NIAGARA DIGITAL CAMPUS

Harnessing the Power of the Falls for the Data Revolution

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THE DATA CENTER AT NIAGARA DIGITAL CAMPUS PLANNED UNIT DISTRICT APPLICATION

Niagara Falls Redevelopment, LLC

trm architect www.trmarchitect.com

HSE Harter Secrest & Emery LLP ATTORNEYS AND COUNSELORS

C&S COMPANIES®

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Harter Secrest & Emery LLP
ATTORNEYS AND COUNSELORS
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October 18, 2024

Office of the Mayor
Mayor Robert Restaino
City Hall
745 Main St.
Niagara Falls, NY 14301

Department of Planning
c/o Kevin Forma, Director of Planning
Michael Pesarchick, Planner II
745 Main St.
Niagara Falls, NY 14301

Thomas DeBoy
Deputy Corporation Counsel
745 Main St.
Niagara Falls, NY 14301

Department of Code Enforcement
c/o Clifford Scott, Director of Code Enforcement
Jessie Boliver, Zoning Officer
745 Main St., Room 306
Niagara Falls, NY 14301

Re: Data Center at Niagara Digital Campus
PUD Application

To Whom It May Concern:

We represent Niagara Falls Redevelopment, LLC ("NFR") and are pleased to present the City of Niagara Falls ("City") with the enclosed Data Center at Niagara Digital Campus Planned Unit District ("PUD") Application ("Application").

As acknowledged by the City at NFR's pre-application meeting on July 22, 2024, the City's Zoning Ordinance ("Code") does not set forth a procedure for approving PUD applications. As such, this Application and various attachments provide information requested in Code Section 1302.4.2, as well as additional helpful information for the City to evaluate the PUD and act on the Application. As requested on the City's Rezoning Application, we also enclose a $150.00 check made payable to the City Controller[1]. Further, while not fully applicable, NFR has incorporated information sought by the City in its High Energy Usage Overlay District Law, such as an Environmental & Energy Impact Plan, *see* Application Attachment L. Given the absence of a formal PUD approval procedure in the Code, we would appreciate the City's guidance as to the procedure it intends to follow while processing the Application, and when any meetings or hearings will be required with City Council, the Planning Board, etc.

[1] The check was included in the Application package submitted to the Deputy Corporation Counsel.

Thank you for collaborating with NFR on this exciting and rare opportunity to make one of America's most beloved cities a leader in the digital revolution and invigorate the City's economy for generations to come.

Sincerely,

Harter Secrest & Emery LLP

Melissa M. Valle
DIRECT DIAL: 585.231.1425
EMAIL: MVALLE@HSELAW.COM

cc: Niagara Falls Redevelopment, LLC
TRM Architecture, Design & Planning, P.C.
C&S Companies
City of Niagara Falls City Council

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ATTACHMENT A

FEE: **$150.00**
(Make check payable to:
City Controller)

CASE NO: _____

ZONING AMENDMENT APPLICATION
CHAPTER 1302.09
NIAGARA FALLS ZONING ORDINANCE

ADDRESS OR LEGAL
DESCRIPTION OF PROJECT TBD - See Attachment B.

PROPOSED USE Niagara Digital Campus (Data Center)

We, the undersigned property owner(s) within the City of Niagara Falls, New York, do hereby petition you to:

A) Amend the Zoning District Boundaries from _____ to _____ for the following

The current zoning is D1-A, D1-B, D1-C, and R3-C. Applicant seeks to create a Planned Unit District ("PUD"), known as the Data Center at Niagara Digital Campus, allowing Data Center, High Energy, and Utility uses, all of which are allowable uses within the City currently.

OR

B) Change the Zoning Provisions of _____ District, Subsection _____ to permit/allow the following:

We are unable to comply with the Existing Zoning because:

See Narrative.

The undersigned owner/applicant certifies that the plans and information as submitted for review and decision by the Planning Board and the City Council is true and accurate.

Niagara Falls Redevelopment, LLC	Roger Trevino
Owner Name (Please Print)	Applicant Name (Please Print)
Owner Signature	Applicant Signature
800 Main Street, Suite 3D	800 Main Street, Suite 3D
Address of Owner	Address of Applicant
716-282-0001	716-282-0001
Telephone Number	Telephone Number
10/15/2024	10/15/2024
Date	Date

State of New York
County of Niagara
City of Niagara Falls

On this 15TH day of OCTOBER, 2024 before me the subscriber personally appeared all the above persons, to me personally known and known to me to be the same persons described in and who executed the within instrument, and they acknowledged to me that they executed the same.

10-15-2024	
Date	Notary Public (stamp)

GREGORY M GISMONDI
Notary Public, State of New York
Reg. No. 01GI5052305
Qualified in NIAGARA County
Commission Expires November 20, 2025

SUPPLEMENTARY DOCUMENTATION REQUIRED:

1) Written description of project (proposal)
2) SEQRA (long form required)
3) Survey/Map showing all applicable properties
4) Conceptual or Site Plan (if applicable)
5) Owner authorization (if applicant different from owner)
6) Requisite Fee

ATTACHMENT B

NARRATIVE

FOR

THE DATA CENTER AT NIAGARA DIGITAL CAMPUS PLANNED UNIT DISTRICT APPLICATION

NIAGARA DIGITAL CAMPUS

NARRATIVE PART 1: PROJECT DETAILS

PROJECT NAME: The Data Center at Niagara Digital Campus PUD

PROJECT SPONSOR: Niagara Falls Redevelopment, LLC

Roger Trevino
Executive Vice President
Niagara Falls Redevelopment, LLC
800 Main Street, Suite 3D, Niagara Falls, NY 14301
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Project Engineer:
C&S Engineers
Victor O'Brien, PE
141 Elm Street, Suite 100, Buffalo, NY 14203
Tel: (716) 847-1630
vobrien@cscos.com

PROJECT DESCRIPTION:

The Data Center at Niagara Digital Campus entails the development of a 140-megawatt ("MW") data center, comprising five phases on approximately 53 acres. NFR has

partnered with Urbacon Data Centre Solutions Inc. ("Urbacon"), which is a preeminent developer, constructor, and operator of hyperscale and build-to-suit data centers in North America, to bring the innovative Data Center to downtown Niagara Falls. The Data Center at Niagara Digital Campus Planned Unit District will include eight two-story buildings and one one-story building, for a total of 1,232,715 square feet of new space. *See* Attachment C-Concept Plan ("Concept Plan"). The Niagara Digital Campus will be located in downtown City of Niagara Falls (the "City") on vacant and underutilized land. *See* Attachment F-Niagara Digital Campus Aerial Map.

In accordance with Section 1318 of the City's Zoning Ordinance (the "Code"), PUD applicant, Niagara Falls Redevelopment, LLC ("NFR"), seeks to create a Negotiated Planned Development District, more commonly referred to as a Planned Unit District or PUD, to be known as the "Data Center at Niagara Digital Campus PUD." *See* Attachment A-Rezoning Application. As demonstrated in this Application, NFR's proposed PUD satisfies the requirement in Section 1318.1 that a "flexibl[e] … mixed use district [] allow residential, retail, office, services, light manufacturing, and other uses as determined by market demand while assuring that such development shall in all respects further the purposes of this Zoning Ordinance and Comprehensive Plan."

The uses to be included in the Niagara Digital Campus PUD include Data Center, High Energy, and Utility, each as defined in the City's Code.

Because the City's Zoning Ordinance does not set forth a procedure for approving PUD applications, this Narrative provides information requested in Zoning Ordinance Section 1302.4.2, as well as additional helpful information for the City to evaluate this PUD Application. Further, while not fully applicable, NFR has incorporated information sought by the City in its High Energy Usage Overlay District Law (the "High Energy Law"), such as an Environmental & Energy Impact Plan. *See* Attachment L.

PROJECT LOCATION:

The ~53-acre PUD is generally bounded by John B. Daly Boulevard, Falls St., 15th Street, and Buffalo Avenue in the City of Niagara Falls. *See* Attachment C-Concept Plan. The PUD contains approximately 180 individual tax parcels. *See* Attachments E-Tax Boundaries Map, O-Ownership Verified Petition, and Attachment M-Survey. NFR and its related entities own approximately 95% of the parcels within the PUD. *See* Verified Petition.

The parcels comprising the Niagara Digital Campus PUD are currently zoned as Downtown (D1) in the following subdistricts A (near casino), B (transition), and C (near park), and Residential, multi-family, high density (R3-C). *See* Attachment G-Zoning Maps.

CURRENT AND FUTURE USES:

The parcels comprising the proposed Niagara Digital Campus PUD are largely of vacant and underutilized. The Code designates downtown and commercial uses for this area, but there are in fact currently no uses in this area. The future allowable uses of the property will be Data Center, High Energy, and Utility, all of which are allowable uses elsewhere in the City. *See* Attachment D- Data Center Perspective Renderings.

Data Center, per the Code, is defined to be:

> *A physical facility used for the storage, management, processing, and/or transmission of digital data, which houses business computer systems, networking equipment, power supplies including generators, subsystems, and other associated components related to digital data operations. Data Centers do not include the generation or mining of cryptocurrency. They may also include other associated infrastructure used to support digital data operations such as ventilation/cooling systems, offices, conference rooms, and other administrative space for the purposes of supporting digital data operations.*

High Energy Use, per the Code, is defined to be:

> *Business activities that require high energy consumption compared to other businesses in the applicable district(s) of the City of Niagara Falls. Cryptocurrency mining and data center are high energy use activities, as defined in this Article.*

The Code has two definitions for Utility, one for public and one for private. NFR seeks to allow both types of uses, defined together to be:

> *publicly or privately owned and operated utilities such as water distribution, electricity transmission, utility substations, wastewater collection infrastructure, ground-wired and cable telecommunication infrastructure, overhead or underground electric and gas transmission and distribution lines, but shall not include energy producing facilities including wind turbines and similar alternative energy technologies.*

CURRENT AND FUTURE AREA CRITERIA:

As detailed in Attachment J-Area Criteria Chart, the Niagara Digital Campus PUD will largely maintain existing area criteria, with the exception of increasing maximum front-yard setbacks, which will be utilized sparingly and in accordance with the PUD Concept Plan.

Further, regarding signage, the Niagara Digital Campus PUD seeks to align with the currently allowable downtown signage criteria. *See* Attachment K-Signage Chart.

DATA CENTER STRUCTURES:

As detailed in the Concept Plan, *see* Attachment C, the Data Center will comprise five phases. Phase 1 will be split into two subphases: A and B. Subphase 1A will include a two-story building comprising 141,200 square feet ("SF") of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Subphase 1B will include a two-story building comprising 141,200 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Phase 1 will also include the construction of an electrical substation and requisite transmission lines to feed energy to the Data Center. Phase 1 will include 132 parking spaces.

Phase 2 will be split into two subphases: A and B. Subphase 2A will include a two-story building comprising 141,200 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Subphase 2B will include a one-story building comprising 130,785 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Phase 2 will include 141 parking spaces.

Phase 3 will be split into two subphases: A and B. Subphase 3A will include a two-story building comprising 141,200 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Subphase 3B will include a two-story building comprising 141,200 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Phase 3 will include 134 parking spaces.

Phase 4 will be split into two subphases: A and B. Subphase 4A will include a two-story building comprising 137,560 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Subphase 4B will include a two-story building comprising 117,170 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Phase 4 will include 143 parking spaces.

Phase 5 will include a single two-story building comprising 141,200 SF of office space, digital infrastructure space, loading dock, and associated screened mechanical yard. Phase 5 will include 66 parking spaces.

In total, the Data Center will consist of nine structures. The maximum height of the buildings is anticipated to be approximately 30-35 feet, the height of noise screens will be approximately 26 feet, and the height of the mechanical equipment will be approximately 20 feet. The estimated total amount of square feet is 1,232,715. Assuming timely action on this Application and no unforeseen delays in approvals, abandonments, and similar pre-construction activities, construction of Phase 1 is intended to begin in May 2025 with construction of each subsequent phase beginning approximately every 18 months thereafter.

SUBDIVISION AND AMALGAMATION:

The proposed boundaries of the Niagara Digital Campus will require three properties to be subdivided: (i) 907 Falls St. (tax id. 159.09-3-3), (ii) N/A John Daly Memorial Pkwy[1] (tax id. 159.09-3-2) and (iii) LaSalle Expressway (tax id. 160.15-1-72). *See* Attachments C-Concept Plan, I- Niagara Digital Campus Tax Map Overlay, and H-Proposed Road System Map. All three parcels are owned by NFR or its related entities. The purpose of the proposed subdivisions is to ensure that only whole tax parcels are contained within the PUD and to effectuate the necessary amalgamation. The parcels in need of subdivision are in the process of being surveyed and a subdivision application will be submitted shortly. Ultimately, the project may require other tax lot subdivisions, but they would not be material to the proposed PUD boundary.

Pursuant to Code Section 1323.1.1, NFR will seek to amalgamate the 180 tax parcels contained within the Niagara Digital Campus PUD into a single tax lot owned by a single owner, prior to seeking a building permit, which would occur after PUD and site plan approval.

ROAD SYSTEMS AND TRAFFIC:

The Data Center at Niagara Digital Campus PUD will require abandonment of the following streets/alleyways: Memorial Parkway; alleyway between 12th Street and 13th Street; Angelo Court; and a portion of 13th Street. *See* Attachment H-Proposed Road System Map, which illustrates the streets and alleyways to be abandoned. NFR will follow the abandonment process outlined in the Code and directed by the City, after PUD and site plan approval.

[1] As referred to on the City's tax parcel database.

The Data Center at Niagara Digital Campus will not have a negative impact on traffic. *See* Attachment P.7 for Traffic Impact Study, and Section G below for SEQRA analysis of traffic.

DRAINAGE SYSTEM:

NFR anticipates that Data Center stormwater runoff for the individual phases/parcels will be managed on-site in accordance with the requirements of the Niagara Falls Water Board and the New York State Department of Environmental Conservation ("NYSDEC") Stormwater Management Design Manual. Typically, surface runoff will be collected using precast catch basins and drains and conveyed within an enclosed pipe drainage system to a subsurface stormwater detention system consisting of ADS Storm Chambers or similar mechanisms. The detention system will be designed to release runoff at the discharge rates required by the Water Board, with a piped connection to the existing municipal combined sewer system within the adjacent public rights-of-way.

BENEFIT TO THE COMMUNITY:

There will be an immense benefit to the City and the entire region by the establishment of the Niagara Digital Campus PUD and construction of the Data Center. Based on current design plans and energy-consumption projections, it is anticipated that there will be more than 5,600 construction jobs and 550 permanent jobs created by the 140 MW Data Center at Niagara Digital Campus. The Niagara Digital Campus will be among the largest private development projects in the City's history. It is projected to create $250 million in wages, with economic spinoff benefits that are expected to be over $810 million. The annual wages of the 550 permanent jobs are projected to be nearly $29 million. The total economic benefit from the Data Center at Niagara Digital Campus is expected to exceed $250 million annually. The ancillary businesses that will arise from the Data Center at Niagara Digital Campus are anticipated to create more than 1,700 permanent jobs.

The City will also realize significant tax revenue from the Data Center at Niagara Digital Campus. In New York, the supply and commodity components of electric bills are taxed at the State, County, and City levels. The Niagara Falls Digital Campus has a high-demand, 24/7 operational characteristic, which results in high electric bills and high tax revenues. It is projected that the fully built-out 140 MW Data Center will generate an estimated tax revenue of $564,588 per month and $6,773,061 annually in State, County, and the City's tax revenues. *See* Schedule B - Non-Residential Tax Law. Isolating the impact on the City, tax revenue estimated at $313,660 per month or $3,763,973 annually

is possible, assuming 4% pre-emptive plus 1% Gross Receipts Tax ("GRT") based on applicable utility tariff and tax law as of 2024.

Globally, there is tremendous and growing market demand for data centers, and this Data Center at Niagara Digital Campus will position Niagara Falls to be a leader in a rapidly growing global field. Artificial Intelligence, video streaming, and cloud storage are all growing markets, which have caused there to be an unprecedented demand for state-of-the-art data centers such as the one NFR intends to bring to Niagara Falls. Illustrative of the market demand, Amazon has announced plans to spend $150 billion on data centers in the next 15 years.[2] The United States data center market saw the largest pricing increase of all commercial real estate assets last year, further evidencing the growing importance of this field. [3]

NIAGARA FALLS REDEVELOPMENT'S COMMITMENT:

NFR is committed to the City of Niagara Falls. Over the past 25 years, NFR has spent more than $116 million in the Niagara Falls area in its pursuit of redevelopment—including nearly $4 million on the preliminary work required to advance the Data Center at Niagara Digital Campus project to its current state—and remains committed to the successful and continued revitalization of the City of Niagara Falls. NFR has been proud to contribute to the community through property and school taxes totaling nearly $11.6 million a year, making NFR and its subsidiaries among the largest taxpayers in Niagara Falls. The company also has made more than $1.4 million in charitable donations to local schools, community groups, and nonprofit organizations. NFR continued its investment in the City and the PUD by recently engaging with the New York Independent System Operator and making a $150,000 investment towards improving the electrical infrastructure in the vicinity of the Niagara Digital Campus PUD and, as mentioned below, reducing energy costs to ratepayers. *See* Section H) Energy, below. Further, NFR also remains committed to its offer of $3.5 million and 10.2 acres of NFR-owned property near the PUD to help drive economic development.

NFR's founders and owners, the Milstein family, have a long and distinguished track record of entrepreneurship, philanthropy, and development, particularly in the technology sector. For example, in 2017, the Milsteins donated $20 million to launch the

[2] https://www.bloomberg.com/news/articles/2024-03-28/amazon-bets-150-billion-on-data-centers-required-for-ai-boom

[3] https://www.cbre.com/press-releases/north-american-data-center-pricing-nears-record-highs-driven-by-demand-limited-availablily#:~:text=%E2%80%9CThe%20U.S.%20data%20center%20market,for%20CBRE's%20Data%20Centers%20Solutions

Milstein Program at Cornell University[4], an interdisciplinary program focused on the intersection of technology and the humanities. The Milstein Program leverages Cornell Tech's permanent campus[5] on Roosevelt Island to prepare future leaders for the digital age. Reflecting a similar Milstein family commitment to investment in tomorrow's technologies today is Company Ventures[6], a NYC-based venture capital firm that invests in new technology-driven businesses. One of Company Ventures' flagship programs is the Grand Central Tech Residency Program[7], a zero-rent, zero-equity residency program built to attract and support NYC's premier entrepreneurs and their founding teams. To date, 95 program companies have raised $1.3 billion from leading venture capital firms. This program is made possible by the Milstein family; top corporate partners including Google, Amazon, Microsoft, IBM, JP Morgan, Mastercard, GE, Lowe's, and MRM/McCann; and more than 100 hand-selected experts and advisors. It is the Milstein family's same visionary leadership and commitment to excellence that is driving NFR's plans for the Niagara Digital Campus in collaboration with Urbacon's Mission Critical Data Centres Group[8], which has constructed over 2.5 million square feet of data center space across Canada since Urbacon's founding in 1984 and is eager to construct its first U.S.-based facility in Niagara Falls.

[4] https://milstein-program.as.cornell.edu/about-milstein-program
[5] https://tech.cornell.edu/campus/
[6] https://www.companyventures.com/
[7] https://www.companyventures.com/?portfolio=true
[8] https://www.urbacon.net/projects_tag/mission/

NARRATIVE PART 2: SEQRA DETAILS

As required by the State Environmental Quality Review Act ("SEQRA"), included as part of the Niagara Digital Campus PUD Application is a Full Environmental Assessment Form ("EAF") with various attachments and studies. While NFR's current request is for PUD approval, which is a necessary prerequisite for approval of its site plan, NFR has provided available specific, non-speculative Data Center information as part of its PUD Application, in order to enable the City to properly consider the potential environmental impacts related to the use itself (the "Action"). No SEQRA segmentation will occur because sufficient information is provided in this Application to determine whether the entire Niagara Digital Campus PUD and proposed uses may have a significant environmental impact. NFR fully anticipates that additional SEQRA review will be required and be a supplement to the review at this stage, specifically when NFR seeks site plan approval, and when Data Center-specific information is more definitive and defined. The Data Center and its potential impacts will not be addressed as though they are independent or unrelated to the Niagara Digital Campus PUD, and are considered herein.

As detailed below, the Action will not result in a significant environmental impact. For the City's convenience in considering the proposed use in the context of this PUD Application, the summary below tracks the information required by the EAF Part 2 form.

A) LAND/GEOLOGIC FEATURES

Sections 1 and 2 of Part 2 of the EAF ask whether the Action may involve construction on, or physical alteration of, the land surface of the Niagara Digital Campus PUD, or whether the Action may result in the modification or destruction of, or inhibit access to, any unique or unusual landforms on the Niagara Digital Campus PUD. Attachment P.1, contains a USGS Map.

Although the Action will involve construction and alteration of land, it will not result in a significant impact on land. The current state of the land is vacant and underutilized. The subject land has been developed for decades and most previously-developed structures have been demolished. The Niagara Digital Campus PUD has been the subject of anticipated redevelopment for many years, and has long been intended by the City and NFR to be redeveloped.

In preparing this Application, the New York State Environmental Resource Mapper was utilized to determine and confirm that there are no Unique Land or Geologic Features on the Niagara Digital Campus. *See* Attachment P.2- Geologic Feature Mapper. The Niagara Digital Campus is not located within a Coastal Erosion hazard area. There are currently

16.3 acres of roads, buildings, and other paved or impervious surfaces on the PUD, post-demolition of the prior structures. After project completion, there will be 38.2 acres. Currently, there are 4.9 forested acres. After project completion, there will be 1.3 forested acres. There are currently 32.1 acres of vacant land. After project completion, there will be only 13.8 acres of vacant land. The average depth to bedrock on the site is 25 feet and there are no bedrock outcroppings at the Niagara Digital Campus PUD. The predominant soil on the site is silty loam/urban fill. The soil is poorly drained and there are slopes on only 0-10% of the site.

