.I.S., DASNY will issue a SEQR finding statement. The finding statement will describe the basis of DASNY's final decision on the proposed project. It is anticipated that the final statement will be issued several weeks after the final E.I.S. and the issuance of the final statement will signal the completion of the environmental review process for the proposed project.

There are three ways that members of the public may view upcoming documents and notices. First, as I said, on the DASNY website at the Pine Hills Branch of the Albany Public Library, or via e-mail. And if you would like to receive upcoming notices and documents you may sign up on the DASNY website using the e-mail address lsphlconference@DASNYorg. Thank you.

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MS. BENENATI: So, we're going to start the public comment portion of our meeting. If you have not yet registered and you would like to speak, please see someone at the registration table and they'll be happy to take your information. For those who are preregistered to speak, when they call you up and you'll have an opportunity in the aisle, we have a facilitator. We have our facilitator, Sebastian, who will hold the mic for you and give you an opportunity to speak. Our facilitators will be holding the mics for protection of public health. Please don't try to hold the mic yourself. We'd ask that comments be brief, no more than two minutes. Our facilitator will alert you when you are thirty seconds away from closing. And I'll ask you to enter your comment if you go beyond your allotted time. If you require a Spanish language interpreter, we have one here tonight, and you'll be allotted a total of four minutes, rather than two, two for your comment and two for the translation. If you have not registered to speak and would like to, wave their hand back there -- there you go. Please -- please see someone at the Madison Avenue entrance, and they'll be happy to register you. If you prefer to

write out your comment, written comments, oral comments are considered equally, and you can certainly do so. As time allows, I'll read written comments regardless, written and -- and e-mail or orally delivered are all considered equally and into the record.

During today's discussion, you make your comments or express a range of opinions, some of them may agree with and some may not agree with. We would ask that you be respectful of opinions that are shared today. And finally, if you're a member of the press, please direct your questions to Jeffrey Gordon, Director of Communications at DASNY. Jeffrey, could you raise your hand? Thank you. Jeffrey's in the back of the room. Tonight's meeting is scheduled to end at 8: 30. We'll hear as many commenters as we can at that time. But before we do, we have some elected officials with us tonight and we would like to hear them now. We'll start with assembly member Pat Fahy with the Assembly District 19. Okay.

Ms. FAHY: Thank you. Thank you. And again, I'm Pat Fahy. The Assembly District is 109th District, and I'm in my 11th or 12th year office. I

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think my entire time in office, I have been advocating to get this lab consolidated and built. So, I could not be more pleased on that front and very anxious to get shovels in the ground on the lab. However, my comments tonight are very much focused on the external parts of this lab and I'm going to be as frank as I can be, I could not be more disappointed. Everyone in this community has seen fifty years of complete disconnect with Harriman Campus from the rest of the City of Albany, if not the rest of all the surrounding communities.

This design perpetuates that 1960's design. Further, completely disconnects it from Albany and unfortunately it adds insult to injury by recommending, as far as I know, a fence around the entire twenty-seven acres, even just making a statement that we are disconnecting it from Albany. So again, very interested to get shovels in the ground, but last I checked it's the 21st Century. It is absolutely time to get away from this car-centric mentality. Nine hundred and thirty spaces are not needed, because if you look at an aerial view, and I'm happy to share it with anyone here, Harriman Campus is almost all parking lots. It's almost three

hundred acres, and it's parking lot upon parking lot upon parking lot.

So, we need to really rethink the number of spaces, especially since a hundred, the last we've heard, a hundred and fifty of those workers are working remotely or at least partly remotely. This is also -- I think there's -- we need more than vision on this, even if we don't have all the funding at this point. It's taken years to secure that $1.7 billion dollars. I'm very proud of helping to secure that. But this design is really ignoring a vision for all of the Harriman Campus, and I've asked repeatedly with the governor's office that we also keep in mind and plan by having an entire redesign of Harriman Campus as was proposed back in 2007, we've been overly patient.

