

**REGENERON PHARMACEUTICALS MILL CREEK CAMPUS**  
**Town of East Greenbush**

**SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**  
**SCOPING DOCUMENT**

In 2001, the Rensselaer County Industrial Development Agency (RCIDA), serving as Lead Agency, prepared a Generic Environmental Impact Statement (GEIS) for the Mill Creek Commerce Park (“the Commerce Park”). The GEIS was prepared to analyze the potential environmental impacts associated with the full build-out of the Commerce Park. The build-out of the Commerce Park analyzed in the GEIS included 1,350,000 square feet (SF) of building area for corporate, business and professional office space, retail services, light assembly and fabrication with associated parking and roadways on a 460-acre site. A Draft GEIS was accepted by the Lead Agency on June 14, 2001; a Final GEIS was accepted on February 14, 2002; and a Findings Statement was adopted by the RCIDA in June of 2002. There has been no development in the Commerce Park subsequent to completion of the GEIS.

The current Applicant, Regeneron Pharmaceuticals, Inc., (“the Applicant”) is now proposing a project on a 98-acre portion of the Commerce Park property (“the Project Site”) which consists of a manufacturing facility with associated office, laboratory, and warehouse space with a total building area of 485,400 SF (“the Project”). The project will be constructed in three phases. A Full Environmental Assessment Form was reviewed by the Lead Agency, and the Lead Agency has determined that the project may result in one or more significant adverse impacts on the environment, and that a Supplemental Environmental Impact Statement (SDEIS) will be prepared. The SDEIS will draw on information contained in the GEIS and will also present updated information on the environmental setting of the Project Site and surrounding area relevant to the current circumstances. It will also provide, as appropriate, technical studies specific to this project and site.

This Scoping Document presents issues and concerns identified by the Lead Agency and is intended to serve as the foundation for the identification of project related potential significant impacts not addressed or inadequately addressed in the DGEIS or which require updating due to the passage of time.

## **CONTENTS OF THE SDEIS**

### Cover Sheet

The Cover of the SDEIS will present a project title, applicant information, list of document authors and contacts, the name of the Lead Agency and a contact, the project location, SEQRA status and relevant dates (i.e. date of acceptance by the Lead Agency, date by which comments must be received, and date of public hearing).

### Executive Summary

The Executive Summary will include: a brief description of the project, a summary of significant changes to existing conditions since completion of the GEIS, and impacts and mitigation measures for the Project. This section will describe the format of the document and will include the following information:

- Summary description of the Project;
- Description of the proposed application before the Town;
- List of local, county, State, and Federal approvals and permits required;
- List of Involved and Interested Agencies;
- Summary of potentially significant impacts and proposed mitigation measures;

## Regeneration SDEIS Scope

- Discussion of consistency with the GEIS Findings Statement; and
- Comparison of alternatives.

### Table of Contents

The Executive Summary will be followed by a Table of Contents listing document sections, figures, tables, maps, and appendices. The appendices will include technical studies in support of the application. All pertinent SEQRA documentation will be included as appendices to the SDEIS, including but not limited to, the EAF, Lead Agency Circulation Notice, Positive Declaration of Significance, Final Scoping Document, and letters from Involved and Interested Agencies and any non-governmental organizations or members of the public who comment during the scoping process.

## **1.0 INTRODUCTION**

### **1.1 Purpose and Process of the Supplemental Draft Environmental Impact Statement**

This section of the SDEIS will provide the SEQR procedural history and will discuss the purpose of this SDEIS and provide a general overview of the SEQRA process as well as the specific SEQRA process for this project. It will include a description of the relationship between the SDEIS and the Mill Creek Commerce Park DGEIS. It will include the previous DGEIS by incorporation.

### **1.2 Purpose and Need for the Project**

This section will describe the history and background of the Project. It will discuss the need for the Project and the Applicant's goals and objectives. It will summarize the benefits of the Project to the Town of East Greenbush, Rensselaer County and the greater Capital District.

### **1.3 Site Location, Description, and Setting**

A site location map and an aerial photograph that show the boundaries of the Project Site and neighboring areas will be provided. A brief description of the site's past, current, and approved land uses will be provided.

### **1.4 Applicant**

This section will describe the Applicant and its capabilities to undertake the project. It will summarize the Applicant's experience with the type of manufacturing facility proposed.

### **1.5 Required Approvals**

This section will describe of the approvals required for the project, including Federal, State, County, and local agency permits and board actions.

## **2.0 PROJECT DESCRIPTION**

### **2.1 Detailed Project Description**

This section will provide a description of the Project including a summary that highlights the major differences between this Project and the Commerce Park build-out analyzed in the Mill Creek GEIS.

This section will further include the following:

## Regeneration SDEIS Scope

- Conceptual site plan.
- Conceptual building elevations.
- Conceptual grading plan.
- Project schedule and phasing.
- Hours of operation including number of shifts and estimated employment by shift.
- Discussion of site access, including required improvements, routes and volumes of hazardous material deliveries and removal.
- Discussion of internal vehicular and pedestrian circulation patterns.
- Discussion of chemical and hazardous material storage and handling.
- Discussion of any point sources of air pollution discharge.
- Provisions for building and site lighting.
- Provisions for water supply, wastewater disposal and stormwater management, including a discussion of any waste streams requiring pre-treatment prior to discharge.
- Provisions for private utilities.
- Discussion of responsibility for funding and carrying out any required public improvements.
- Overview of solid waste generation, recycling and disposal.