As detailed in Section J below, all laws and regulations will be adhered to if contamination is encountered during the redevelopment.

B) Surface Water/Groundwater/Flooding

Sections 3, 4, and 5 of Part 2 of the EAF Form ask whether the Action will affect one or more wetlands or other surface waterbodies, whether it may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer, and whether it may result in development on lands subject to flooding. As demonstrated by Attachment P.3, the Data Center at Niagara Digital Campus will not impact any state or federal mapped wetlands or other surface waterbodies. The Niagara Digital Campus is not located in a designated floodway, but is located in the 500-year floodplain. Stormwater runoff for the individual phases/parcels will be managed on-site in accordance with the requirements of the Niagara Falls Water Board and the NYSDEC Stormwater Management Design Manual.

The Data Center will use municipal water as a source and not groundwater. The Niagara Digital Campus is not located over or adjacent to a primary, principal, or sole-source aquifer. It is anticipated that the Data Center will generate sanitary wastewater liquid waste, but any liquid wastes generated will be handled in accordance with all applicable laws and regulations, and will not impact groundwater. The Niagara Digital Campus PUD will use the existing public wastewater treatment facilities in the City of Niagara Falls for wastewater purposes. The City of Niagara Falls wastewater district has the capacity to serve the Data Center and the Niagara Digital Campus is located in the district. No expansion of the wastewater district will be needed.

C) Air

Section 6 of Part 2 of the EAF asks whether the Action may include a state-regulated air emission source and, if so, whether it will comply with all applicable laws and regulations. The Action will not create a significant impact on air. The Data Center will likely have

stationary sources of back-up power, and may require a NY State Air Registration, which will be reviewed, approved, and issued by NYSDEC.

D) Plants and Animals/ Agricultural Resources

Sections 7 and 8 of Part 2 of the EAF ask whether the Action results in a loss of flora or fauna, and whether the Action may impact agricultural resources. As set forth in Attachment P.4, no rare plants or animals have been identified within the Niagara Digital Campus PUD. Nearby rare plants/animals have been identified to be the Blacknose Shiner and rare Freshwater Mussels, both of which are aquatic species and unimpacted by the PUD. Further, the US Fish and Wildlife Service Information, Planning and Conservation ("IPaC") Trust Resource Report did not identify any species confirmed to be present at the Niagara Digital Campus PUD. *See* Attachment P.5-IPaC Report. The IPaC Report also confirmed that there are no critical habitats, wildlife refuges, or fish hatcheries implicated by the proposed PUD and Data Center. While some migratory birds were identified as potentially being present within the Niagara Digital Campus PUD boundary, the lack of vegetation currently within the Niagara Digital Campus PUD and suitable habitat makes their presence unlikely. Regardless, the Niagara Digital Campus PUD does contain some existing vegetation that is intended to remain. *See* Attachment C.- Concept Plan. Thus, the action will not result in any impact to rare plants or animals.

The Niagara Digital Campus PUD is not located within an agricultural area or area suitable for agricultural use, and thus the action will not result in an impact regarding agricultural resources.

E) Aesthetic/Historical/Archeological Resources

Sections 9 and 10 of Part 2 of the EAF ask whether the land uses of the Action are obviously different from the current land use patterns between the Action and a scenic or aesthetic resource, and whether the Action may occur in or adjacent to a historic or archeological resource. The Data Center at Niagara Digital Campus matches the current neighboring land use patterns. The area surrounding the Niagara Digital Campus PUD is well-developed and is located in downtown Niagara Falls. Accordingly, additional development will not disturb the aesthetics of the area. In fact, the current condition of largely vacant or underutilized lands will be aesthetically improved by the Data Center and Niagara Digital Campus. It is not anticipated that the Data Center will be visible from any officially designated federal, state, or local scenic or aesthetic resources.

Finally, the Action will not result in a significant impact to aesthetic resources or historical/archeological resources. While Part 1 of the NYSDEC EAF Mapper website noted numerous aesthetic or historical/archeological resources, many of these properties are not actually within the Niagara Digital Campus PUD. Please refer to Attachment P.6-

Historical Property Assessment for correct listings. As detailed in Attachment P.6, the Niagara Digital Campus PUD will not have adverse impacts on listed properties.

F) Open Space/ Recreation/ Critical Environmental Areas

Sections 11 and 12 of Part 2 of the EAF ask whether the Action will result in a loss of recreational opportunities or a reduction of an open-space resource, and whether the Action is near a critical environmental area. The Action will not have any of these results. The Niagara Digital Campus PUD is not within or near a critical environmental area. *See* Attachment P.9. The Action is not reducing recreational opportunities; indeed, it will enhance them through improvements to sidewalks and streetscapes, increasing the walkability of the area.

G) Transportation

Section 13 of Part 2 of the EAF asks whether the Action may result in a change to existing transportation systems. The Action will not result in impacts to transportation. NFR commissioned C&S Companies to perform a Traffic Impact Study ("TIS"). As detailed in Attachment P.7, the Niagara Digital Campus minimally impacts the Level of Service ("LOS") at the study intersections, with no changes anticipated to the LOS for any intersection within the Study Area of the TIS. The estimated amount of vehicle traffic for the peak morning time (7:45 AM to 8:45 AM) on a typical weekday is projected to be 136, with 75 vehicles entering and 61 exiting the site. For the peak evening time (4:00 PM to 5:00 PM) on a typical weekday, the projected generated traffic is 111 vehicles, with 33 vehicles entering and 78 vehicles exiting the site. As such, mitigation measures are not warranted at the Data Center at Niagara Digital Campus or the surrounding area.

Further, while the Action will require an abandonment of certain streets/alleyways (namely, Memorial Parkway; alleyways between 12th Street and 13th Street; Angelo Court; and a portion of 13th Street, s*ee* Attachment H-Niagara Digital Campus Proposed Road System Map), those changes will not result in an impact on transportation.

H) Energy

Section 14 of Part 2 of the EAF Form asks whether the Action may cause an increase in any form of energy. As set forth in the accompanying Environmental and Energy Impact Plan (*see* Attachment L), the annual energy consumption for the Data Center at Niagara Digital Campus is estimated to be 630,000,000 kWh upon completion of all five phases. The Niagara Digital Campus PUD will be served by power from a new dedicated substation fed by a pair of 115 kV transmission lines extended to the Data Center at Niagara Digital Campus by way of an existing easement, which National Grid has

confirmed will not cause overload. *See* Attachment L, Appendix A- March 27, 2023 Letter from National Grid to NFR.

In New York, all development projects anticipated to create a new load on the electrical grid of 10 MW or more must seek approval from the New York Independent System Operator ("NYISO"). The first step in this approval process is for the project developer to submit a load interconnection request to NYISO in order to gain a position on the utility interconnection queue (the order of load and generation projects that are being considered for approval and connection to the grid), which allows investigation of the project's impact on the grid and ultimate approval. NYISO, along with the local utility provider (here, National Grid, through Niagara Mohawk) and the developer then assess the impact the proposed project is likely to have on safety, reliability, infrastructure, and grid resilience, as well as with respect to what public utility infrastructure buildout is necessary to connect the proposed project to the grid, through a formal "system impact study." Once the study is complete, the developer is given an estimate of the costs necessary to connect the project without negatively impacting the grid and its customers, with those costs to be borne by the developer through reimbursement of the local utility in building out the infrastructure consistent with the study and estimate.

In the case of the Data Center at Niagara Digital Campus, NFR made its initial interconnection request for a 140 MW load connection on April 9, 2024, and a deposit payment on June 5, 2024. It signed the required System Impact Study Agreement with NYISO and National Grid on June 17, 2024, and it completed its interconnection request submission on July 31, 2024. The scope of the system impact study scope received final internal approval at NYISO on September 12, 2024, and it is anticipated that NYISO will deliver a draft of the study report to NFR on or before February 10, 2025.

In sum, it is anticipated that, once all upgrades (to be paid for by NFR) are made to the local utility infrastructure are complete prior to completion of the first phase of the Data Center, there will be no impact on local National Grid medium voltage distribution systems within the area of the Niagara Digital Campus. In fact, because existing electrical services on the site are expected to be retired, the Data Center at Niagara Digital Campus may indeed free up additional capacity on the local area utility systems. Therefore, the Action will not create a significant impact with respect to energy.

I) Noise, Odor, and Light

Section 15 of Part 2 of the EAF asks whether the Action may result in an increase in noise, odors, or outdoor lighting. There will not be any significant adverse environmental impacts with respect to noise, odors, or outdoor lighting resulting from the Action. The Action will have outdoor lighting. It will feature Code-compliant, pole-mounted light

fixtures. The light fixtures will be dark-sky compliant LED with house shields. Some existing natural barriers will be removed but there will be landscaping incorporated into the Data Center design to minimize the increased light. In no event will the Action change the aesthetics of the Niagara Digital Campus PUD; rather, it will be uniform to the surrounding area. The Action will not produce odors.

As for noise, NFR commissioned Arcadis Canada Inc. to perform a Noise Feasibility Study, *see* Attachment P.8. The Noise Study was based on two facilities constructed and operated by Urbacon, NFR's project partner and Data Center designer and operator. The Noise Study assessed potential noise impact utilizing NYSDEC's Assessing and Mitigating Noise Impacts guidance document, and the City's Zoning Ordinance and High Energy Law. The Noise Study also analyzed the Department of Transportation ("DOT") National Transportation Noise Map ("Noise Map") to gauge the range of transportation-induced ambient sound levels on a 24-hour basis (24-hr LAeq). The results from DOT's Noise Map are considered a conservative representation of the ambient conditions of the Niagara Digital Campus PUD, as they include transportation-induced contributions in a downtown setting. It should be noted that the criteria outlined under the High Energy Law are more rigorous than the DOT transportation-induced sound levels in the vicinity of the PUD. Therefore, the use of the High Energy Law criteria, especially during the nighttime hours, is considered very conservative but achievable – with appropriate mitigation measures.

The Noise Ordinance limit of 65 dBA is met at all surrounding properties. Compliance for daytime hours is met at nearly all receiver points. The predicted sound levels exceed the stringent additional criteria in the High Energy Law by small amounts of 1 to 6 dB during the daytime hours. Receiver points POR06, POR07, and POR08, where projected levels are expected to minimally exceed High Energy Law levels, are located immediately adjacent to a bus garage and maintenance/trolley shop. Per NYSDEC, an increase of 0 to 3 dB is not appreciable to the human ear. An increase of 6 dB, which is projected only at the location immediately adjacent to maintenance/trolley shop, is audible.

The Noise Study projections are considered very conservative and the actual sound levels are likely to be much lower due to the assumptions used. For example, the equipment at Urbacon's facilities was measured at worst-case sound levels to account for projected sound levels from currently inoperable equipment; the calculated sound power level per area was applied to the entire mechanical equipment yard and represents worst-case scenario because anticipated equipment spacing was not accounted for; a worst-case 5 dB was added to the equipment sound level; the sound levels were predicted as if all mechanical yards were operating simultaneously with no consideration given to known fluctuations and decreases in cooling demands, like in the evening; newer and improved

equipment is anticipated to be used at the Data Center than the equipment studied; and finally, the ambient environment in the Noise Study areas was also influenced by nearby industrial and commercial activities, which almost certainly increased the reported sound levels, thereby suggesting lower actual sound levels.

In sum, the Noise Study concludes that the Niagara Digital Campus is feasible and will not result in applicable noise ordinance exceedances if the recommended modest mitigation measures are implemented and incorporated into the design of the Data Center at the site plan application phase. NFR expects that the City will require as part of its Niagara Digital Campus PUD approval a requirement that some of the proposed mitigation measures are incorporated into the design of any site plan submission. Regardless, NFR intends to implement the requisite mitigation measures identified in the Noise Study. Accordingly, the Action will have no impermissible noise impact.

J) Human Health

Section 16 of Part 2 of the EAF asks whether the Action may have an impact on human health from exposure to new or existing sources of contaminants. The Action will comply with all applicable laws and regulations.

There are no schools within 1500 feet of the site. The Niagara Digital Campus is not currently used by members of the community for public recreation. There are facilities serving children, the elderly, people with disabilities within 1500 feet of the Niagara Digital Campus. These facilities include Community Missions and Niagara County Social Services, but the Action is not anticipated to impact those facilities. If anything, the Niagara Digital Campus will provide a more positive aesthetic for the PUD and surrounding areas when community members visit those facilities.

If, through the redevelopment of the Niagara Digital Campus, it is discovered that hazardous wastes have been generated, treated, and/or disposed of in the area; that the area was used as an industrial solid waste facility; or at one time was a solid waste management facility, NFR will comply with all applicable laws and regulations to minimize any potential human health impacts. NFR has commissioned C&S Companies to prepare a Phase I Environmental Site Assessment for the Niagara Digital Campus PUD and will follow necessary recommendations made by C&S, in accordance with all applicable laws and regulations. It is not anticipated that the Action will involve the commercial generation, treatment, storage, or disposal of hazardous waste. NFR will not use pesticides during construction or operation of the Data Center at the Niagara Digital Campus.

At this time, it is understood that the following NYSDEC spill files may have occurred on or near the Niagara Digital Campus PUD but have been designated as "closed" by NYSDEC: 8904306, 0550025, 0751178, 9800966. They do not impact the Data Center at Niagara Digital Campus or human health. Further, the EAF Mapper automatically flagged sites within 2,000 feet of the Niagara Digital Campus that are contained on the NYSDEC Environmental Site Remediation database. These sites, summarized below, will not impact human health, as related to the Action.

Site No. & Program	Status	Overview
C932164-Brownfield Cleanup Program	Completed-subject to Site Management Plan	[OFF-SITE] Former operations included a biscuit factory, manufacturing, research facility, community college, park and former hotel. Certification of Competition was issued in 2015 and the site is under a site management plan. This site is located southwest of the Niagara Digital Campus and does not impact it.
C932182-Brownfield Cleanup Program	Enrolled in Brownfield Cleanup Program	[OFF-SITE] Former operations included the International Paper Company's Niagara Falls Plant, log pond, printing operations, packing, manufacturing and commercial, etc. This site recently sought admittance into and is in the process of complying with the Brownfield Cleanup Program. This site is located south of the Niagara Digital Campus and does not impact it.
932166-State Superfund Program	Completed-subject to numerous control elements	[OFF-SITE] Former pond that was filled. Remediation at this site is complete, and the site is subject to numerous control elements, including an environmental easement, site management plan, cover system, monitoring plan, etc. This site is located southwest of the Niagara Digital Campus and does not impact it.
C932159-NYSDEC Spill Program	Closed	[OFF-SITE] Former gas station and vehicle-repair facility. Site was admitted into the Brownfield Cleanup Program but then terminated and referred to NYSDEC's Spill Program. The Spill was closed by DEC on June 25, 2018. This site is northwest of the Niagara Digital Campus and does not impact it.
C932180-Brownfield Cleanup Program	Enrolled in Brownfield Cleanup Program	[OFF-SITE] Former operations include residential, hospital, and automobile garage. This site recently sought admittance into and is in the process of complying with the Brownfield Cleanup Program. This

		site is northwest of the Niagara Digital Campus and does not impact it.
932048A-State Superfund Program	Completed	[OFF-SITE] The site consists of an area where approximately 5,200 gallons per year of a coolant were disposed on the ground south of Bldg. 89 and 330 feet north of the Niagara River. This Site is south of the Niagara Digital Campus and has no impact on it.
932051A,-State Superfund Program	No Further Action	[OFF-SITE] This site has historically been used as a parking lot, but the primary contaminant of concern was mercury in soils and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan and Deed Restriction. This site is southeast of the Niagara Digital Campus and does not impact it.
932051B-State Superfund Program	Closed with site management	[OFF-SITE]. This site has been a major producer of chlorine bleaches and caustic soda by Olin and its predecessors since 1897, which resulted in releases on-site. Residual contamination is being addressed through active treatment. Remedial actions have successfully achieved soil clean-up objectives for commercial use. Residual contaminant in groundwater and soil is being managed under a Site Management Plan. This site is southeast of the Niagara Digital Campus and does not impact it.

K) Consistency with Community Plans and Character

Section 17 of Part 2 of the EAF asks whether the Action is consistent with the adopted land use plans. The Niagara Digital Campus PUD is consistent with the community plans, and will not result in any significant adverse impacts in this regard.

Zoning Ordinance

The Niagara Digital Campus will meet the purposes of the City's Code. The future allowable uses of the property will be Data Center, High Energy, and Utility, all of which are allowable uses within the City. The Niagara Digital Campus is currently zoned as Downtown (D1) in the following subdistricts A (near casino), B (transition), C (near park), and Residential, multi-family, high density (R3-C). *See* Attachment G-Zoning Maps. The

Niagara Digital Campus also is within the Urban Renewal and Design overlay districts (*see* id.) which encourage the development of high-quality buildings, parks, parking structures, and streets, with the goal of revitalizing the Downtown Core. The Urban Renewal Plan highlights that there are barriers to development and private investment, and a lack of economic opportunities in the Downtown Core. The Niagara Digital Campus aligns with the Urban Renewal Plan's goals of rebranding the area and soliciting economic development.

The zoning districts described above will remain in place in areas outside of the Niagara Digital Campus PUD (which itself will feature high-quality buildings), as part of the area known as the East Falls Redevelopment Area, which, according to the City's 2009 Comprehensive Plan, is an area of the City, in which the City is encouraged to work closely with developers, including NFR, to ensure that planned development will strengthen the overall economic position of the City. Importantly, NFR owns a substantial amount of the East Falls Redevelopment Area property outside of the proposed PUD and is committed to continued collaboration with the City to achieve the objectives of the Comprehensive Plan and related invigoration of the municipal and regional economies. Thus, together, the Niagara Digital Campus PUD and surrounding area will result in the "mixed" and "flexible" land uses envisioned for the area, as detailed in Section 1318.1 of the Code.

Further, while the City, by enacting the High Energy Law, purports to define a Data Center as an industrial use, the Code does not support that. The Code defines an industrial use to be a use "which may generate environmental concerns (air and/or water emissions)," "moderate levels of truck traffic," and include uses like manufacturing, warehousing, motor vehicle service and repair, etc.—none of which align with the Data Center, as proposed and discussed above. *See* Attachment D- Data Center Perspective Renderings.

Comprehensive Plan 2009

The City adopted its current Comprehensive Plan in 2009, with the stated purpose of providing a "comprehensive foundation for revitalizing the City of Niagara Falls, and the long-term renewal of the regional economy." Comprehensive Plan, p. 2. "The Comprehensive Plan creates a framework capable of directing positive change over the long term." *Id*. It is meant to "identif[y] a set of planning principles to guide decision making, and recommends general strategies, specific renewal programs, actions, and projects that focus on strengthening the 'Core City'." *Id*. Establishing a "clear vision" and "action strategy," the overall goal of the Comprehensive Plan "is to reposition Niagara Falls as a more economically and culturally diverse, attractive, and vibrant regional center, possessing a distinct role within both the Erie/Niagara and the Bi-National Regions." *Id*. The Niagara Digital Campus aligns perfectly with the Plan's stated purpose.

In fact, the City envisioned a partnership with NFR and a project just like the Niagara Digital Campus for this area of the City when it finalized the Comprehensive Plan.

The Niagara Digital Campus sits squarely within the Core City, and more specifically, within the East Falls Redevelopment Area. By way of its Comprehensive Plan, the City adopted a land use planning policy framework that included as a strategic redevelopment initiative a "partnership with NFR [...] aimed at attracting active or passive participation in the ongoing process of ensuring the success of Niagara Falls." *Id*. at figure 20. The City carefully defined and described how precious development resources were to be deployed in the short term and in the long term. As to the latter, the City designated the East Falls Redevelopment Area to be the site of studied, strategic, and economic data-driven collaboration and communication between itself and NFR. This collaboration was, according to the Comprehensive Plan, intended to result within five to 15 years in a project like the Niagara Digital Campus: a comprehensive, well-planned, $1.5 billion development project designed to ensure the success of Niagara Falls.

Just as the City's Comprehensive Plan intended, the Niagara Digital Campus will help unlock economic potential of the City, and mitigate some of the unique challenges the City faces, including a declining population, high unemployment, and a lack of growth in key industry sectors. *See* Benefit to Community Section above. The massive economic benefit to the City resulting from the PUD fits squarely with the City's development plans and specifically the required "flexible use development framework" detailed in the City's 2009 Comprehensive Plan.

Niagara Falls Core City Urban Renewal Plan 2009

The City adopted the Niagara Falls Core City Urban Renewal Plan (the "Urban Renewal Plan") in 2009, in concert with the Comprehensive Plan, to "...facilitate and direct future development" in the Renewal Area, which is made up of lands north of Robert Moses State Parkway (Niagara Scenic Parkway), west of Portage Road, north of Ashland Avenue, west of 18th Street, north of Niagara Avenue, west of 21st Street, north of Seneca Avenue, west of Hyde Park Boulevard, south of Massachusetts Avenue, east of the rail line and Robert Moses State Highway (Niagara Scenic Parkway), north of Willow Avenue, east of (and including properties on both sides) of Main Street. Urban Renewal Plan, p. 3. The Urban Renewal Plan is meant to "foster sound and orderly development through the use and maintenance of the lands and buildings" within the Renewal Area. *Id*.