So, what we don't want to see is more isolation with the Harriman design and disconnect from Albany. Again, with a fence with more parking, which is the absolute last thing. I need to be very clear. We are quite committed to getting those shovels on the ground on the lab itself. This is external to it. There is no need for a fence if security is usually a little more sophisticated than

that. And I understand some security needs of the lab that can be around the pieces of the lab. Certainly not around twenty-seven acres. And the designs have been proposed from many community and business leaders, really talk about freeing up some of Harriman for further development. I would also be remiss if I said the ring roads, again, part of the 1960's design, as I often say, made it easier to get to Clifton Park than to Downtown Albany.

Just taking out the slightest part of those ring roads. Just one section, can free up dozens of acres for development, commercial development, retail development, housing, which the governor is staking curb with the entire budget on is about growing housing, which is desperately needed in this community, let alone so many other communities. So again, even if the money is certainly there for the lab, it may not be there for the ring roads, but take -- lay in into the design, the future of taking out just part of those ring roads will help reconnect it to Albany, free up critical and needed space for retail, commercial, and housing. So, with that, again I have a letter that I'm happy to share with everyone here that we have sent to DASNY last month.

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I know some of this goes beyond the scoping that the C.C.R.A. request here. Some of this goes beyond that. But I am happy to share this letter. It was shared. We have met with the governor's office. We are very, very anxious and welcome the opportunity to work with all. But I could not be more strongly opposed to this idea of walling off twenty-seven of the most critical acres. That is the closest piece of all of Harriman to the city of Albany. We cannot have a fence around it. We absolutely do not need nine hundred and thirty more parking spaces on the lab. We have C.D.T.A. that has spent millions designing the purple line. That needs to come right down through Harriman, happy to talk more with everyone. I really look forward to this.

We just need a bigger vision to grow jobs, grow housing, and attract talent. We know that talent, the scientists, the researchers that we hope to attract to this area, want walkable communities. So, there's just so much more if we think a little bigger. Thank you very much. And again, we have copies of the letter and -- and more information we're happy to share with all. Thank you.

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MS. BENENATI: Thank you Assembly Member. I'd also like to introduce county legislature -- Legislator, Andrew Joyce.

MR. JOYCE: All right, good evening, everyone. I want to thank the Assembly member Pat Fahy for her leadership on this project and the advocacy for consolidation of all those labs into the City of Albany. This is a boon for us in the city, certainly a wonderful thing. We're all very excited about it. Having grown up in the city, having grown up in the shadow of the Harriman Campus, I know this consolidated lab have a major impact on the city of Albany and the entire region. On the same level as the airport, the M.V.P. arena, a number of other major projects that have come along. With the -- the major level of this project and the significance of this project and what it could mean for the future, not in the city of Albany but for Harriman.

I think we do have an opportunity now to take that next step further in terms of the design and what we can do is not only for the city of Albany, but for Harriman Campus as well. Consolidating this lab and drawing all this talent into the city and this new construction looking an

opportunity for us to, you know, work with D.O.H., work with O.G.S., work with DASNY to put that next step forward and put that next foot forward in terms of, you know, we have our design, we have our scope, but how do we improve the community? How do we improve Harriman? How do we build the footprint of Harriman and improve upon it? But look towards the future, what we envision for the Harriman Campus.

We talked about housing; we talked about mixed commercial opportunities. You know, housing is an issue now across our country. So, I think if we really stick to landing and we work together, local electives, our community, DASNY, D.O.H., and O.G.S., you know, towards a great design that improves and signals towards the future of the Harriman Campus. Will be great for our mission overall. And will be great for our mission for consolidation and drawing real great talent to the City of Albany. As I mentioned, I -- I grew up on Winter Avenue off of Washington Ave and the shadow of Harriman. I used to ride my bike on Harriman. I -- I -- I ran on Harriman. It's such a missed opportunity over the years and I think with this consolidation, we have a real major opportunity

again, you know, to get it right and -- and there is opportunity there to be connect it to the city of Albany and to bring, you know, more of the campus into the city in a number of different ways.

In our community, I represent areas of Albany in Bethlehem and more recently, within the past five years, we had a major project for the Department of Corrections and community input was critical to the success of that project. It was a major project right in the heart of residential area in the City of Albany. And there were, through community input and through a willingness to listen through O.G.S. and DASNY and other stakeholders, we were able to create a lot of wins for the local community. A lot of wins for the neighborhood. It's great for our -- the people that we serve. Great for the neighborhood, great for the city. It's something as simple as a walking path or a playground or those things make a very big impact. So, I hope we can come together, our both electives, DASNY, D.O.H., and O.G.S. work together, convene a working group out of this project, you know, for Harriman. How does this incredible opportunity for the City of Albany shape the future of Harriman and the city as a -- as a

whole. And I'm greatly looking forward to working with you all. Thank you.