The Niagara Digital Campus PUD, located squarely within the Renewal Area (*see* Attachment G-Zoning Maps), will achieve the following "key goals," among others, set forth within the Urban Renewal Plan:

- "Promote private development and intensification to increase the City's economic and tax base."
- "Facilitate green-manufacturing, technology and research and re-development where appropriate."
- "Improve the built environment by replacing run-down, non-performing, or under-utilized structures with new developments which are properly planned."
- "Stabilize and revitalize neighborhood commercial districts."
- "Target 'catalyst projects' to ignite renewal efforts and encourage private sector interest and reinvestment."

Id. at pp. 3-4. In short, the Niagara Digital Campus is precisely the sort of development the drafters of the urban Renewal Plan envisioned for the Renewal Area.

Regional/Statewide Plans

It cannot be overstated just how important the data center and technology industries are on the national, state, and regional levels. With the proliferation of artificial intelligence-driven technology, the need for data centers has soared in the United States, and data centers are essential for the United States' growth and economy because they underpin the digital infrastructure, drive innovation, create jobs, generate tax revenue, and enhance overall connectivity and resilience. Their strategic importance will continue to grow as our society becomes increasingly dependent on digital technologies, like the growing need for high-speed streaming and flexible remote work environments, as well as the need for development of emerging technologies like AI, and the need to create digital equity for underserved communities. New York State has demonstrated its commitment to being a leader in emerging technologies by securing the NY SMART I-Corridor Tech Hub, of which the Niagara Digital Campus will be an integral part.

Niagara Falls is uniquely positioned to be an innovative and influential leader in the burgeoning high energy economy by prioritizing economic development that is aligned with climate objectives. The Data Center at the Niagara Digital Campus is precisely that sort of economic development.

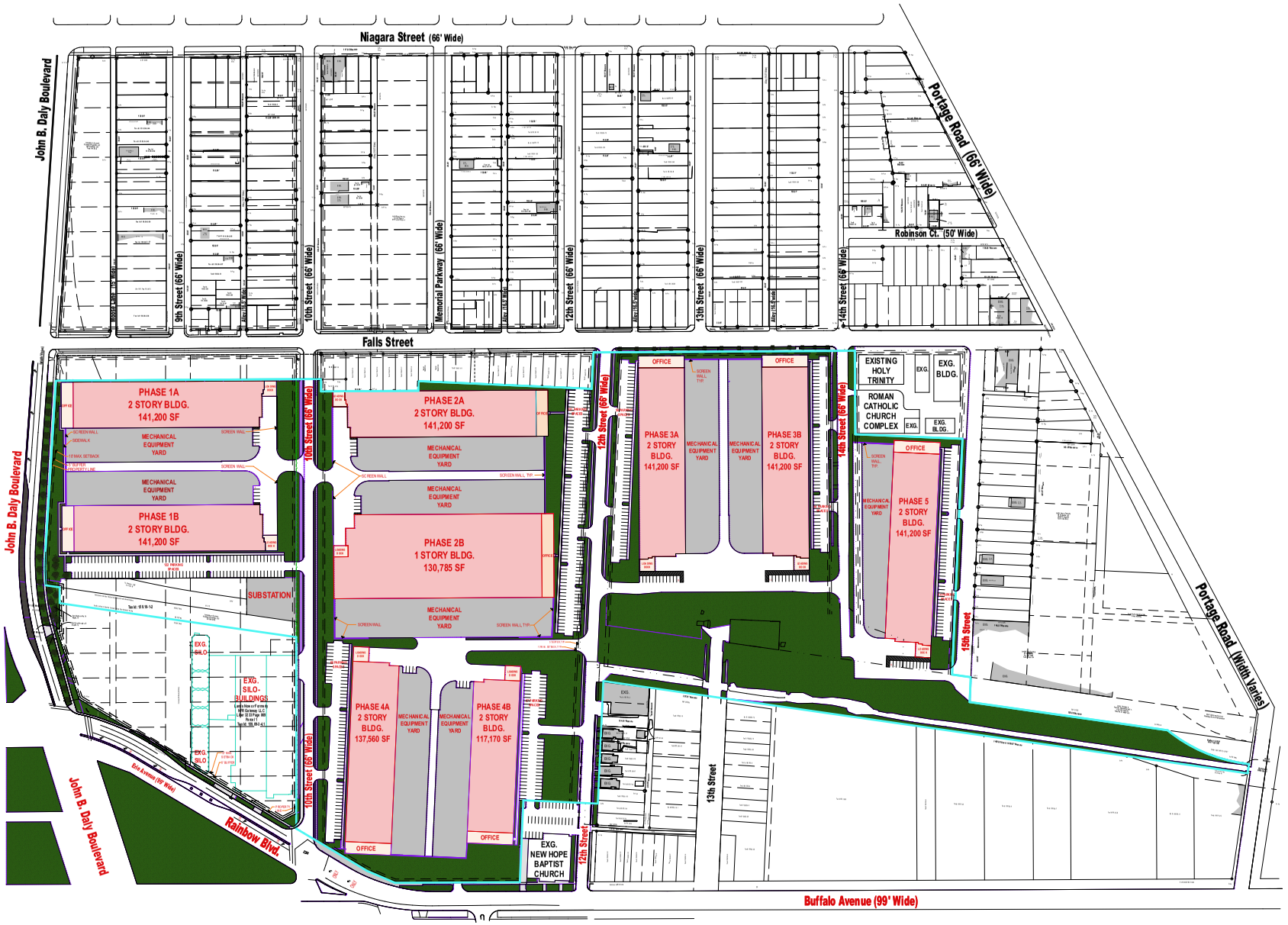
The State's Climate Leadership & Community Protection Act ("CLCPA") objective is to move New York from a fossil-based to electric-based economy, by requiring 70% renewable energy mix by 2030 and 100% zero emission by 2040. While these are noble and important goals, there is currently a serious inability to meet the goals due to the investment required to rehabilitate inadequate transmission systems and distribution systems. More serious are the costs that will be incurred by the ratepayers in the form of their electric bills due to the necessary transmission and distribution system upgrades,

if high energy demand facilities, like the Data Center, are not approved and constructed. The Data Center will contribute to the CLCPA's goals because it entails construction of its own substation and will privately fund the interconnection to existing transmission lines. The Data Center will be a high load factor (24/7) electric consumer and will be a major contributor to energy fixed costs, thereby lessening the financial impact on the mainstream ratepayers.

ATTACHMENT C

SITE LEGEND

DIGITAL CAMPUS PUD BOUNDARY



NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

NIAGARA FALLS REDEVELOPMENT, LLC

tm architect

ATTACHMENT D

NIAGARA FALLS REDEVELOPMENT, LLC

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

tm architect

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

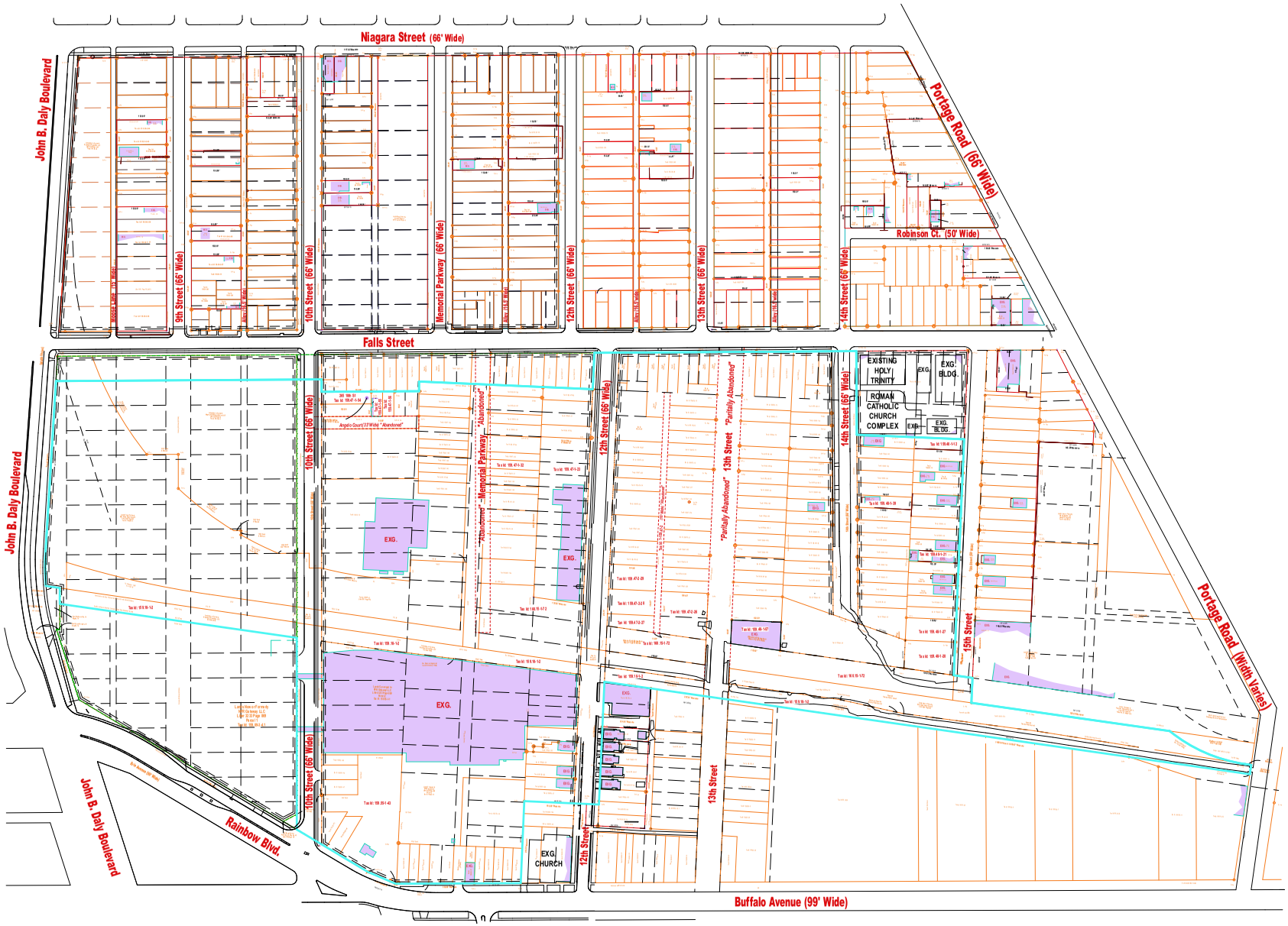
Niagara Falls Redevelopment, LLC

tm architect

ATTACHMENT E

SITE LEGEND

DIGITAL CAMPUS PUD BOUNDARY



NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

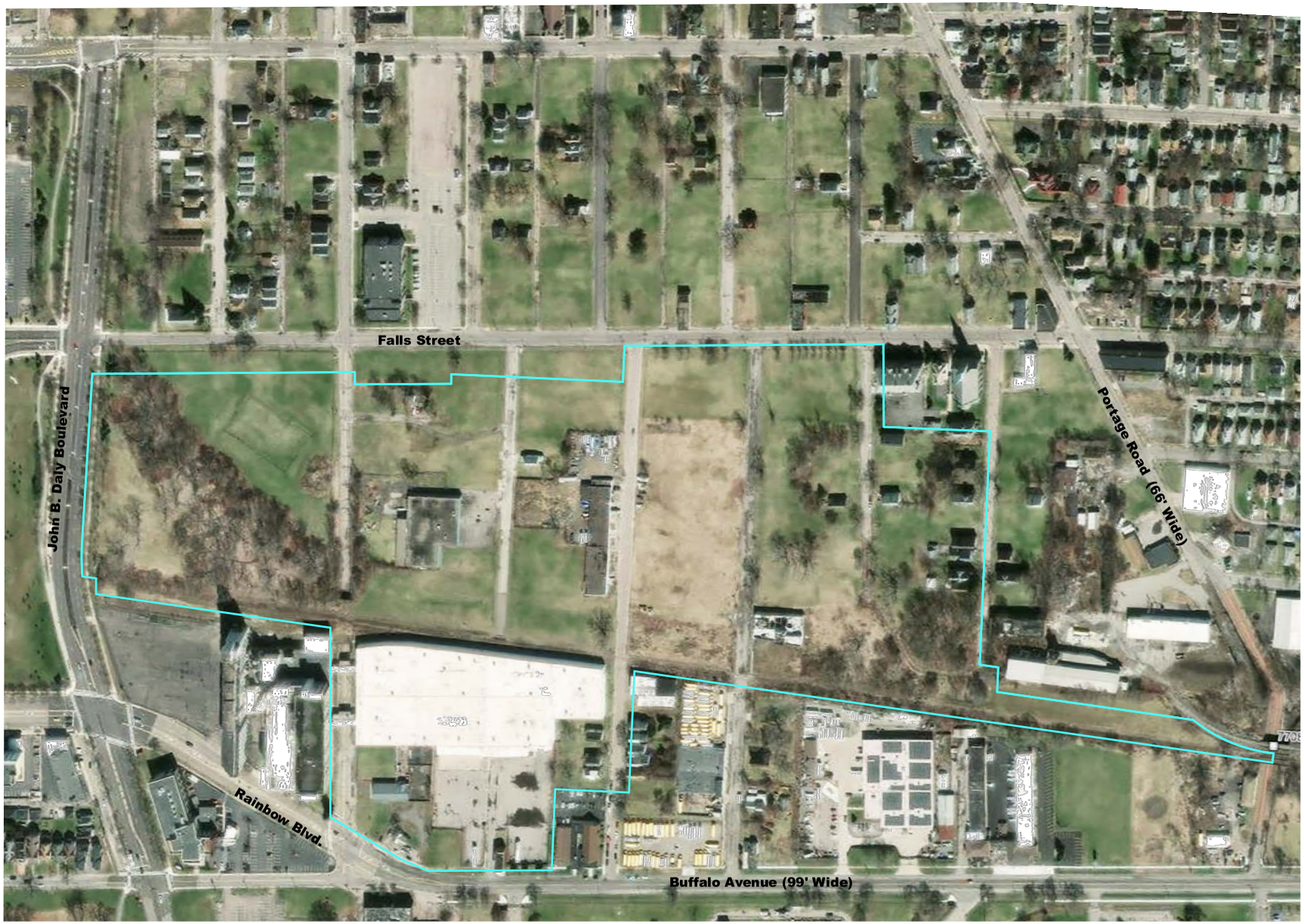
NIAGARA FALLS REDEVELOPMENT, LLC

tm architect

ATTACHMENT F

SITE LEGEND

DIGITAL CAMPUS PUD BOUNDARY



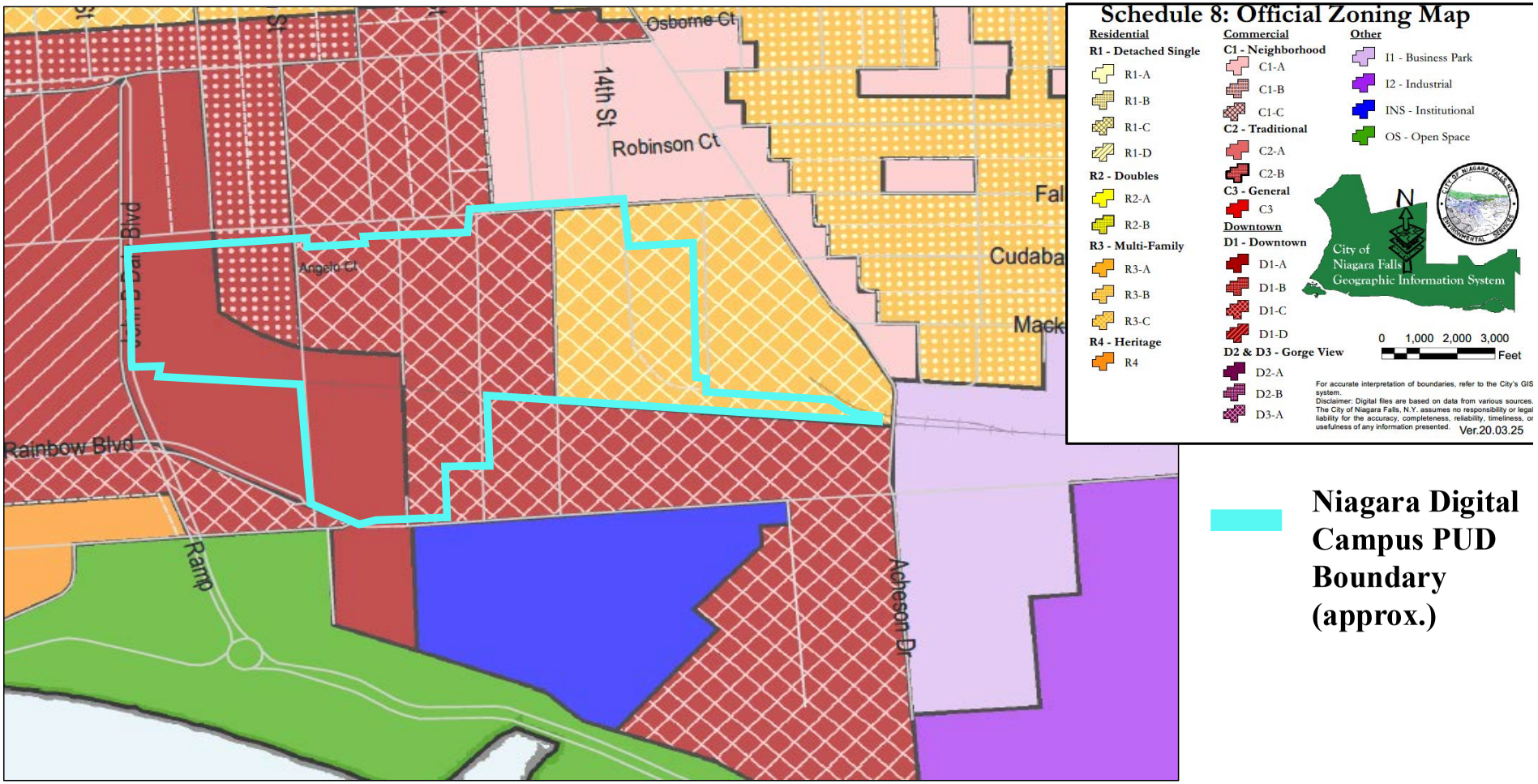
NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

Niagara Falls Redevelopment, LLC

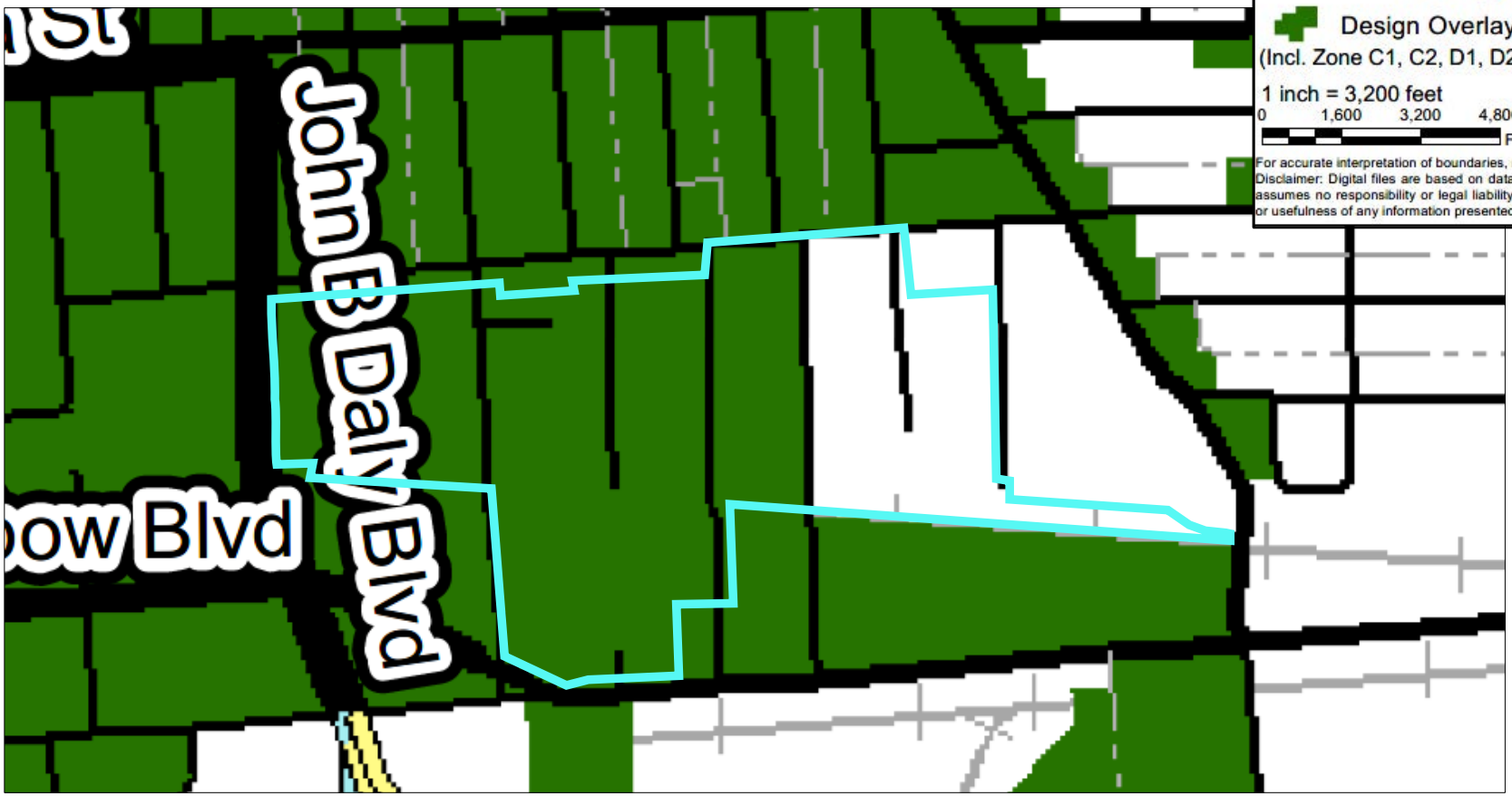
trm architect

ATTACHMENT G



NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK



Schedule 2: Design District

Design Overlay
(Incl. Zone C1, C2, D1, D2, R4)

1 inch = 3,200 feet

0 1,600 3,200 4,800

Feet

City of Niagara Falls Geographic Information System

For accurate interpretation of boundaries, refer to the City's GIS system.
Disclaimer: Digital files are based on data from various sources. The City of Niagara Falls, N.Y. assumes no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information presented.

ver.09.05.28

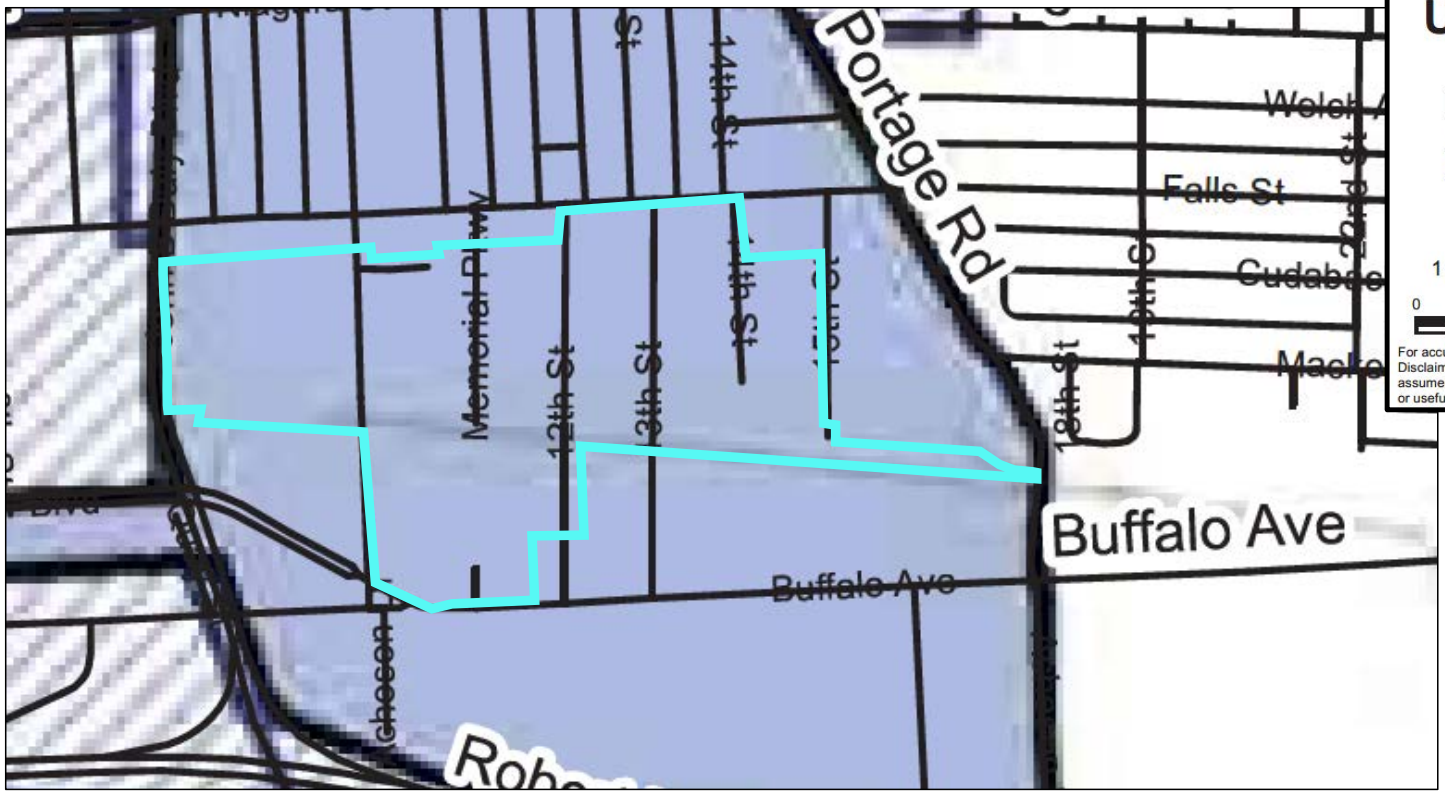
Niagara Digital Campus PUD Boundary (approx.)

Niagara Falls Redevelopment, LLC

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

trm architect



Niagara Digital Campus PUD Boundary (approx.)

Niagara Falls Redevelopment, LLC

NIAGARA DIGITAL CAMPUS

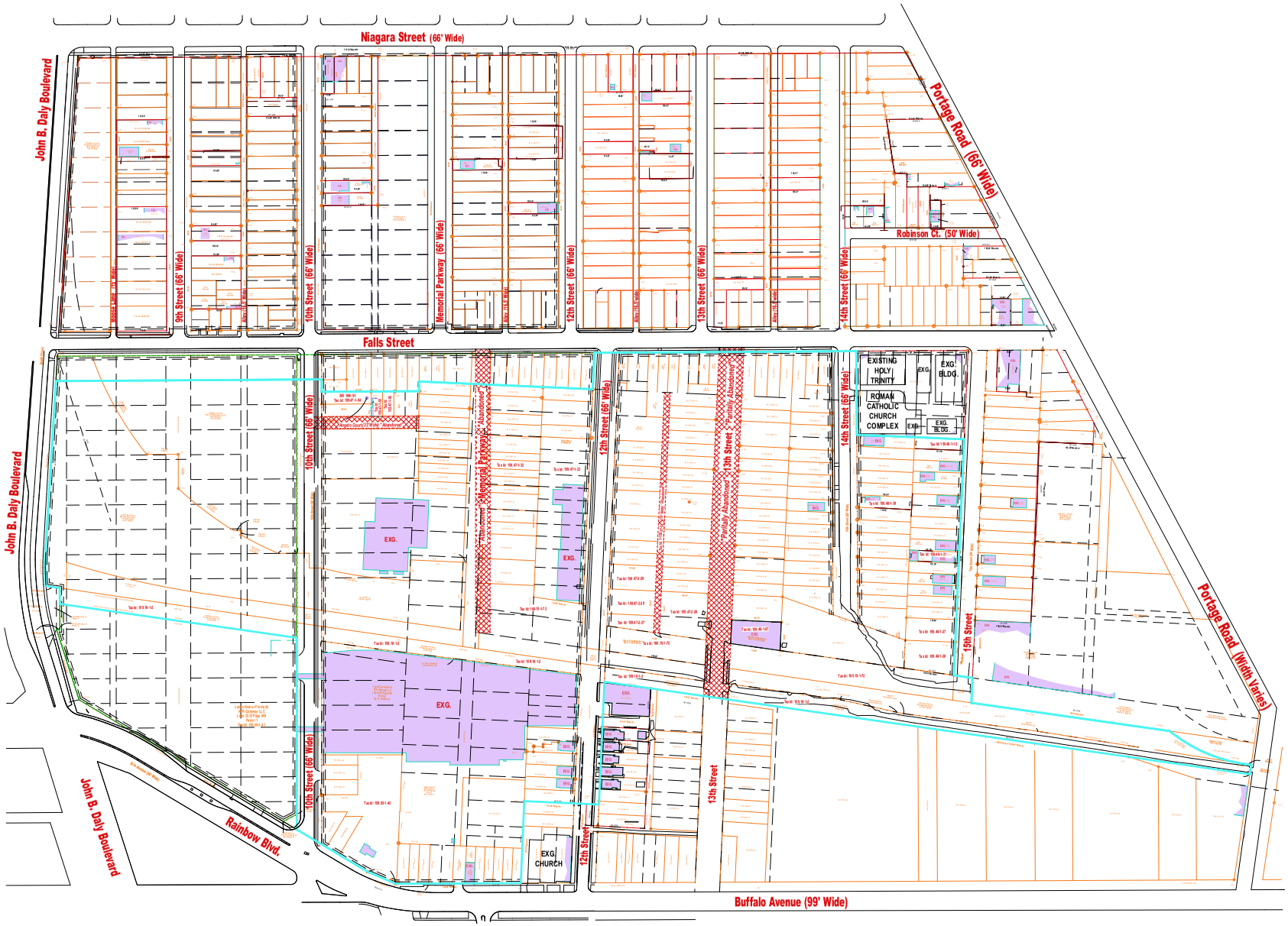
NIAGARA FALLS, NEW YORK

tm architect

ATTACHMENT H

SITE LEGEND

DIGITAL CAMPUS PUD BOUNDARY



NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

NIAGARA FALLS REDEVELOPMENT, LLC

tm architect

ATTACHMENT I

SITE LEGEND

DIGITAL CAMPUS PUD BOUNDARY

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

Niagara Falls Redevelopment, LLC

tm architect

ATTACHMENT J

N.F.R.- P.U.D.					
Zoning Criteria	D1 District	D1 District	D1 District	R3 District	PUD Recommendation
	A Sub-District	B Sub-District	C Sub-District	C Sub-District	
Maximum Setbacks					
Maximum Front Yard Setbacks	10’	10’	10’	15’	125’
Percent of Primary Building Façade Within Maximum Setback	100%	90%	80%	75%	50%
Base Building Height Allowance	320’	160’	80’	-	320’
Max. Height	-	-	-	60’	N/A
MIn. Height	-	-	-	N/A	N/A
Minimum Setbacks					
Min. Lot Size	-	-	-	N/A	N/A
Min. Lot Width	-	-	-	25’	N/A
Front Yard	-	-	-	N/A	N/A
Rear Yard	-	-	-	20’	N/A
Side Yards	-	-	-	-	N/A
Total Side Yards (w/1 side)	-	-	-	N/A	N/A
Max. FAR	-	-	-	N/A	N/A

ATTACHMENT K

N.F.R.- P.U.D.						
Signage Criteria	SIGNS	D1 District	D1 District	D1 District	R3 District	PUD Recommendation
	TYPE REQ. 1309.16	A Sub-District	B Sub-District	C Sub-District	C Sub-District	
SIGNAGE REGULATIONS BY DISTRICT						
MAX. # OF SIGNS PER USE		2	2	2	2	2
GROUND	A	X+	X+	X+	X+	X+
POLE	B	X+	X+	X+		X+
WALL	C	X+	X+	X+	X+	X+
PROJECTING	D	X+	X+	X+	X+	X+
SUSPENDED	E	X+	X+	X+	X+	X+
AWNING	F	X	X	X	X	X
WINDOW[1]	G	X	X	X	X	X
TEMPORARY[1]	H	X	X	X	X	X
MARQUEE	I	X	X	X		X

1: (1) Window and temporary signs shall not count towards the allotted signage for any given use.

NOTES: -A "X+" indicates that the sign type is permitted and may be illuminated.
-A "X" indicates that the sign type is permitted but may not be illuminated.
-Where there is a blank cell, the sign type is prohibited.

Signage Criteria	SIGNS	D1-A	D1-B	D1-C	R3-C	PUD Recommendation
SIGNAGE REGULATIONS BY TYPE						
A- GROUND SIGNS						
MAX. NUMBER		1 PER LOT	1 PER LOT	1 PER LOT	1 PER LOT	1 PER LOT
MAX. AREA		24 S.F.	24 S.F.	24 S.F.	20 S.F.	24 S.F.
MAX. HEIGHT		5 FT.	5 FT.	5 FT.	4 FT.	5 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL
B- POLE SIGNS						
MAX. NUMBER		1 PER LOT	1 PER LOT	1 PER LOT	1 PER LOT	1 PER LOT
MAX. AREA		16 S.F.	16 S.F.	16 S.F.		16 S.F.
MAX. HEIGHT		15 FT.	15 FT.	15 FT.		15 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL		INTERNAL OR EXTERNAL

C- WALL SIGNS						
Signage Criteria	SIGNS	D1-A	D1-B	D1-C	R3-C	PUD Recommendation
MAX. NUMBER		1 PER USE	1 PER USE	1 PER USE	1 PER USE	1 PER USE
MAX. AREA		20% OF THE BLDG. FAÇADE OR 100 S.F. WHICHEVER IS LESS	20% OF THE BLDG. FAÇADE OR 100 S.F. WHICHEVER IS LESS	20% OF THE BLDG. FAÇADE OR 100 S.F. WHICHEVER IS LESS	6 S.F.	20% OF THE BLDG. FAÇADE OR 100 S.F. WHICHEVER IS LESS
MAX. HEIGHT		10 FT.	10 FT.	10 FT.	2 FT.	10 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	NOT PERMITTED	INTERNAL OR EXTERNAL
D- PROJECTING SIGNS						
MAX. NUMBER		1 PER USE	1 PER USE	1 PER USE	1 PER USE	1 PER USE
MAX. AREA		16 S.F.	16 S.F.	16 S.F.	8 S.F.	16 S.F.
MAX. SIGN HEIGHT		4 FT.	4 FT.	4 FT.	3 FT.	4 FT.
MIN. CLEARANCE		9 FT.	9 FT.	9 FT.	9 FT.	9 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	EXTERNAL ONLY	INTERNAL OR EXTERNAL
E- SUSPENDED SIGNS						
MAX. NUMBER		1 PER USE	1 PER USE	1 PER USE	1 PER USE	1 PER USE
MAX. AREA		16 S.F.	16 S.F.	16 S.F.	8 S.F.	16 S.F.
MAX. HEIGHT		4 FT.	4 FT.	4 FT.	3 FT.	4 FT.
MIN. CLEARANCE		9 FT.	9 FT.	9 FT.	9 FT.	9 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	EXTERNAL ONLY	INTERNAL OR EXTERNAL
F- AWNING SIGNS						
MAX. NUMBER		1 PER AWNING	1 PER AWNING	1 PER AWNING	1 PER AWNING	1 PER AWNING
MAX. AREA		25% OF AWNING SURFACE AREA	25% OF AWNING SURFACE AREA	25% OF AWNING SURFACE AREA	25% OF AWNING SURFACE AREA	25% OF AWNING SURFACE AREA
MAX. HEIGHT		2 FT.	2 FT.	2 FT.	2 FT.	2 FT.
MIN. CLEARANCE		9 FT.	9 FT.	9 FT.	9 FT.	9 FT.
ILLUMINATION		EXTERNAL ONLY	EXTERNAL ONLY	EXTERNAL ONLY	EXTERNAL ONLY	EXTERNAL ONLY

G- WINDOW SIGNS						
Signage Criteria	SIGNS	D1-A	D1-B	D1-C	R3-C	PUD Recommendation
MAX. NUMBER		N/A	N/A	N/A	N/A	N/A
MAX. AREA		50% OF WINDOW	50% OF WINDOW	50% OF WINDOW	25% OF WINDOW	50% OF WINDOW
ILLUMINATION		NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
H- TEMPORARY SIGNS						
MAX. NUMBER		1 PER USE	1 PER USE	1 PER USE	1 PER USE	1 PER USE
MAX. AREA		44 S.F.	44 S.F.	44 S.F.	12 S.F.	44 S.F.
MAX. HEIGHT		10 FT.	10 FT.	10 FT.	3 FT.	10 FT.
I – MARQUEE / CANOPY SIGNS						
MAX. NUMBER		1 PER BUILDING	1 PER BUILDING	1 PER BUILDING		1 PER BUILDING
MAX. AREA		16 S.F.	16 S.F.	16 S.F.		16 S.F.
MAX. HEIGHT		4 FT.	4 FT.	4 FT.		4 FT.
MIN. CLEARANCE		9 FT.	9 FT.	9 FT.		9 FT.
ILLUMINATION		INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL	INTERNAL OR EXTERNAL		INTERNAL OR EXTERNAL

ATTACHMENT L

NIAGARA FALLS REDEVELOPMENT, LLC

DATA CENTER AT THE NIAGARA DIGITAL CAMPUS PLANNED UNIT DEVELOPMENT

ENVIRONMENTAL AND ENERGY IMPACT PLAN

OCTOBER 15, 2024

Prepared by:
Jeffrey L. Robbins, P.E.
C&S Engineers, Inc.
141 Elm Street, Suite 100
Buffalo, NY 14203

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TABLE OF CONTENTS

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SECTION 1 – EXECUTIVE SUMMARY

Niagara Falls Redevelopment, LLC (the "Applicant") seeks to redevelop roughly 53 acres in downtown Niagara Falls into a 140 MW Data Center, comprised of five phases and nine buildings, as part of its planned Niagara Digital Campus. The Applicant has submitted an application for a Negotiated Planned Development District, commonly known as a Planned Unit District ("PUD") which seeks to rezone the 53 acres to allow the following uses: Data Center, High-Energy, and Substation, as defined in the City's Code. The City recently enacted a High Energy Overlay District Zoning Ordinance Amendment which requires the preparation of this Environmental and Energy Impact Plan for certain projects in Industrial zoned districts. This Project does not seek to rezone the project area to Industrial, but for the convenience of the City the Applicant has commissioned the preparation of this Plan.

A summary of this Plan includes:

- Electrical energy will be supplied by National Grid via 115 kV transmission lines
- New 140 MW substation to feed Campus
- Urbacon Data Centre Solutions (tenant and operator) is a leader in energy efficient data center designs
- Project will have no impact on local electrical distribution
- E-waste from facility will be properly disposed of.

SECTION 2 – SOURCE OF ENERGY

Power for the facility will be provided by National Grid through their 115 kV transmission system. Taps from Lines 187/188 Adams to Packard will be fed to the site via new 115 kV transmission lines (approximately 0.5 miles) utilizing an existing railroad easement. At the site, a new 115 kV – 25 kV substation will be constructed to feed the Niagara Digital Campus. The substation will have four 50 MVA transformers, providing nominal power of 150 MVA (when considering an N+1 configuration, if one transformer is down, will still have full required capacity). From the substation, 25 kV underground distribution will be fed to each of the buildings on the Campus.

SECTION 3 – ENERGY IMPACT

Niagara Falls Redevelopment requested that National Grid perform a capacity study on the Niagara Mohawk Corporation, d/b/a/ National Grid, 115 kV transmission lines 187 and 188 proposed to serve the Niagara Digital Campus. National Grid's response was that they are able to supply 140 MW at this time without causing any overload conditions. See appendices for March 27, 2023 letter from National Grid.

The 115 kV load interconnect request is currently under review by the New York Independent System Operator (NYISO) through conducting a System Impact Study (SIS). [The SIS is an overall study on the transmission system that includes other system off takers and new generation additions to determine the overall impact on the transmission systems in the NYISO system.] Results can be reviewed once the SIS is completed.

SECTION 4 – ENERGY EFFICIENCY AND CONSUMPTION MITIGATION

Urbacon has made sustainability an integral part of its corporate culture as it affects every facet of their business. Through collaborative integrated design processes, they offer creative design solutions and practices which address construction environmental impact reduction, ongoing operation energy/cost savings and occupant well-being enhancement.

Urbacon's commitment to the environment is pervasive throughout the company, indicated by the many individuals in different roles that have earned the LEED® Accredited Professional designation or are working on their accreditation.

Their dedicated data centers focus on delivering, at the very minimum, sustainable design features which achieve efficient cooling, reduced copper cabling, waterless cooling, and green energy.

Urbacon has published details of 10 data center projects (all of which are in Canada) of sizes ranging from less than one megawatt to multi-phase projects totaling a projected 130 MW. Generally speaking, these projects have similar characteristics which are also consistent with the general descriptions and initial design documents that have been provided to the NFR team. They include:

- Development in 20-30 MW phases (Barker Business Park Digital Campus)
- High-efficiency cooling systems using "KyotoCooling System" technology for reductions in cooling system energy requirements of up to 80% (Bell Canada Gatineau Data Centre; Rogers Kyoto Cable Hubs)
- Direct evaporative water-to-air cooling (Barker Business Park Digital Campus; Downtown Montreal Data Centre)
- Certain projects have also obtained LEED Gold certification (Bell Canada Gatineau Data Centre) or ISO27001 certification (Downtown Montreal Data Centre)
- The Bell Canada Gatineau Data Centre includes a rainwater collection system "saving" 18 million gallons per year

The standard efficiency metric for power consumption for data centers is Power Usage Effectiveness (PUE). This is the ratio of total facility energy to IT equipment energy; which the lower the ratio, the more efficient the facility. Urbacon's latest data centers are achieving a PUE rating of <1.25 as compared to an industry average PUE of 1.89.

NFR intends to develop the campus consistent with Urbacon's prior projects, thus ensuring that the campus has reduced energy consumption far below industry averages.

SECTION 5 – ENERGY CONSUMPTION

The estimated load for the full buildout of the Niagara Digital Campus is estimated at 140 MWA. While Urbacon is still in development of the final plans, estimated annual consumption for the campus is 630,000,000 kWh. Below is the estimated breakdown by proposed building on the Campus:

Phase No.	SF	MVA	MW	kWh
1	282,400	30	24	136,000,000
2	282,400	30	24	136,000,000
3	282,400	30	24	136,000,000
4	254,730	30	24	136,000,000
5	141,200	20	15	86,000,000
Totals	520,700	140	111	630,000,000

SECTION 6 – CAPACITY TO SERVE OTHER NEEDS

The Niagara Digital Campus will be served power from a new dedicated substation from National Grid's 115 kV transmission lines. As such, there will be no impact on local National Grid medium voltage distribution systems within the area of the Niagara Digital Campus. Any existing electrical services on the site will be retired and may free up some additional capacity on the local area utility systems.

SECTION 7 – E-WASTE VERIFICATION

Niagara Falls Redevelopment, as the current applicant and property owner, certifies that all E-waste from the development will properly be disposed of through a New York State certified E-waste disposal company. See letter in the appendices.