MS. BENENATI: Thank you, Mr. Joyce. Now I'd like to introduce Ginnie Farrell. She's Common Council Member, ward 13 representative.

MS. FARRELL: Thank you so much. I appreciate this conversation this evening. And I also -- I'm very excited that Wadsworth is coming together in one space. I'm even more excited that it's in the City of Albany. I was fortunate to work with Assembly Member Fahy when that whole conversation started. She was immediately passionate about it then. And as the representative from the 13th Ward, which represents this part of the district, of the area. I continued on. We want Wadsworth here. We believe that all of these different labs should come together.

However, this is an opportunity to right the wrongs that happened in a lot of State campuses in Albany. Harriman Campus was designed to keep the city out. It is not integrated with the city. And I have constituents that look across and -- you know, I mean, it's a lovely thing to look at, but it's not integrated. It also doesn't encourage

the people that work at Harriman to live in the city, to go to the businesses in the city; that's not helpful for us. We wanted you here because we wanted to get to know you. We wanted to be your neighbor. We want you to get to know us. And that matters. The Empire State Plaza was designed to keep the City of Albany out of it. Harriman Campus was too. This is an opportunity to right that wrong, because it is a wrong. We have people here that want this to happen. We would love to have the scientists that work at Wadsworth Labs look at the beautiful neighborhoods around this area and think that would be great. If there's a fence there, they're not going to do that. They're not even going to see it. They're going to jump in their car in the nine hundred and thirty parking spot and jump on the highway and leave. They might not even go to many businesses. There's great sandwich shops close by. There's wonderful things that you can see, and you can be part of, if you just get the opportunity to integrate it.

We do understand with labs, we want you to have security, completely understood. That's fine. Do it in a smart way that doesn't keep the

entire area out. Don't alienate our residents because we want you here. We want you to be a good neighbor, and we're asking you to do that.

So that is the big request. And I would just echo, I appreciate Pat's leadership on really calling for the redevelopment of all of Harriman. I know that's not in your scope right now, but this is an opportunity. We need this land in the City of Albany. We don't have a lot of available land. We need housing. We need land, we need businesses, and this is an opportunity, and a lot of it has been roads and parking lots. We would love to have those used in a more productive way for our citizens and we'd like to just be good neighbors. So that's my request. Look at us as neighbors. We want to be your neighbor. We welcome you. We fought to have you here. I promise you, my constituents that are here, they actually fought for this. They wanted you here, they were actively engaged in Wadsworth consolidation and bringing you here. Don't alienate them after trying to fight for you, by putting up a big fence and keeping everyone out. You know, there's a lot of ways to do this. We're happy to continue working with you. Please take that into

consideration and be our neighbors, get to know us; we are great. Thank you.

MS. BENENATI: Thank you, Council. I just want to ask my team; do we have any registrants for speaking? Do we have written comments? No? All right, so if anyone would like to register to speak, anyone would like to comment tonight, please go back to the table and register. I'm sorry. Oh, it's working. Please go back to the table and register, and we would be happy to hear from you tonight. And for those of you who are participating online on the Zoom, please use the e-mail and submit your comments in that way. We'll remain open for comment until 8: 30 to 9: 00.

MR. DERICO: Margaret Lanou, L-E-N-O-U -- L-A-N-O-U. Excuse me.

MS. LANOU: Thank you for inviting us in the neighborhood, in. I just wanted to make sure that the folks who are doing the planting around the -- the perimeter are aware that the City of Albany has been working on the whole livable, walkable, cyclical streets program. And Brevator Street is just on the verge of being redone. It was built -- overbuilt really as a concrete road, four lanes going

supposedly to serve the campus. And at one time people could get into the campus right off Melrose Avenue. That's -- has not been the case since eighty-five was put in. But as Fahy was saying, everything was designed to bring people out of the -- the whole complex and to the suburbs and really kind of -- kind of cut us all off.