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APPENDICES

National Grid NFD Load Inquiry Letter

E-Waste Verification Letter

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Marc Gschwend
Lead Program Manager
Customer & Community Engagement

March 27, 2023

Mr. Roger Trevino
Executive Vice President
Niagara Fall Redevelopment, LLC
800 Main St., Suite 3D
Niagara Falls, NY 14303

Re: Requested capacity to supply 150MW load from National Grid's Transmission lines 187/188 to customer site near 220 Memorial Park, Niagara Falls NY 14304

Dear Mr. Trevino,

This letter is in response to your request for available capacity on Niagara Mohawk Power Corporations d/b/a National Grid's ("National Grid" or the "Company's") lines 187 & 188. In response to this request, National Grid's Transmission Planning group performed a preliminary localized load analysis and assessed the following.

National Grid observed that under current loading conditions with existing customer demand: addition of 150MW on lines 187/188 resulted in overloading conditions that would require system modifications, substantially in the form of conductor upgrades to approximately five (5) miles of line.

When similar analysis was performed using a slightly lower (140MW) load increase, it was observed the model did not result in overload conditions. It is therefore feasible that a load of 140MW could be supported by lines 187/188 at the location referenced above once existing 115kV infrastructure is extended to your site.

Lines 187/188 may be upgraded to a larger conductor size/material to provide sufficient additional capacity to support the original request for a total load of 150 MW. If the customer wishes to proceed with such upgrade, all costs associated with this work is fully billable to the customer.

As per your inquiry to an 'order-of-magnitude' cost for re-conductoring 115kV Transmission Lines; similar projects to reconductor/rebuild double circuit structures have cost roughly eight million dollars per mile to complete. This does not represent an actual estimate of your project. Additional engineering design is required to determine if existing facilities are sufficient to support larger conductors & provide an actual cost estimate. The preliminary cost estimate previously provided from our 4.2 scoping document as well as the associated CRA phase 1 sent on 3/23/23 assumes a maximum load increase of 140MW and remains dependent on approval of NYISO load study.

Please note 115kV system loading is dynamic. This information is based on current system load and does not include any load which may be added to or removed from referenced lines prior to energization of customer's facility. This preliminary load analysis does not substitute or replace the requirement to enter the NYISO Interconnection queue for study. The NYISO requires a NYISO study for addition of any load greater than 10MW on the 115kV Transmission System as previously referenced.

Sincerely,

Marc Gschwend

Marc Gschwend

144 Kensington Avenue, Buffalo, NY 14214
T: 716-831-7552 ■ Marc.Gschwend@nationalgrid.com ■ www.nationalgrid.com

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October 15, 2024

City of Niagara Falls
City Council
City Hall
745 Main Street, Room 202
Niagara Falls, New York 14301

RE: Niagara Digital Campus (the "Facility") E-Waste Verification

Dear City Council Members:

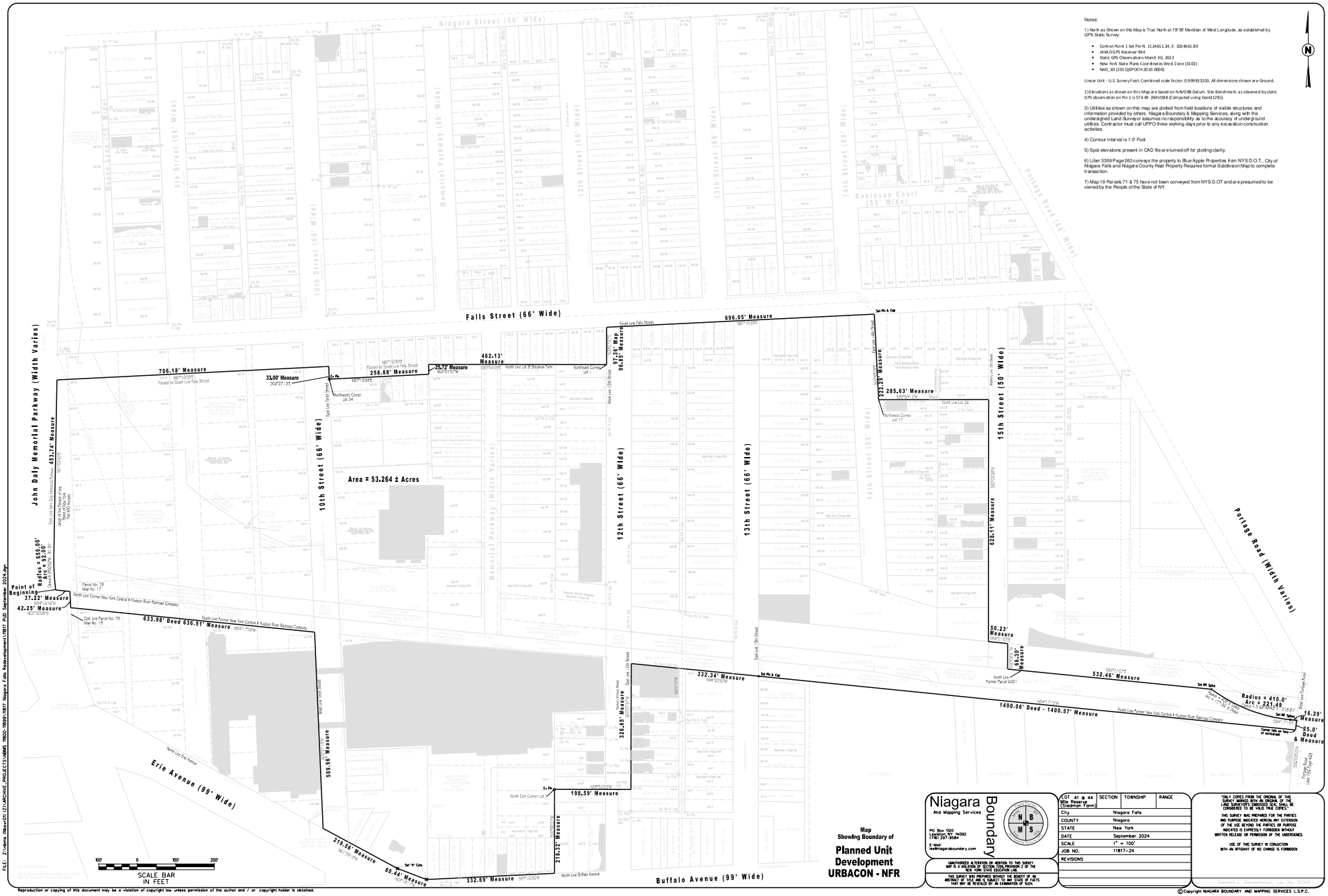
Niagara Falls Redevelopment LLC hereby verifies that any "electronic waste", as defined in the New York State Electronic Equipment Recycling and Reuse Act (the "Act"), generated by it at the Facility will be recycled at an "electronic waste recycling facility" (as defined in the Act) licensed under the Act.

Sincerely,

Niagara Falls Redevelopment LLC

Roger Treviño
Executive Vice President
14088100_1

ATTACHMENT M



Notes:

1) North as Shown on this Map is True North at 78°39' Meridian of West Longitude, as established by GPS Static Survey:

- Control Point 1 Set Pin N. 1124611.34, E. 1024661.80
- JAVAD GPS Receiver #44
- Static GPS Observations March 30, 2023
- New York State Plane Coordinates West Zone (3103)
- NAD_83 (2011)(EPOCH:2010.0000)

Linear Unit - U.S. Survey Foot. Combined scale factor: 0.999933203. All dimensions shown are Ground.

2) Elevations as shown on this Map are based on NAVD88 Datum. Site Benchmark as observed by static GPS observation on Pin 1 is 574.49 (NAVD88 (Computed using Geoid12B)).

3) Utilities as shown on this map are plotted from field locations of visible structures and information provided by others. Niagara Boundary & Mapping Services, along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO three working days prior to any excavation construction activities.

4) Contour interval is 1.0' Foot

5) Spot elevations present in CAD file are turned off for plotting clarity.

6) Liber 3359 Page 263 conveys the property to Blue Apple Properties from NYS D.O.T., City of Niagara Falls and Niagara County Real Property Requires formal Subdivision Map to complete transaction.

7) Map 19 Parcels 71 & 75 have not been conveyed from NYS D.OT and are presumed to be owned by the People of the State of NY.

Map
Showing Boundary of
Planned Unit Development URBACON - NFR

Niagara Boundary
And Mapping Services
PO Box 1120
Lewiston, NY 14092
(716) 297-9084
E-Mail:
tw@niagaraboundary.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

LOT 41 & 44 Mile Reserve (Stedman Farm)	SECTION	TOWNSHIP	RANGE
CITY	Niagara Falls		
COUNTY	Niagara		
STATE	New York		
DATE	September 2024		
SCALE	1" = 100'		
JOB NO.	11817-24		
REVISIONS			

"ONLY COPIES FROM THE ORIGINAL OF THE SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

USE OF THIS SURVEY IN CONJUCTION WITH AN ATTEMPT OF NO CHANGE IS FORBIDDEN

Kenneth L. Slaughenhoupt, Lic. No. 050349

FILE: Z:\clients (New)\01 LIT\ARCHIVE_PROJECTS\NEW\ 11800-11899\11817 Niagara Falls Redevelopment\11817 PUD September 2024.dgn

ATTACHMENT N

Legal Description
Planned Unit Development
Niagara Falls Redevelopment

All that tract or parcel of land situate in the City of Niagara Falls, County of Niagara, and State of New York, being part of Lots 41 and 44 of Mile Reserve also being part of Stedman Farm, bounded and described as follows:

Beginning at a point on east Line of John Daly Memorial Parkway and the northerly line of lands formerly owned by the New York Central and Hudson River Railroad Company as delineated on Parcel No. 78 of Map No. 17 and acquired by the People of the State of New York for the construction of LaSalle Arterial Highway, Section III;

Thence through the property of the People of the State of New York and along the easterly line of John Daly Memorial Parkway the following courses and distances:

1) Thence along an arc 92.00 feet to the right, having a radius of 650.00 feet, the chord of which is N 3°00'32" W for a distance of 91.91 feet to a point;
2) Thence N 1°02'43" E a distance of 453.74 feet to a point;

Thence N 87°10'39" E and parallel to the south line of Falls Street a distance of 706.18 feet to a point on the East Line of Tenth Street;

Thence S 2°27’13” E along the east line of Tenth Street distance of 33.00 feet to the northwest corner of Lot 34 as shown on Map by J.P. Haines filed in Niagara County Clerk’s Office December 20, 1861 under Cover No. 390;

Thence N 87°10'39" E and parallel to the south line of Falls Street a distance of 258.88 feet to a point;

Thence N 2°01-57” W a distance of 25.72 feet to a point on the north line of Lot 8 of the Stedman Farm;

Thence S 89°54'59" E along the north line of Lot 8 of the Stedman Farm a distance of 462.13 feet to the West Line of 12th Street and the northeast Corner of Lot 1 as shown on Map filed in Niagara County Clerk’s Office in Map Book 1 at Page 42;

Thence N 0070'37" E along the West line of 12th Street a distance of 96.85 feet to the South Line of Falls Street;

Thence N 87°10'39" E along the south line of Falls Street a distance of 696.05 feet to a point on the East Line of 14th Street;

Thence S 2°49’09” E along the East Line of 14th Street a distance of 222.29 feet to the northwest corner of Lot 17 as shown on map filed in Niagara County Clerk’s Office in Map Book 6 at Page 506;

Thence N 89°59’15” E along the north line of Lot 17 and Lot 26 of Said map a distance of 285.63 feet to the west line of 15th Street;

Thence S 0°03'38" W along the west line of Fifteenth Street a distance of 628.11 feet to the southwest corner of Fifteenth Street;

Thence S 84°21'07" E along the south line of Fifteenth Street a distance of 50.23 feet to the southeast corner thereof;

Thence S 0°05’31” W a distance of 66.30 feet to a point on the north line of Former Parcel 6001;

Thence S 84°21'07" E along the north line of Former parcel 6001 a distance of 532.46 feet to a point of curvature;

Thence along an arc 221.49 feet to the left, having a radius of 410.00 feet, the chord of which is S 68°48'42" E for a distance of 218.81 feet, to a point of tangency;

Thence S 84°17'15" E a distance of 16.29 feet to a point on the west line of Portage Road;

Thence S 6°00'53" W along the west line of Portage Road a distance of 25.00 feet to a point on the south line of the former New York Central & Hudson River Railroad Company;

Thence N 84°17'15" W along the south line of the former New York Central & Hudson River Railroad Company a distance of 1400.57 feet to a point on the east line of 13th Street;

Thence Continuing along the south line of the former New York Central & Hudson River Railroad Company; N 84°20'50" W a distance of 332.34 feet to the east line of 12th Street;

Thence S 0°07'37" W along the east line of 12th Street a distance of 326.65 feet to a point on the extension of the northerly line of Lot 3 as shown on Map by J.V. Rose, Engineer, April 12, 1915 and recorded in Niagara County Clerk’s Office April 16, 1915 in Book 3 of Niagara Falls Maps at Page 8, and under Cover No. 8;

Thence N 89°52'23" W along the north line of Lot 3 and its extension a distance of 198.59 feet to the northwest corner thereof;

Thence S 0°00'37" W a distance of 218.32 feet to the north Line of Buffalo Avenue;

Thence S 87°16'36" W along the north line of Buffalo Avenue a distance of 332.69 feet to its intersection with the north line of Erie Avenue;

Thence along the north line of Erie Avenue N 69°18'17" W a distance of 80.44 feet to an angle point therein;

Thence Continuing along the north line of Erie Avenue N 61°39'18" W a distance of 219.55 feet to the west line of Tenth Street;

Thence N 2°27’13” W along the west line of Tenth Street a distance of 509.96 feet to the south line of the Former New York Central & Hudson River Railroad Company;

Thence N 84°17’58” W along the south line of said Former New York Central & Hudson River Railroad Company a distance of 636.51 feet to the east line of John Daly Memorial Parkway said point being on the east line of Parcel No. 79 as shown on Map No 19 of lands acquired by the People of the State of New York for LaSalle Arterial Highway, Section III;

Thence N 2°30'08" W along the east line of said Parcel No. 79 and the east line of John Daly Memorial Parkway a distance of 42.25 feet to a point on the northerly line of lands formerly owned by the New York Central and Hudson River Railroad Company as delineated on Parcel No. 78 of Map No. 17 and acquired by the People of the State of New York for the construction of LaSalle Arterial Highway, Section III;

Thence N 84°16'16" W along the extension of the last mentioned northerly railroad boundary to a point a distance of 37.22 feet to the POINT OR PLACE OF BEGINNING

ATTACHMENT O

CITY OF NIAGARA FALLS

NIAGARA DIGITAL CAMPUS

VERIFIED PETITION

The Petition of Roger Trevino respectfully shows that:

1. Roger Trevino is the Executive Vice President of Niagara Falls Redevelopment, LLC ("NFR").

2. NFR is the applicant of the Data Center at Niagara Digital Campus Planned Unit District ("PUD").

3. NFR submits this affidavit in support of the Niagara Digital Campus PUD.

4. NFR prepared the attached Property Ownership Chart using information obtained from the City of Niagara Falls tax parcel GIS database, which, upon information and belief, is accurately represented on **Exhibit A.**

5. There are approximately 180 tax parcels within the footprint of the Niagara Digital Campus PUD. *See* **Exhibit A.**

6. NFR and various related entities, including Eleventh Street Properties LLC, NFR Gateway LLC, and Blue Apple Properties Inc., share common ownership and control.

7. Out of the 180 tax parcels within the footprint of the Niagara Digital Campus PUD, NFR lacks ownership, controls, or contract vendee status for only eight tax parcels.

8. Thus, NFR and its related entities own 95.56% of the tax parcels within the Niagara Digital Campus PUD.

DATED: October 14, 2024

Roger Trevino

STATE OF NEW YORK)
) **ss.:** **INDIVIDUAL VERIFICATION**
COUNTY OF NIAGARA)

THIS IS TO CERTIFY that I, Roger Trevino, being duly sworn deposes and says: I am the Executive Vice President of Niagara Falls Redevelopment, LLC, and have read the foregoing Petition and knows the contents thereof, and verify them to be true to my knowledge, except as to matters alleged on information and belief, and that as to those matters I believe to be true.

Sworn to before me this

Date: 15TH DAY OF OCTOBER 2024

Notary Public

GREGORY M GISMONDI
Notary Public, State of New York
Reg. No. 01GI5052305
Qualified in NIAGARA County
Commission Expires November 20, 2025

Petitioner

Exhibit A

Street	No.	Tax Lot	Owner	Status
10th St.	247	159.47-1-52	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
10th St.	265	159.47-1-54	Donato Mary Ann	
10th St.	263	159.47-1-53	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
10th St.	209	159.55-1-45	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
10th St.	215	159.55-1-47	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
10th St.	219	159.55-1-48	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
10th St.	225	159.55-1-49	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	254	159.47-1-20	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	250	159.47-1-21	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	244	159.47-1-22	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	217	159.47-2-30	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	219	159.47-2-31	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	227	159.47-2-32	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	231	159.47-2-33	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	237	159.47-2-34	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	241	159.47-2-35	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	243	159.47-2-36	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	247	159.47-2-37	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	259	159.47-2-38	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	261	159.47-2-39	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	130	159.55-1-23	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	126	159.55-1-25	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	124	159.55-1-26	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	122	159.55-1-27	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	128	159.55-1-24	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	132	159.55-1-22	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
12th St.	226	159.47-1-23	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
12th St.	203	159.47-2-27	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
12th St.	207	159.47-2-28	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
12th St.	213	159.47-2-29	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
13th St.	189	159.10-2-14	Blue Apple Properties Inc.	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	201	159.48-1-57	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
13th St.	202	159.47-2-26	Estate of John Gross	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
13th St.	209	159.48-1-58	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	211	159.48-1-59	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	212	159.47-2-25	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	214	159.47-2-24	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	215	159.48-1-60	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	216	159.47-2-23	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	217	159.48-1-61	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	218	159.47-2-22	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	221	159.48-1-62	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	222	159.47-2-21	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	224	159.47-2-20	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	225	159.48-1-63.1	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	226	159.47-2-19	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	229	159.48-1-63.2	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	233	159.48-1-64	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	237	159.48-1-65	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	238	159.47-2-18	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	240	159.47-2-17	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	241	159.48-1-66	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	243	159.48-1-67	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	244	159.47-2-16	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	248	159.47-2-15	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	249	159.48-1-68	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	250	159.47-2-14	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	251	159.48-1-69	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	252	159.47-2-13	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	254	159.47-2-12	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	257	159.48-1-70	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	258	159.47-2-11	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	261	159.48-1-71	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	263	159.48-1-72	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	264	159.47-2-10	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	268	159.47-2-9	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
13th St.	NA	159.10-1-2	Blue Apple Properties Inc.	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	203	159.48-1-29	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	207	159.48-1-30	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	209	159.48-1-31	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	211	159.48-1-32	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	213	159.48-1-33	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	214	159.48-1-56	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	215	159.48-1-34	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	216	159.48-1-55	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	217	159.48-1-35	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	218	159.48-1-54	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.

14th St.	219	159.48-1-36	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	220	159.48-1-53	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	221	159.48-1-37	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	222	159.48-1-52	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	223	159.48-1-38	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	224	159.48-1-51	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	225	159.48-1-39	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	226	159.48-1-50	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	228	159.48-1-49	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	242	159.48-1-48.1	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	243	159.48-1-40	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	244	159.48-1-48.2	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	245	159.48-1-41	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	248	159.48-1-47	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	249	159.48-1-42	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	250	159.48-1-46	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	251	159.48-1-43	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	253	159.48-1-44	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	264	159.48-1-45	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	266	159.48-1-10	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	268	159.48-1-9	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
14th St.	270	159.48-1-8	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	258	159.48-1-13	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	256	159.48-1-14	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	254	159.48-1-15	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	250	159.48-1-16	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	248	159.48-1-17	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	240	159.48-1-18	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	234	159.48-1-20	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	228	159.48-1-22	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	226	159.48-1-23	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	224	159.48-1-24	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	222	159.48-1-25	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	216	159.48-1-26	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	238	159.48-1-19	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
15th St.	210	159.48-1-27	Mansibal LLC	
15th St.	208	159.48-1-28	Mansibal LLC	
15th St.	232	159.48-1-21	Sniezek Leszek	
15th St.	262	159.48-1-12	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Angelo Ct.	1023	159.47-1-51	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Angelo Ct.	1032	159.47-1-57	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Angelo Ct.	1022	159.47-1-56	Larratta Anthony J & Betty J	
Angelo Ct.	1018	159.47-1-55	Larratta Betty J	
Buffalo Ave.	1102	159.55-1-37	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1028	159.55-1-40	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1026	159.55-1-41	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1014	159.55-1-42	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1114	159.55-1-32	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1112	159.55-1-33	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1108	159.55-1-34	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1106	159.55-1-35	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1104	159.55-1-36	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Buffalo Ave.	1008	159.551-43	Parry K L Inc.	Contract vendee with Niagara Falls Redevelopment, LLC's related entity.
Falls St. (portion of)	907	159.09-3-3	Niagara Falls Redevelopment	Owned by Niagara Falls Redevelopment.
Falls St.	1201	159.47-2-1	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1205	159.47-2-2	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1209	159.47-2-3	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1211	159.47-2-4	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1215	159.47-2-5	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1219	159.47-2-6	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1223	159.47-2-7	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1225	159.47-2-8	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1303	159.48-1-1	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1307	159.48-1-2	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1309	159.48-1-3	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1313	159.48.1-4	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1317	159.48-1-5	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1319	159.48-1-6	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Falls St.	1321	159.48-1-7	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
John Daly Memorial Pkwy (portion of)	n/a	159.09-3-2	Blue Apple Properties Inc.	Owned by Niagara Falls Redevelopment, LLC's related entity.
Lasalle Arterial	n/a	160.15-1-72	Blue Apple Properties Inc.	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	220	159.10-1-3	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	207	159.47-1-24	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	221	159.47-1-25	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	223	159.47-1-26	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	225	159.47-1-27	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	227	159.47-1-28	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	229	159.47-1-29	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	231	159.47-1-30	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.

Memorial Pkwy	235	159.47-1-31	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	239	159.47-1-33	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	241	159.47-1-34	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	247	159.47-1-35	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	249	159.47-1-36	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	253	159.47-1-37	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	257	159.47-1-38	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	258	159.47-1-39	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	254	159.47-1-40	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	248	159.47-1-41	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	237	159.47-1-32	Green Robert & Esther	
Memorial Pkwy	246	159.47-1-42	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	244	159.47-1-43	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	242	159.47-1-44	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	240	159.47-1-45	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	236	159.47-1-46	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	234	159.47-1-47	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	232	159.47-1-48	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	230	159.47-1-49	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	107	159.55-1-38	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	126	159.55-1-1	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
Memorial Pkwy	111	159.55-1-39	NFR Gateway LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.
n/a	n/a	?-159.47-2	n/a	
Rainbow Blvd.	1004-00	159.55-1-44	Eleventh Street Properties LLC	Owned by Niagara Falls Redevelopment, LLC's related entity.

ATTACHMENT P

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Niagara Digital Campus Planned Unit District		
Project Location (describe, and attach a general location map): See Attachment C.		
Brief Description of Proposed Action (include purpose or need): See attached Narrative.		
Name of Applicant/Sponsor: Niagara Falls Redevelopment, LLC	Telephone: 716-282-0001 E-Mail: info@niagaradigitalcampus.com	
Address: 800 Main Street, Suite 3D		
City/PO: Niagara Falls	State: NY	Zip Code: 14301
Project Contact (if not same as sponsor; give name and title/role): Roger Trevino, Executive Vice President	Telephone: 716-282-0001 E-Mail: rogercci@icloud.com	
Address: 800 Main Street, Suite 3D		
City/PO: Niagara Falls	State: NY	Zip Code: 14301
Property Owner (if not same as sponsor): Niagara Falls Redevelopment, LLC (see attached property owner chart)	Telephone: E-Mail:	
Address: 800 Main Street, Suite 3D		
City/PO: Niagara Falls	State: NY	Zip Code: 14301

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City Council- PUD Law enactment	October 2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning recommendation for PUD (assumed)	October 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Subdivision/abandonment/ amalgamation	November 2024/ November 2024/ prior to building permit
e. County agencies ☑Yes ☐No	GML-239-m	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Data Center at Niagara Digital Campus

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Niagara Falls Police Department, Niagara County Sheriff, New York State Police, New York State National Guard, United States Military, US Fed

c. Which fire protection and emergency medical services serve the project site?
Niagara Falls Fire Department

d. What parks serve the project site?
Sherman Park (onsite), Hyde Park (northeast), Gill Creek Park (east), and Niagara Falls State Park (southwest).

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? See Narrative

b. a. Total acreage of the site of the proposed action? 53.26 acres
b. Total acreage to be physically disturbed? 45.89 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 53 (project), ~140 acres

Proposed Data Center-TBD

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
See Narrative.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 5
- Anticipated commencement date of phase 1 (including demolition) 5 month 2025 year
- Anticipated completion date of final phase 5 month 2031 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Proposed Data Center-TBD

Construction of Phase 1 would ideally begin in May 2025, with construction of each subsequent phase beginning approximately every 18 months thereafter.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes, Proposed Data Center-TBD

i. Total number of structures 9

ii. Dimensions (in feet) of largest proposed structure: 35 height; 223 width; and 575 length

iii. Approximate extent of building space to be heated or cooled: 1,232,715 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No Proposed Data Center-TBD

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? Proposed Data Center-TBD ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: TBD gallons/day

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

- Name of district or service area: City of Niagara Falls
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

- Describe extensions or capacity expansions proposed to serve this project: Replacement of existing 6" mains on 10th and 12th Streets with 8 or 10" mains.
- Source(s) of supply for the district: municipal water

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

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Proposed Data Center-TBD ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
See Narrative.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: City of Niagara Falls
- Name of district: City of Niagara Falls
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

Proposed Data Center-TBD

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 38.2 acres (impervious surface)

_____ Square feet or 53.3 acres (parcel size)

ii. Describe types of new point sources. connection(s) to municipal system

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management system with eventual discharge to municipal combined sewer system.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. **Does the proposed action include, or will it use on-site**, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

Proposed Data Center-TBD

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Back-up generators

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

Proposed Data Center-TBD

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

Proposed Data Center-TBD

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____630,000,000 kWh_____

_____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Electricity will be supplied by National Grid via 115 kV transmission lines and a new 140 MW substation.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☑Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: In accordance with the Code
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

Proposed Data Center-TBD

If yes:

i. Provide details including sources, time of day and duration:

See Narrative.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Noise-reducing landscaping will be incorporated into design.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

Proposed Data Center-TBD

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Pole-mounted site light fixtures in compliance with Code. Dark sky compliant LED with house shields.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Some existing barriers will be removed but landscaping to minimize impacts will be incorporated into the design.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

Proposed Data Center-TBD

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

Back-up generators will be used by the Data Center- TBD.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

Proposed Data Center-TBD

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 10 tons per month (unit of time)
- Operation : 1 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation: Typical municipal recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: NYSDEC-approved landfill.
- Operation: NYSDEC-approved landfill.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

Proposed Data Center-TBD

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Vacant Land

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Proposed Data Center-TBD

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	16.3	38.2	+21.9
• Forested	4.9	1.3	-3.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: Vacant Land/Landscaping	32.1	13.8	-18.3

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

Community missions and Niagara County Social Services

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑Yes ☐No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): See Narrative.

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): 932048A, C932164, C932159, 932166, C932182, C93...

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

See Narrative.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 25' feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:
silty loam/urban fill — 100 (est.) %
_____ — _____%
_____ — _____%

d. What is the average depth to the water table on the project site? Average: >10' feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? NO ☑ ~~Yes~~ ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? NO ☑ ~~Yes~~ ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical urban/suburban wildlife

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:James Mullane Garage, Eligible property:Hennepin Apartments, Eligible property:St. Hagop Armenian A...

iii. Brief description of attributes on which listing is based:

See Narrative.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes:

i. Describe possible resource(s): See Narrative

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Niagara Falls

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

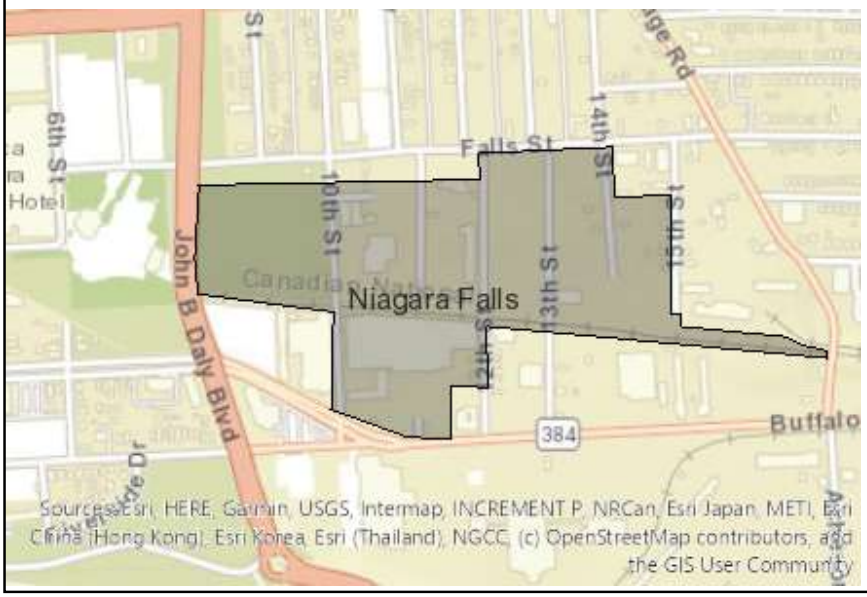
Applicant/Sponsor Name Niagara Falls Redevelopment LLC Date 10/17/2024

Signature _____ Title Executive Vice President

PRINT FORM

EAF Mapper Summary Report

Friday, October 4, 2024 9:49 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	932048A, C932164, C932159, 932166, C932182, C932180, 932051A, 932051B
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

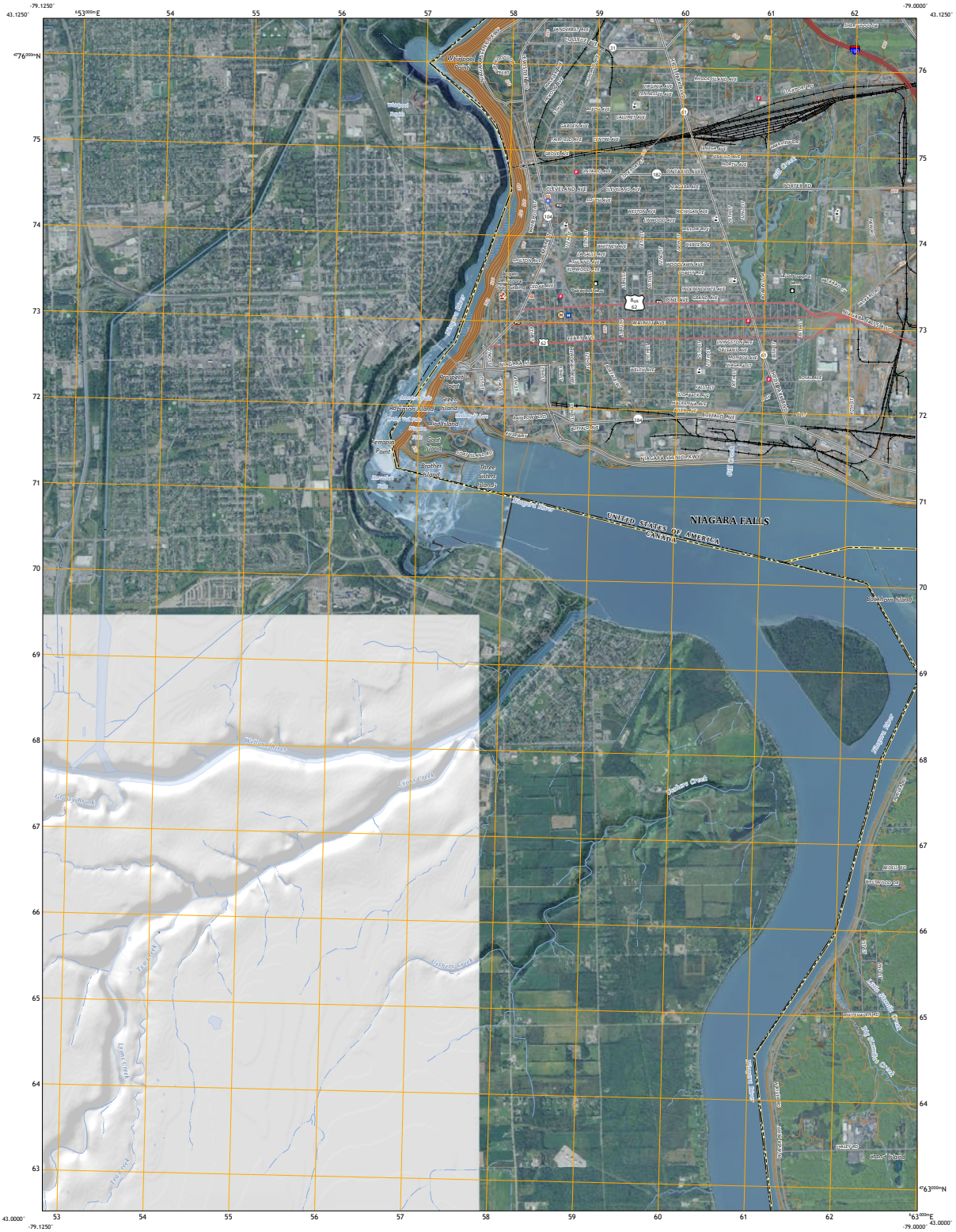
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:James Mullane Garage, Eligible property:St. Hagop Armenian Apolistic Church and Community Center, Eligible property:St. Staphis Armenian Church, Eligible property:Former Niagara Candy Co. - Former Moore Business Forms Bld., Eligible property:SHREDDED WHEAT/NABISCO GRAIN ELEVATOR, Holy Trinity Roman Catholic Church Complex
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ATTACHMENT P.1

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

NIAGARA FALLS QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, September 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2003 - 2023
Contours.....National Elevation Dataset, 2021
Boundaries.....Multiple sources; see metadata file 2018 - 2022

Wetlands.....FWS National Wetlands Inventory 2002 - 2010

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

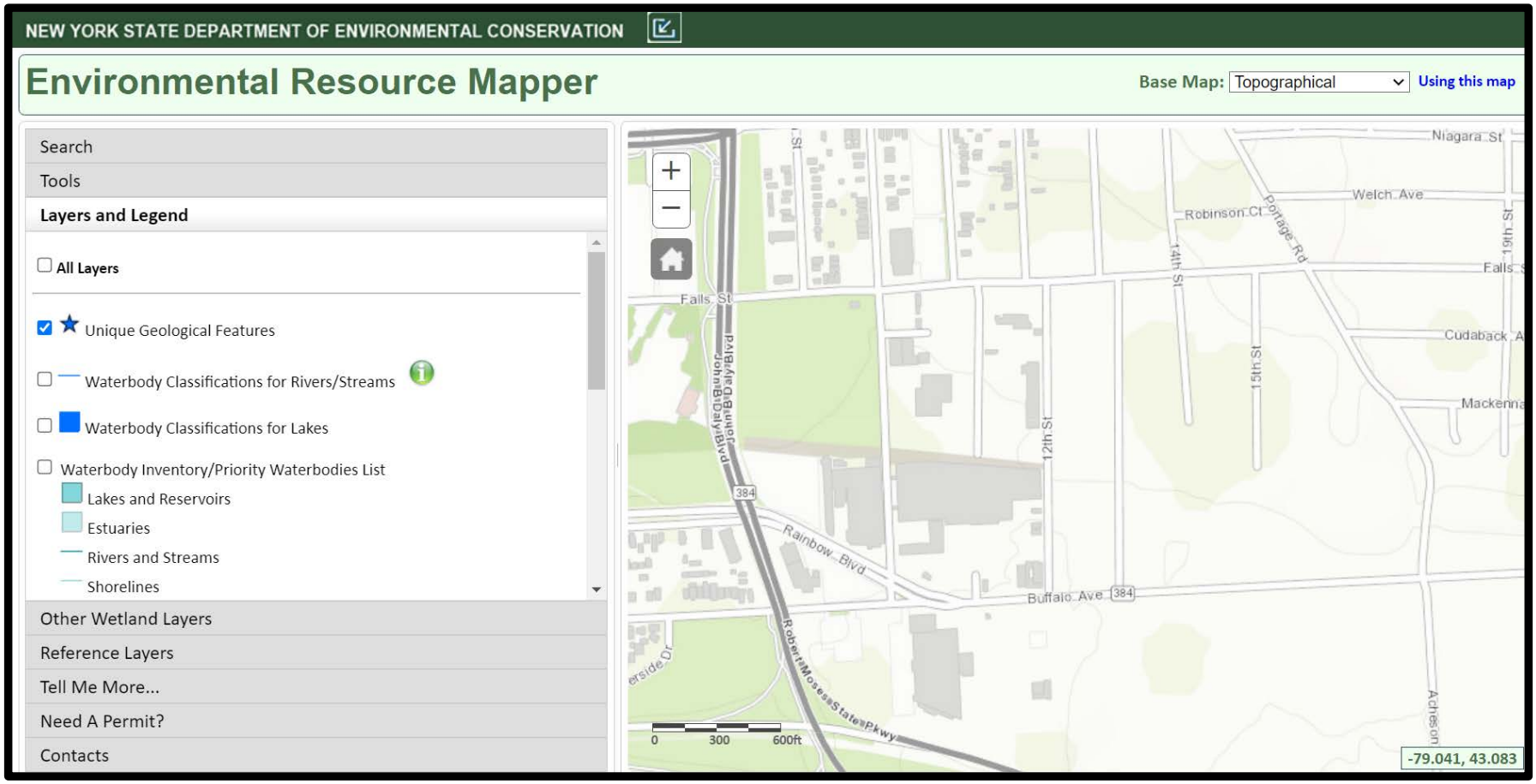
ADJOINING QUADRANGLES
1 Lewiston
2 Ransomville
3 Tonawanda West
4 Buffalo NW OE W
5 Buffalo NW