So just -- please be aware that there is really a -- a -- a move to bring us into the 21st Century where people can walk, cycle, get into the -- to the businesses of the State and feel like it's part of the city. That's really all I want to say.

MS. BENENATI: Thank you. Again, if anyone would like to comment, please register at the back table. Be happy to hear from you.

MR. DERICO: Alex Word spelled, W-O-R-D.

MR. WORD: Oh, so I just wanted to comment on a couple things. I didn't see any considerations for more wide pedestrian access. So, I'd like to just advocate for that. And I like to echo what our Assembly woman said, or Assembly Member, I'm sorry. The -- the whole campus really just needs a comprehensive plan for -- to -- to

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reunite it with the city. And so, I'd like to just -- to express, you know, my support for that. That's -- it's really critical to -- to bring the whole city back to, you know, where it needs to be, which is a more reunited, more cohesive city. So, I'd like to just -- you know, put my support in for advanced use development and high-density campus area. You know, with housing and all the amenities that are necessary for cities to thrive.

I also want to say that you really need to think about the integration of the purple line and the public transit as a whole, you know, route 114-12. All of those go right next to or through the campus, so you really need to be thinking about that. You know, 787 Empire State Plaza. There are many projects that, you know, happened to the City of Albany and during that in the 1960s, 1970s period. But Harriman Campus, I have to tell you, is really the one that you in period speak the most. And it's because of all the ring roads, all of the -- the highway that they've forced into that area, it's -- it's fragmented the area more than it has connected it to anything else. So, I just want to say please think about taking those ring roads out.

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They're not necessary. And we do need the space for the City of Albany to -- to really have a really, you know, a tax base that supports itself.

That's -- that's all I've got for you. On my bus thing, I realize I say -- wearing a City of Albany shirt. I am speaking to you today as a resident. Just wanted to say that. Thank you.

MS. BENENATI: Thank you. So again, we have another speaker?

MR. SEBASTIAN: Tim Cooney, C-O-O-N-E-Y.

MR. COONEY: Thank you, Sebastian. My name is Tim Cooney. I live on the corner of Belvidere Ave and Brevator Street. So, I look right at your front entrance in the proposal, and I just want to say appreciate you being here. That's a much welcome design, and if there has to be something like a permit or fence or a property for security reasons and -- and whatnot that I personally as a neighbor, I'm in support of that, as long as you spend (unintelligible) for me. So, just want to put that out. Thank you so much for your time.

MS. BENENATI: Thank you. If anyone else would like to speak, we'd be happy to register

you at the table in the back. And if you are participating online, the e-mail address for you to send a comment to is lsphlcomments@dasny.org.

MR. SEBASTIAN: Amal Cooney, C-O-O-N-E-Y.

MS. COONEY: Hi everyone. My last name's actually Hashish, but I didn't want to make Sebastian spell it. Yeah. Really, really excited for the Wadsworth campus. I grew up in Albany, went to Albany High and had to run along Brevator for a long time, for many years. It was pretty horrible. So, I'm thankful to Margaret neighbor for sharing. The project is coming up. Hopefully you all can figure out a way to really integrate with that. It's such an exciting opportunity. Really glad that we brought up the idea of community engagement. Just looking around, I don't see too many neighbors here today. So, just really want to think about when we say community engagement, putting together workers, what does that actually look like? How do we actually bring together those -- that walk down the street, drive the street, live on the street? What does that look like? How do we actually bring those folks voices into the conversation? So, just wanted

to really bring that to your attention, because I don't know meetings like that, these are going to do the trick.

MS. BENENATI: Thank you for your comment. If anyone here prefers to make or comment in writing, we have comment cards that are available at the registration desk. We'll be taking them tonight and turning those in for official entry into the record. And of course, you can also e-mail after tonight to lsphlcomments@dasny.org. Comments will be accepted until April 15th, 2024.

MR. PERUSKI: I just want to -- Len Peruski, again -- I just want to make some comments here, because I really liked hearing this bit about walkability. And just so you know, I live in Albany. I believe in Albany. I like being here. I can't walk out to Griffin Laboratory. That's a little too far. But I walk most days of the week into work to Biggs Laboratory, to D.A.I. to L.S.I.P. because that's part of who I am. So, I understand what you're saying. I just want to say that we are going to try and listen. But I did appreciate comments about, you know, the city. And I do find it a neat city. I like the quirkiness, and I enjoy being able

to walk to work, walk home to work, meet people and talk with them because again, it’s a public health laboratory, and I want to be part of the public. So, I just wanted to make that clear.