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

NIAGARA FALLS, NY, ON
2023

NSN 7643013036897
NGA REF NO. USGSX24K32044

ATTACHMENT P.2



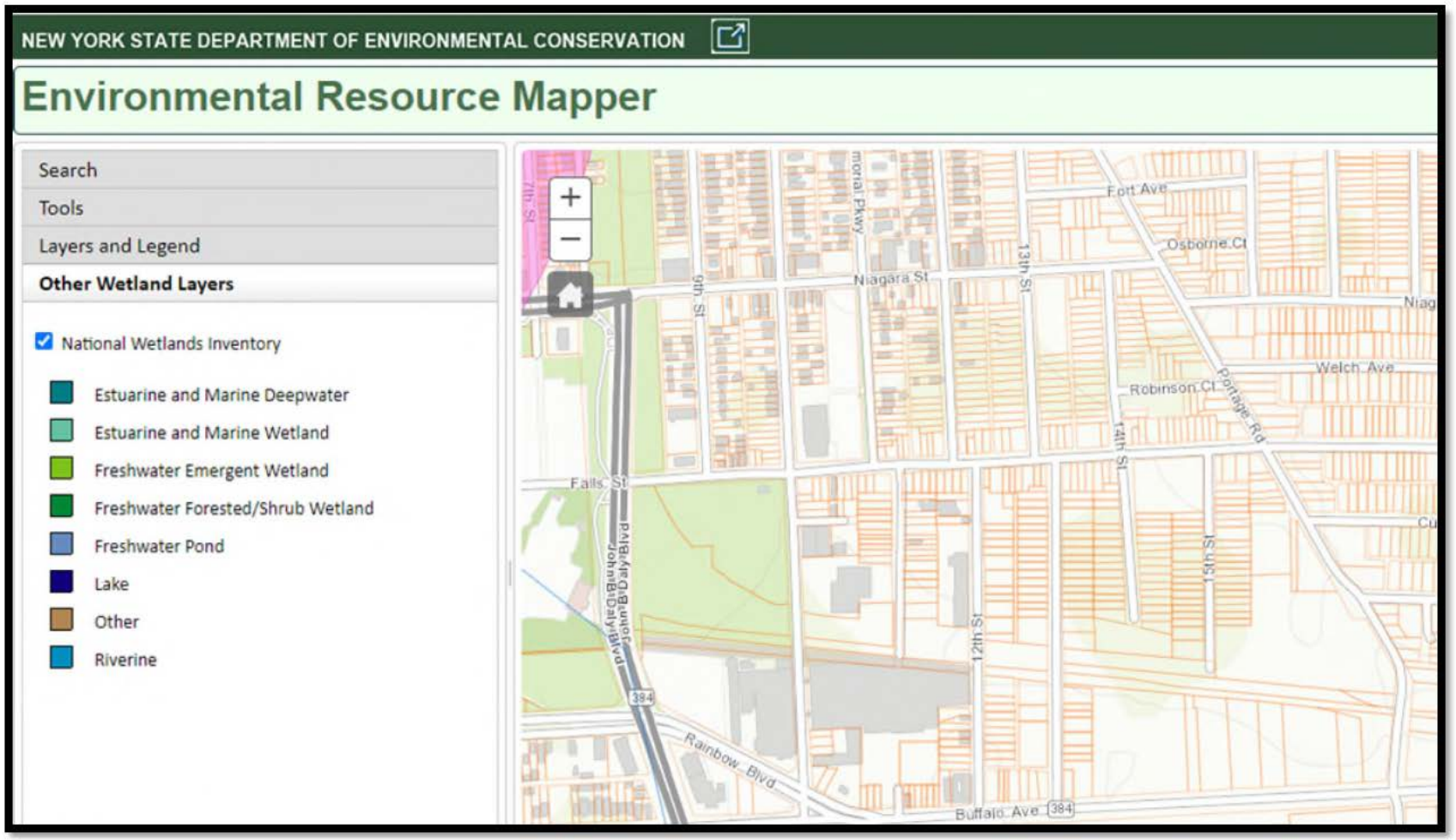
NIAGARA FALLS REDEVELOPMENT, LLC

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

tm architect

ATTACHMENT P.3



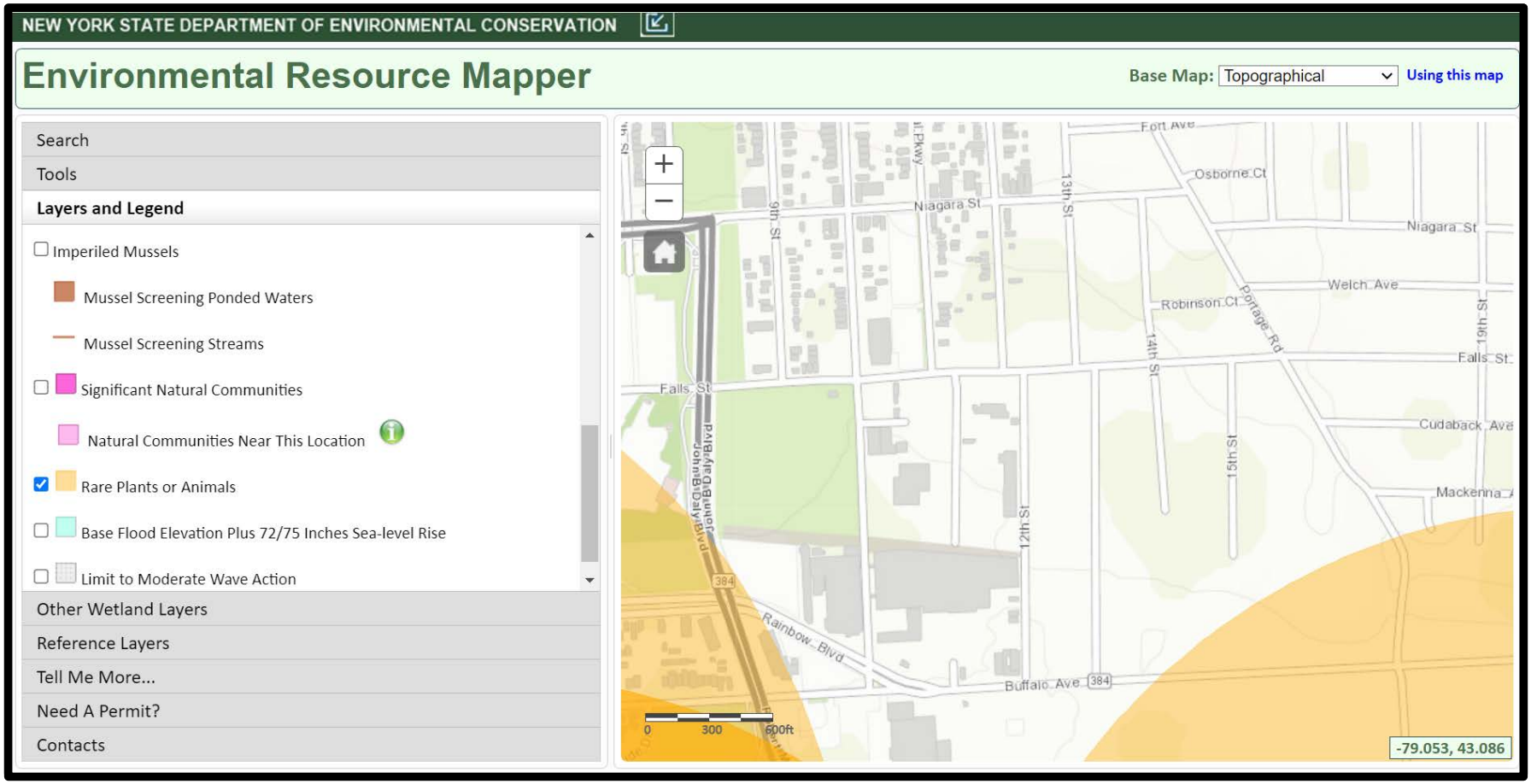
NIAGARA FALLS REDEVELOPMENT, LLC

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

tm architect

ATTACHMENT P.4



NIAGARA FALLS REDEVELOPMENT, LLC

NIAGARA DIGITAL CAMPUS

NIAGARA FALLS, NEW YORK

tm architect

ATTACHMENT P.5

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Niagara County, New York

Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Clams

NAME	STATUS
Salamander Mussel Simpsonaias ambigua Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

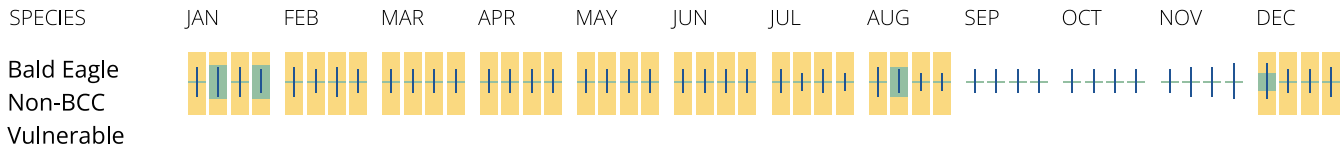
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

▪ probability of presence ▪ breeding season | survey effort – no data



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Belted Kingfisher Megaceryle alcyon This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25

Black-billed Cuckoo Coccyzus erythropthalmus — Breeds May 15 to Oct 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9399

Blue-winged Warbler Vermivora cyanoptera — Breeds May 1 to Jun 30
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Canada Warbler Cardellina canadensis — Breeds May 20 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Cerulean Warbler Setophaga cerulea — Breeds Apr 20 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/2974

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden-winged Warbler Vermivora chrysoptera — Breeds May 1 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8745

Red-headed Woodpecker Melanerpes erythrocephalus — Breeds May 10 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rose-breasted Grosbeak Pheucticus ludovicianus — Breeds May 15 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Wood Thrush Hylocichla mustelina — Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
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To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

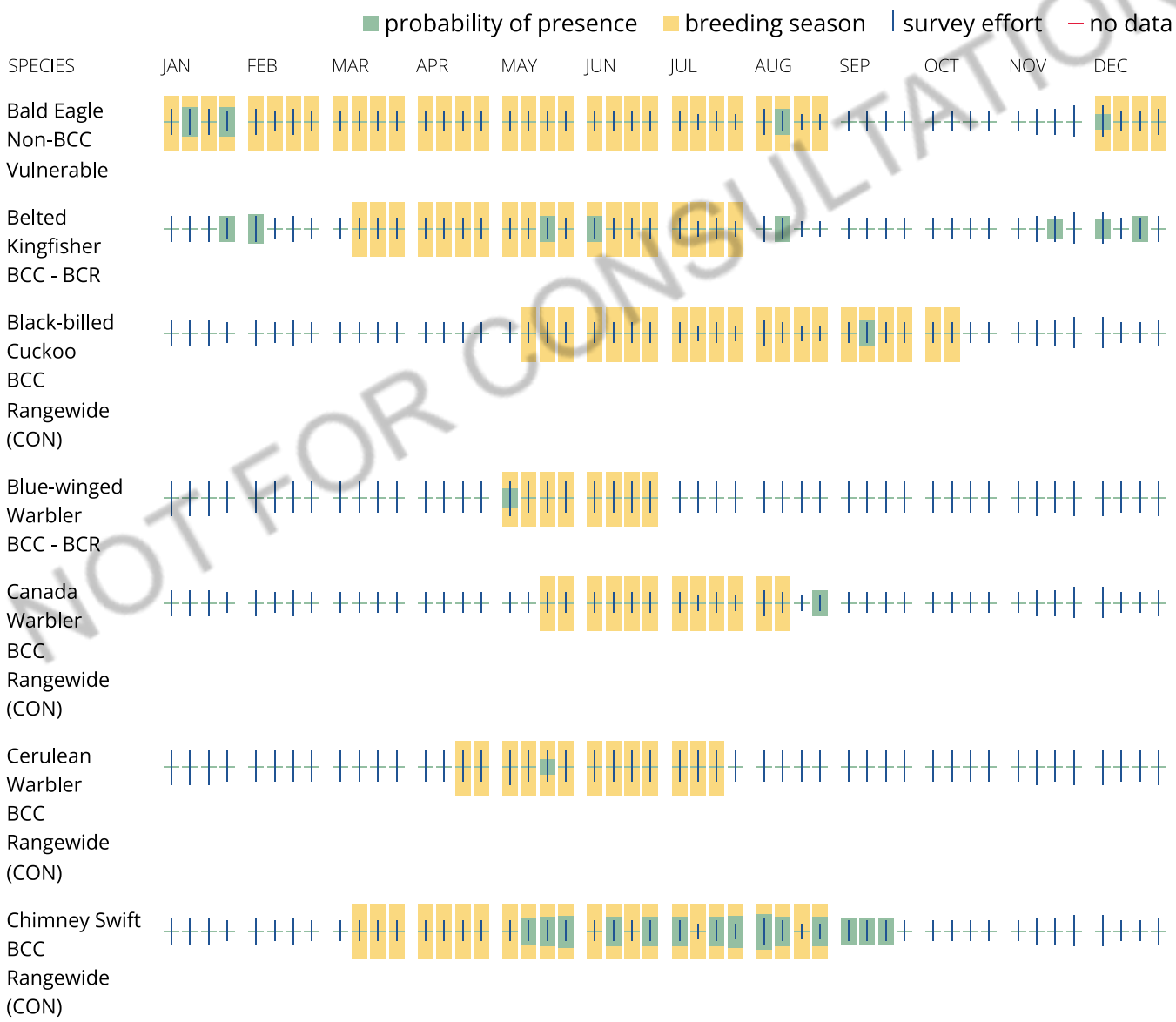
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

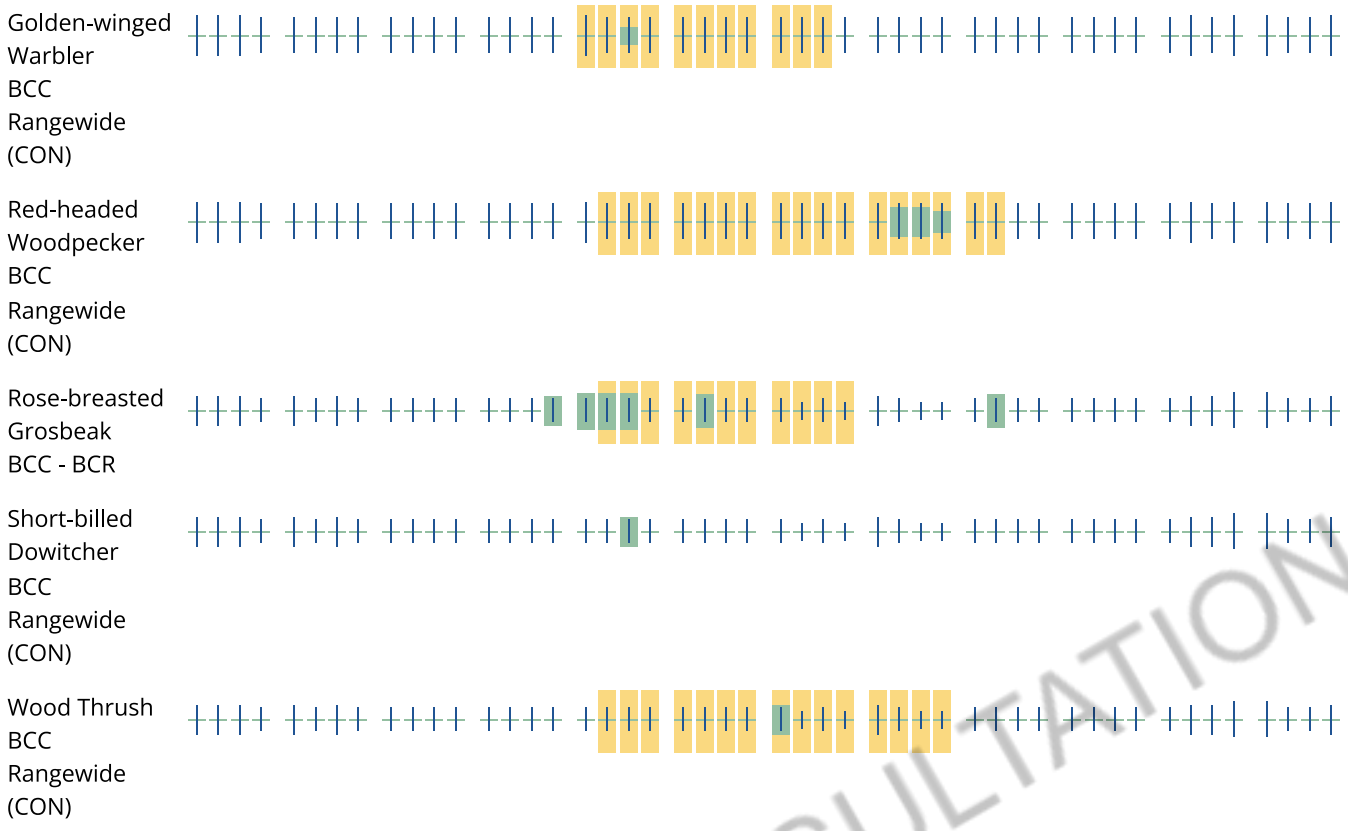
No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact

Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT P.6

Historic Property Assessment

Niagara Falls Redevelopment, LLC

TRM Architect

Eligible Historic Properties List

Within Niagara Digital Campus Boundaries

	Addresses	Property Name	Strategy Required	NFR Controlled	Vacant	HRIF	Under Negotiation	Condemned Letter
1	211 10th St.	James Mullane Garage				X	X	
2	228 14th St.			X	X	X		
3	256 15th St.			X	X	X		
4	254 15th St.			X	X	X		
5	248 15th St.			X	X	X		
6	226 15th St.			X	X	X		
7	224 15th St.			X	X	X		
8	1008 Buffalo Ave.		XX			X	X	

Listed on National Register of Historic Places

Outside of Niagara Digital Campus Boundaries

	Address	Property Name	Strategy Required
1	1419 Falls St.	Holy Trinity Roman Catholic Church Complex	X

Strategies

X	Strategy to address is avoidance or distance.
XX	Privately held and occupied. Tenant or active owner could pursue landmarking as a means to impede development.

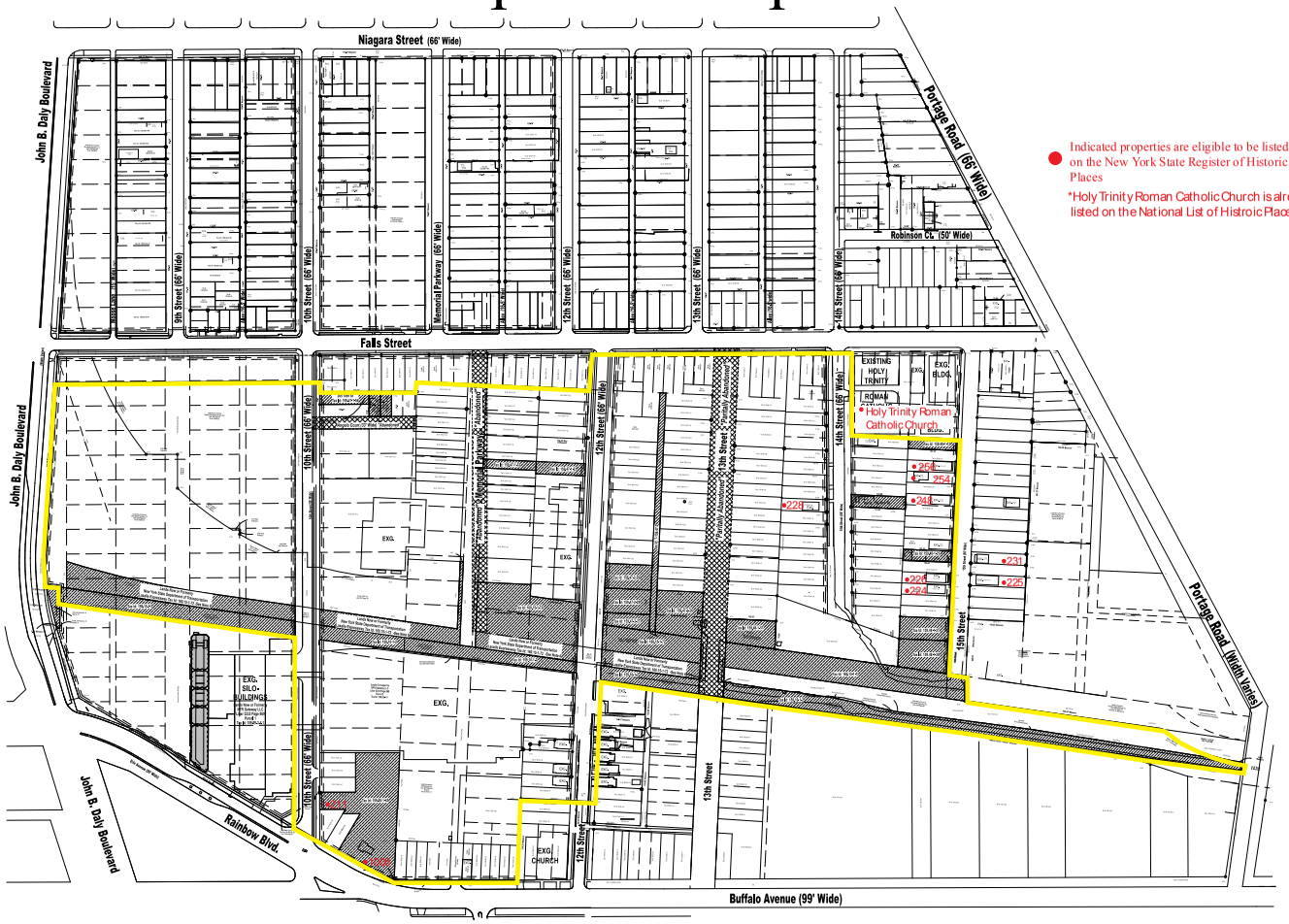
Eligible Historic Properties List

Outside Niagara Digital Campus Boundaries

	Addresses	Property Names
1	900 Buffalo Ave.	Former Niagara Candy Co.
2	322 9th St.	St. Hagop Armenian Apostolic Church and Community Center
3	300 9th St.	St. Sarkis Armenian Church
4	816 Rainbow Blvd.	Nabisco Grain Elevator
5	231 15th Ave.	
6	225 15th Ave.	

*The above list of properties were included in the results of the provided EAF mapper but are found to be outside of current PUD boundaries.

Historic Properties Map



● Indicated properties are eligible to be listed on the New York State Register of Historic Places

*Holy Trinity Roman Catholic Church is already listed on the National List of Histroic Places

NIAGARA FALLS REDEVELOPMENT, LLC

NFR

NIAGARA FALLS, NEW YORK

tm architect

211 10th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 06340.000900

IDENTIFICATION

Property name (if any) James Mullane Garage
Address or Street Location 211 Tenth Street
County Niagara Town/City Niagara Falls Village/Hamlet
Owner Address
Original use Commercial Current use Commercial; vacant
Architect/Builder, if known Featherly & Cannon, architects Date of construction, if known 1917

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood			
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block			
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other:			
Roof:	☒ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal	☐ slate		
Foundation:	☐ stone	☐ brick	☒ poured concrete	☐ concrete block			

Other materials and their location:
Alterations, if known: Rear addition; doors altered? Date:
Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1
Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203
Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION
IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building at **211 Tenth Street** is located on an irregular-shaped lot on the east side of the street near the south end of the block between Buffalo Avenue and Falls Street. Tenth Street is a north south street that connects Buffalo Avenue with Cedar Avenue. The south end of the street has industrial and commercial properties while it is primarily residential north of Falls Street.

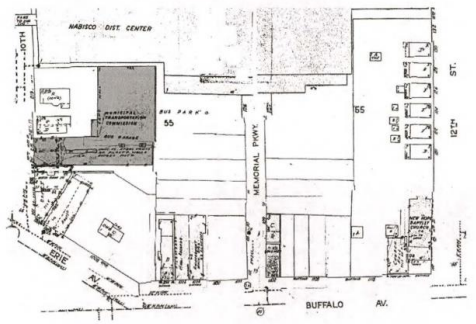
The building is a two-story early-twentieth-century structure with a flat, parapeted roof on the front wing and a gabled roof on the rear addition. It is rectangular in plan and is set on a poured concrete foundation. The exterior walls are brick. The façade has three entrances: one in the center bay and one in each of the side bays. Between the doors are wide bays each with segmental arches and two windows; these bays may have been the former location of firehouse doors. The façade has stone trim in the form of a belt course that surmounts the arches and a cornice at the base of the parapet that has corner brackets. The rear addition is in two sections: the first is a one-story brick building with a gabled roof and the second is a one-story block that has a shaped parapet. The south elevation has three full-height loading doors and four side entrance doors.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 211Tenth Street is significant as a good representative example of an architect-designed, two-story early-twentieth-century commercial building structure with a flat, parapeted roof on the front wing and a gabled roof on the rear addition. It was built as a public garage for James Mullane. The building was expanded to the rear in 1924-1925. Mullane built an auto showroom to the south in 1927, now demolished.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 211 Tenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 18



PHOTOGRAPH: (Niagara Falls: R-2; N-10)

211 10th St.

Northwest Façade

West Façade

Southwest Façade

South Façade - Front

South Façade - Middle

South Façade - Rear

228 14th St.

HISTORIC RESOURCE INVENTORY FORM

George E. Pataki, Governor
Bernadette Castro, Commissioner

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: 06340.000974

IDENTIFICATION

Property name (if any) _____

Address or Street Location 228 Fourteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Single-family Current use Vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	[X] wood clapboard	[ ] wood shingle	[ ] vertical boards	[ ] plywood	
	[ ] stone	[ ] brick	[ ] poured concrete	[ ] concrete block	
	[ ] vinyl siding	[ ] aluminum siding	[ ] cement-asbestos	[ ] other: _____	
Roof:	[X] asphalt, shingle	[ ] asphalt, roll	[ ] wood shingle	[ ] metal	[ ] slate
Foundation:	[ ] stone	[ ] brick	[ ] poured concrete	[X] concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [ ] excellent [X] good [ ] fair [ ] deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **228 Fourteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the center of the block between Falls Street and the south end of Fourteenth. The area immediately surrounding this property is residential. Fourteenth Street is a north-south street that begins at Niagara Street, crosses Falls Street and dead-ends one block south. It is a residential street with some institutional and commercial properties located nearby on Falls and Niagara Streets.