MS. BENENATI: Thank you.

MR. SEBASTIAN: Jill Taylor, T-A-Y-L-O-R.

MS. TAYLOR: Hi, I'm Jill Taylor. I am the board director of the Wadsworth Center before plan. And the Wadsworth Center is still my home. I love it. It is the most amazing place to work that I can think of. And it's a privilege of my life to be the director. I also live locally. I live just down off Western Avenue on Colonial. And I agree with the comments about the walkability and being part of the community. So, you know, we've been trying to get this laboratory for, I don’t know, twenty years. So, this is just absolutely so exciting. And in some of the previous talks that -- and arrangements and conversations with architects, we had talked about a boon. Are we with the fence -- are we trying to keep people out or like trucks with explosives or what's the purpose of the fence? And is there another way we can address the security aspects? That's just a

question.

MS. BENENATI: Thank you.

MR. SEBASTIAN: Mark Violette, V-I-O-L-E-T-T-E.

MR. VIOLETTE: Thanks. This is a -- this is a great story. I feel like the comment I'm going to make is a really small story. It's sort of, I feel connected to this project in so many different ways. First of all, and maybe most importantly, I'm -- I'm -- I'm an immediate neighbor of what's going to be the new Wadsworth lab. I live (unintelligible). We live directly across from the campus and when your -- your new building goes up, and its great news that it's going up. When we look out our front window, when we look like right into your building, like right there. We will probably be geographically your closest neighbor perhaps. It's a strange story because, you know, some time ago I worked for The Dorm, I worked for DASNY, as a press officer, and I remember very proudly traveling across the state doing news conferences, highlighting massive, great public health projects all over New York.

And now the Dorm DASNY is going to be

putting one up essentially like in my front yard. I'm proud of that. I love the idea of The Dorm working with Department of Health to bring all components of Wadsworth Lab together under one group and achieve that synergy that you only get when you get great minds working into each other and sparking each other. So, you're both integration rather than fragmentation. I'd like you to do -- I think more about how The Dorm and the Department of Health can also achieve integration of the lab with the city. So, more integration, less fragmentation. We've got a lot of fragmentation right now of the campus, and like, so integrate rather than fragment. Thanks, keep that in mind. Good luck. Welcome to the neighborhood.

MS. BENENATI: Thank you. If you'd like to comment, all you have to do is go back and register. We're here tonight to hear public comments that'll be entered into the record. So happy to hear anyone who has something to say.

(Off the record at 07:31 p.m.)

(On the record at 7:35 p.m.)

MR. PERUSKI: I'm just standing up folks. I've been sitting all day. I found that I

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have permission to stand up.

MS. BENENATI: To those who are attending online, we're going to turn off the sound and we will turn it back on if we have another commenter.

(Off the record at 7: 35 p.m.)

(On the record at 8: 28 p.m.)

MS. BENENATI: Attending today's public hearing and for listening to the comments shared by our participants. The written comment period will remain open until April 15th. You can also add your comments via email to lsphlcomments@dasny.org. By postal mail to Dormitory Authority of the State of New York, 515 Broadway, Albany, New York, 12207-2964 attention, Robert S. Derico. All comments, whether submitted orally tonight, in writing, or by email will be equally considered. The presentation that you heard tonight, and the slides will be available online for further review. Please visit www.dasny.org/wadsworth-lab to view the presentation. I want to thank the College of Saint Rose for their hospitality.

Tonight's scoping meeting is now closed. Please travel safely.

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(The meeting concluded at 8:29 p.m.)

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STATE OF NEW YORK

I, ANNETTE LAINSON, do hereby certify that the foregoing was reported by me, in the cause, at the time and place, as stated in the caption hereto, at Page 1 hereof; that the foregoing typewritten transcription consisting of pages 1 through 42, is a true record of all proceedings had at the hearing.

IN WITNESS WHEREOF, I have hereunto subscribed my name, this the 4th day of April, 2024.

ANNETTE LAINSON, Reporter

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