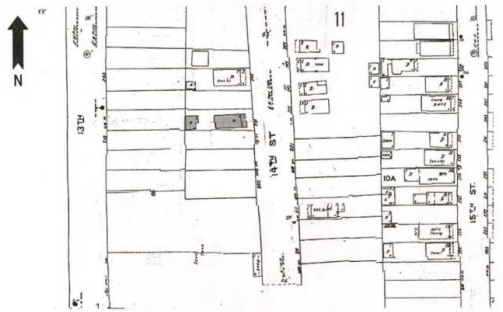
The building is a one-and-one half story early-twentieth-century, extended worker's cottage with a front-gabled roof. It is rectangular in plan and is set on a rock-faced concrete block foundation. The exterior walls are clapboard. The façade has an open, full-width porch with a solid wood rail; the porch is supported by square wood posts. The main entrance is in the south bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with narrow cornices above.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 228 Fourteenth Street is significant as a good representative example of a one-and one half story early-twentieth-century, extended workers' cottage with a front-gabled roof.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 228 Fourteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-25)

228 14th St.

West Façade

Southwest Façade

South Façade

Southeast Façade

East Façade

Northeast Façade

256 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 06340.000986

IDENTIFICATION

Property name (if any) _____

Address or Street Location 256 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Two-family Current use Vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: Asphalt shingle
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☐ fair ☒ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **256 Fifteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the north end of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

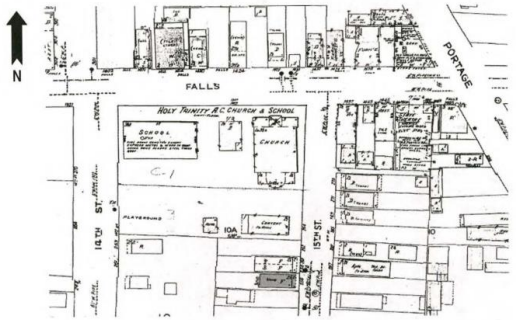
The building is a two-and-one-half story Queen Anne with a front-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick with faux brick asphalt shingle in the gable ends. The façade has an open, full-width, two-tiered porch with a solid wood rail; the porch is supported by square wood posts that are battered at the first story level and set on battered stone piers. The main entrance is in the center bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The front gable end has a pair of windows surmounted by a projecting triangular panel in the peak. The roof is asphalt shingle and has a hipped roof dormer on the north elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 256 Fifteenth Street is significant as a good representative example of a two-and-one-half story Queen Anne with a front-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 256 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 11



PHOTOGRAPH: (Niagara Falls: R-3; N-14)

256 15th St.

West Façade

Northwest Façade

North Façade

Northeast Façade

East Façade

Southwest Façade

256 15th St.

South Façade

Northeast Façade – Aerial view

East Façade

254 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORC, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 06340.000985

IDENTIFICATION

Property name (if any) _____

Address or Street Location 254 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Single-family Current use Vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other:	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: Moved front 19th Street in 1907. Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps
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Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

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The single-family house at **254 Fifteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the north end of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

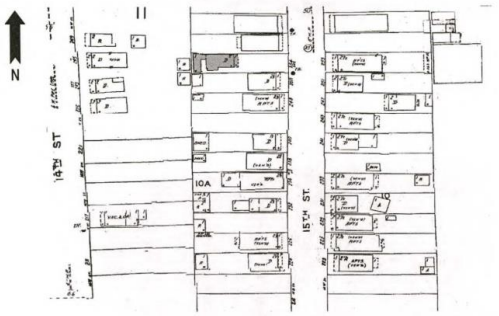
The building is a one-and-one-half-story Victorian cottage with a cross-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick. The façade has an open, full-width porch with a solid wood rail; the porch is supported by bracketed wood posts. The main entrance is in the south bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with brick header lintels. The side gable covers a projecting wing on the south elevation that has a side entrance facing the façade with a shed roof cover.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 254 Fifteenth Street is significant as a good representative example of e of a one-and-one-half-story, brick, Victorian cottage with a cross-gabled roof. Moved from Nineteenth Street in 1907.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 254 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-15)

254 15th St.

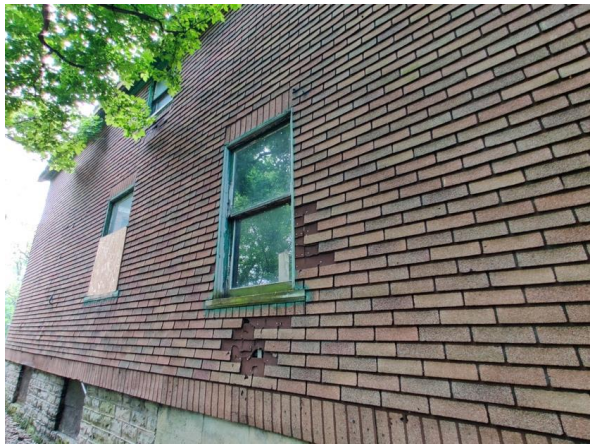
West Façade

Southwest Façade

South Façade

South Façade

Northwest Façade



North Façade

254 15th St.

North Façade

North Façade

Northeast Façade

248 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 01340.000988

IDENTIFICATION

Property name (if any) _____

Address or Street Location 248 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Two-family Current use Residential: Two-family

Architect/Builder, if known _____ Date of construction, if known ca. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐	wood clapboard	☐	wood shingle	☐	vertical boards	☐ plywood
	☐	stone	☒	brick	☐	poured concrete	☐ concrete block
	☐	vinyl siding	☐	aluminum siding	☐	cement-asbestos	☒ other: Asphalt shingle
Roof:	☒	asphalt, shingle	☐	asphalt, roll	☐	wood shingle	☐ metal ☐ slate
Foundation:	☒	stone	☐	brick	☐	poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
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Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

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The two-family house at **248 Fifteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the center of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

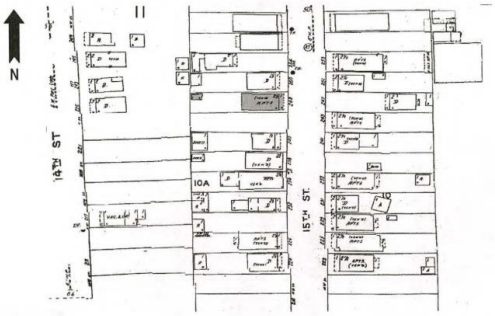
The building is a two-story Queen Anne with a front-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick with faux brick asphalt shingle in the gable end and on the dormer. The façade has an open, full-width, two-tiered porch with a solid wood rail; the porch is supported by slender Doric columns that set on brick piers. The main entrance is in the center bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The front gable end has a pair of windows surmounted by a projecting triangular panel in the peak. The roof is asphalt shingle and has a hipped roof dormer on the south elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 248 Fifteenth Street is significant as a good representative example of a two-story Queen Anne with a front-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 248 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-18)

248 15th St.

West Façade

Southwest Façade

South Façade

Southeast Façade

East Façade

Northeast Façade

248 15th St.

North Façade

Southwest Façade – Aerial view

231 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 06340.000981

IDENTIFICATION

Property name (if any) _____

Address or Street Location 231 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Single-family Current use Residential: Single-family, vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood			
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block			
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____			
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate		
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block			

Other materials and their location: First story windows filled in with brick.

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☐ fair ☒ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **231 Fifteenth Street** is located on a rectangular-shaped lot on the east side of a residential block, near the south end of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

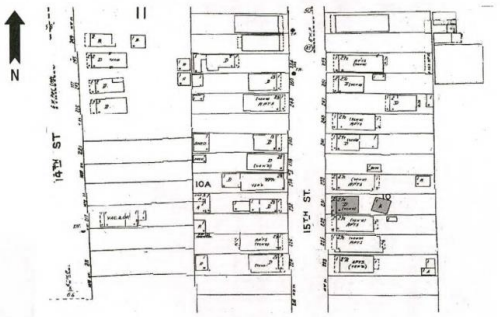
The building is a two-story Queen Anne with a front-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick with vinyl siding in the gable end. The façade has an open, full-width, two-tiered porch with a solid wood rail on the first story and an open rail on the second story; the porch is supported by square wood posts that are set on brick piers on the first story level. The main entrance is south of center in the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The roof is asphalt shingle.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building 231 Fifteenth Street is significant as a good representative example of a two-story Queen Anne with a front-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 231 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-19)

231 15th St.

East Façade

Southeast Façade

South Façade

Southwest Façade

West Façade

Northwest Façade

North Façade

Northeast Façade

226 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 06340,000980

IDENTIFICATION

Property name (if any) _____

Address or Street Location 226 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Two-family Current use Residential: Two-family

Architect/Builder, if known _____ Date of construction, if known ca. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood			
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block			
	☐ vinyl siding	☒ aluminum siding	☐ cement-asbestos	☐ other: _____			
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate		
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block			

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **226 Fifteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the south end of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

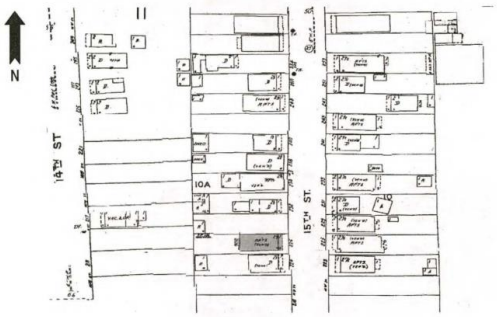
The building is a two-and-one-half story Queen Anne with a cross-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick with aluminum siding in the gable ends. The façade has an open, full-width, two-tiered porch with a solid wood rail; the porch is supported by square wood posts that are battered at the first story level and set on battered stone piers. The main entrance is north of center in the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The front gable end has a pair of windows surmounted by a projecting triangular panel in the peak. The roof is asphalt shingle.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building 226 Fifteenth Street is significant as a good representative example of a two-and-one-half story Queen Anne with a cross-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 226 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate



PHOTOGRAPH: (Niagara Falls: R-3; N-20)

226 15th St.

West Façade

Northwest Façade

North Façade

Northeast Façade

East Façade

Southeast Façade

226 15th St.

Southwest Façade

Alley view

South Façade

225 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

He USE ONLY
USN: 01340.000979

IDENTIFICATION

Property name (if any) _____

Address or Street Location 225 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Two-family Current use Vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: Asphalt shingle
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps
Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

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The two-family house at **225 Fifteenth Street** is located on a rectangular-shaped lot on the east side of a residential block, near the center of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

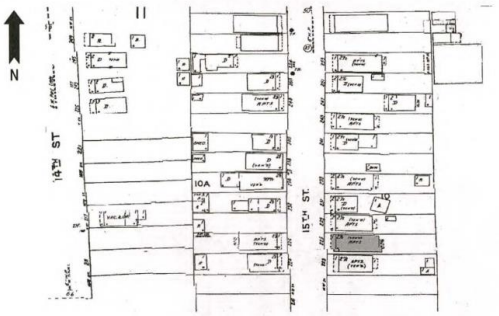
The building is a two-and-one-half story Queen Anne with a front-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick with asphalt shingle in the gable end. The façade has an open, full-width, two-tiered porch with a solid wood rail; the porch is supported by square wood posts that are battered at the first story level and set on brick piers. The main entrance is in the center bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The front gable end has a pair of windows. The roof is asphalt shingle and has a shed roof dormer on the south elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building 225 Fifteenth Street is significant as a good representative example of a two-and-one-half story Queen Anne with a front-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 225 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-21

225 15th St.

East Façade

Southeast Façade

South Façade

Southwest Façade

West Façade

Northwest Façade

225 15th St.

North Façade

North Façade

Northeast Façade

15th St. – Aerial view

224 15th St.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 063A0.000978

IDENTIFICATION

Property name (if any) _____

Address or Street Location 224 Fifteenth Street

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Residential: Single-family Current use Vacant

Architect/Builder, if known _____ Date of construction, if known ca. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood			
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block			
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____			
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate		
Foundation:	☒ stone	☐ brick	☐ poured concrete	☐ concrete block			

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps
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Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

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The single-family house at **224 Fifteenth Street** is located on a rectangular-shaped lot on the west side of a residential block, near the south end of the block between Falls Street and the end of Fifteenth. The area immediately surrounding this property is residential. Fifteenth Street is a north-south dead-end street extends south from Falls Street. It is adjacent to a former railroad right-of-way to the south. It is a residential street, but currently has a high vacancy rate. Some institutional and commercial properties are located nearby on Falls Street and Portage Road.

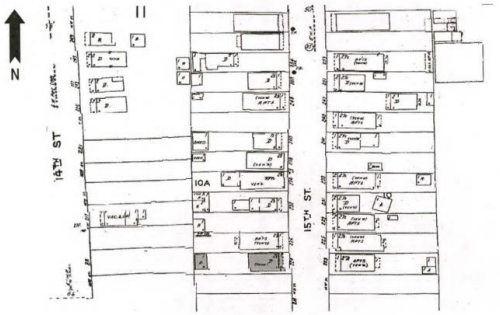
The building is a two-and-one-half story Queen Anne front-gabled roof. It is rectangular in plan and is set on a stone foundation. The exterior walls are brick along with the gable end. The façade has an open, full-width, two-tiered porch with a wrought iron rail at both levels; the porch is supported by brick piers on the first story and paired wood posts with cross-bracing at the second story. The main entrance is in the south bay of the façade along with the porch steps. The windows are one-over-one double hung wood sash with stone sills and segmental arch lintels. The roof is asphalt shingle.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 224 Fifteenth Street is significant as a good representative example of a two-and-one-half story Queen Anne with a front-gabled roof constructed on what was originally Kosciuszko St., when all the houses on this street were built. This area was the heart of the city's rapidly growing Polish community.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 224 Fifteenth Street, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 19



PHOTOGRAPH: (Niagara Falls: R-3; N-22)

224 15th St.

West Façade

Southwest Façade

South Façade

Southeast Façade

East Façade

Northeast Façade

224 15th St.

Northeast Façade – Alley view

Rear structure

Northwest Façade

816 Rainbow Blvd. – Nabisco Grain Elevator

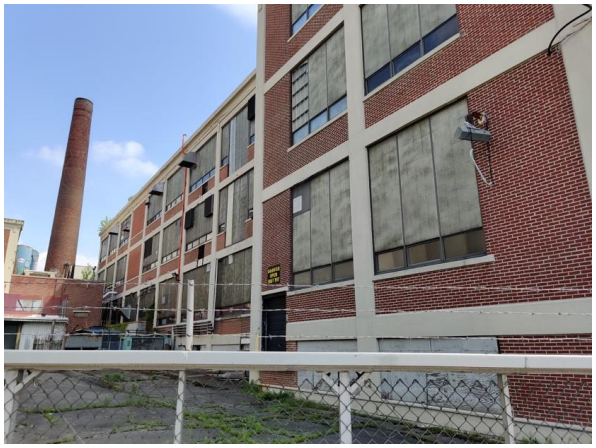
Southwest Façade

West Façade

South Façade

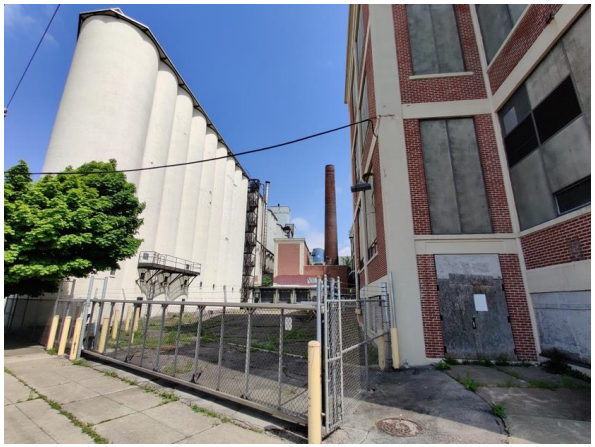
Southeast Façade

South Façade



Southwest Façade

816 Rainbow Blvd.



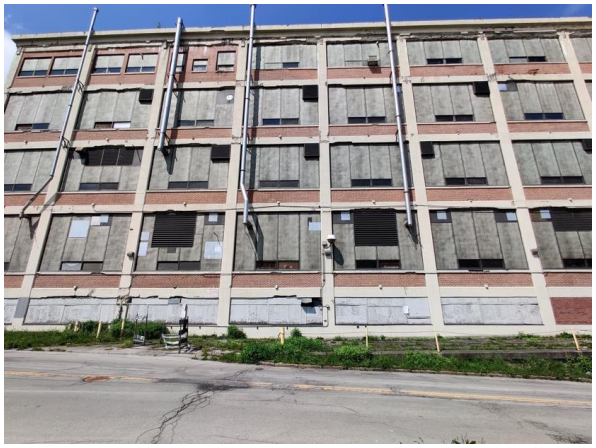
Southeast Façade

South Façade

South Façade

Southeast Façade

East Façade



East Façade

816 Rainbow Blvd.

East Façade

East Façade

South Façade

Northeast Façade

1008 Buffalo Ave.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

George E. Pataki, Governor
Bernadette Castro, Commissioner

OFFICE USE ONLY
USN: 063AO.001039

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1008 Buffalo Avenue

County Niagara Town/City Niagara Falls Village/Hamlet _____

Owner _____ Address _____

Original use Commercial Current use Commercial

Architect/Builder, if known _____ Date of construction, if known 1937

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: Stucco
Roof:	☐ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☒ slate
Foundation:	☐ stone	☐ brick	☒ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Photos
Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps
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Study: City of Niagara Falls Intensive Level Historic Resources Survey: Phase 1

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo, NY 14203

Telephone: (716) 852-2020 **Email:** cbca@buffnet.net **Date:** 6/2004

(see following pages)

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The commercial building at **1008 Buffalo Avenue** is located on a trapazoidal shaped lot on the north side of the block between Tenth Street and Twelfth Street. Buffalo Avenue is a major east-west thoroughfare that is part of Route 384 for some of its length, and ends at Main Street on the west. It parallels Robert Moses Parkway and continues east from downtown Niagara Falls. It has a mix of residential, commercial, and institutional usages in the city center area along with some industrial properties. This property is surrounded by commercial and industrial properties.

The building is a one-story gas station from the late 1930s. It has an L-shaped plan with a side gable and front gable roof. The front gable encompasses the garage door, and the side gabled wing has three bays with the main entrance at the center. A large window is located on each side of this door. Both gable ends have eave returns. The building is stucco with decorative brick quoins at the corners and a row of brick around the garage door and at ground level. The foundation is poured concrete. The roof is slate.

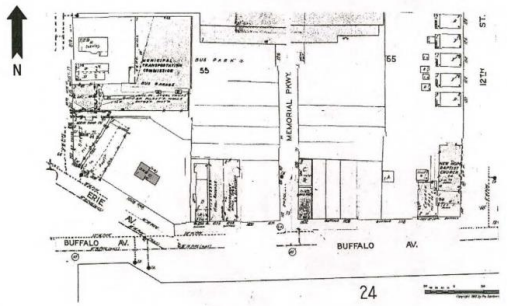
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1008 Buffalo Avenue is significant as a good representative example of a late 1930s service station. It was built as a brick and stucco auto service station, as a replacement for an earlier service station on the same site. (This address was formerly on Erie St.) The owner was James Mullane, who had an auto dealership at 211 Tenth St.

Office of Parks, Recreation and Historic Preservation
An Equal Opportunity/Affirmative Action Agency

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 1008 Buffalo Avenue, Niagara Falls NY

MAP: Sanborn Map (Revised 1964) – Plate 18



PHOTOGRAPH: (Niagara Falls: R-2; N-11

1008 Buffalo Ave.

Southwest Façade

South Façade

Southeast Façade

1419 Falls St. – Holy Trinity Roman Catholic Church Complex

Southeast Façade – Aerial view

East Façade – Aerial view

North Façade

North Façade

North Façade

1419 Falls St. – Holy Trinity Roman Catholic Church Complex

North Façade

North Façade

West Façade

Southwest Façade

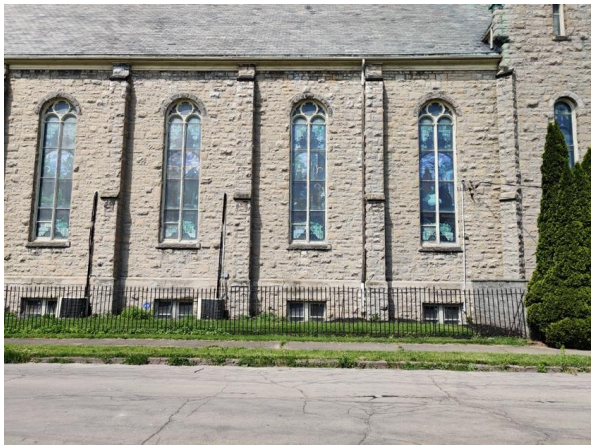
West Façade

East Façade

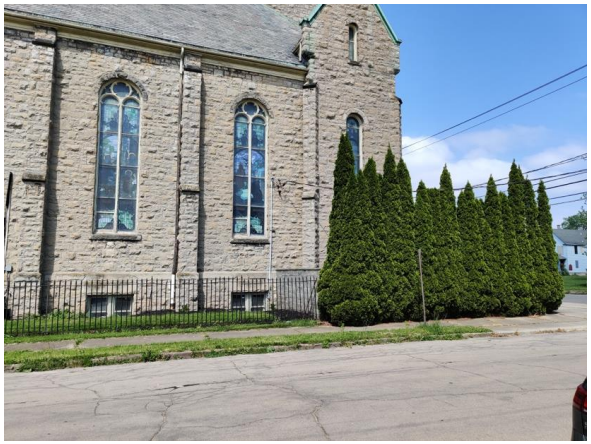
1419 Falls St. – Holy Trinity Roman Catholic Church Complex

Southeast Façade – Aerial view

Northeast Façade



East Façade



East Façade