This section will also discuss whether the site can accommodate future expansion. If so, this section will discuss the Applicant's plans for expansion, if any.

### **2.2 Construction Activities**

This section will describe the proposed construction process, including site ingress and egress, construction traffic volumes and routes and emergency response provisions. Temporary construction-related impacts such as noise, construction related dust and odors, and traffic will be described. A general construction schedule including timing and phasing will be presented.

### **2.3 Consistency with DGEIS**

This section will discuss the adopted GEIS Findings Statement and discuss compliance and consistency with the mitigation measures proposed in the GEIS. It will discuss whether the thresholds identified in the GEIS are exceeded by the currently proposed project.

## **3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES**

### **3.1 Topography, Geology and Soils**

#### *3.1.1 Environmental Setting*

A 2' interval topographic survey of the area proposed for development will be provided. A slope map will be provided. No additional detail on geology or soils over that provided in the GEIS is required.

### 3.1.2 *Potential Impacts*

A conceptual grading plan will be provided. An estimate of cuts and fills will be provided. Alterations to the site's topography as a result of site grading will be discussed. Impacts to each slope category will be summarized.

### 3.1.3 *Mitigation Measures*

An erosion and sediment control plan will be provided. Other mitigation measures will be provided as necessary.

## **3.2 Surface Water and Groundwater**

### 3.2.1 *Environmental Setting*

Wetlands on the Project Site, including both regulated and isolated wetlands, will be delineated, mapped and described; the delineations will be validated by the appropriate agency. The wetland delineation will be provided as an appendix. Streams on or adjacent to the Project Site will be identified, mapped, and described, including regulations pertaining to them. If the Project Site area will impact any 100 or 500 year floodplains, the floodplain boundaries will be shown on the site plan. Surface stormwater drainage characteristics will be discussed. The existing dam on the Project Site will be described, including its regulatory status.

### 3.2.2 *Potential Impacts*

Any areas where wetland disturbance will occur will be shown on the site plan and quantified. Any impacts to regulated aquatic resources, including direct impacts to the watercourse or any buffer areas, will be described.

A Stormwater Pollution Prevention Plan (SWPPP) specific to the new proposed site plan will be prepared in accordance with NYSDEC SPDES General Permit GP-0-15-002, the MS4 Stormwater Discharge Permit, and the New York State Stormwater Management Design Manual. The SWPPP will be provided as an appendix.

Any impacts to the dam on the Project Site will be described.

### 3.2.3 *Mitigation Measures*

If impacts to wetlands and/or waters are anticipated, appropriate mitigation measures will be discussed, including a discussion of avoidance and minimization measures, a discussion of compliance with applicable regulations and any compensatory wetland mitigation proposed.

Any improvements to the dam on the Project Site will be described.

## **3.3 Flora and Fauna**

### 3.3.1 *Environmental Setting*

The NYSDEC Natural Heritage Program will be contacted for updated information regarding the known occurrences of threatened, endangered, or unique and rare plant and animal species or significant natural communities on or in close proximity to the Project Site. A United States Fish and Wildlife Service (USFWS) website online consultation will also be conducted for updated information regarding potential Federally endangered and threatened species in the vicinity of the Project Site. The results of these inquiries will be included as an appendix. A description of any species of concern and their preferred or required habitat will be provided.

### 3.3.2 *Potential Impacts*

Potential impacts to newly identified endangered, threatened, or rare species or significant natural communities, if any, as a result of habitat loss and change of habitat types, will be identified.

### 3.3.3 *Mitigation Measures*

Provide mitigation measures as necessary.

## 3.4 **Cultural Resources**

### 3.4.1 *Environmental Setting*

A Phase 1A/1B cultural resource survey will be prepared for all areas where site disturbance is proposed (the Area of Potential Effect, or APE). The Phase 1A/1B cultural resource investigation will be submitted to the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) for review and comment. The Phase 1A/1B survey will be included as an appendix.

### 3.4.2 *Potential Impacts*

If cultural resources are found within the APE, the potential for impacts to such resources will be discussed.

### 3.4.3 *Mitigation Measures*

A discussion of mitigation measures will be provided as necessary or as required by the NYSOPRHP. Such measures may include avoidance or additional cultural resource surveys.

## 3.5 **Land Use and Zoning**

### 3.5.1 *Environmental Setting*

A map and discussion of existing land uses in the vicinity of the Project Site will be provided. The Town's Zoning Ordinance as it pertains to the Project Site will be summarized and discussed. The Town's current Comprehensive Plan will be summarized and discussed as it pertains to the Project Site. The Findings of the Mill Creek DGEIS will be summarized and discussed.

### 3.5.2 *Potential Impacts*

Provide a table demonstrating compliance with the bulk requirements of the Zoning Ordinance. Discuss the need and justification for any variances. Provide a summary of the approval process for the project. Discuss consistency with the Town's Comprehensive Plan. Discuss consistency with and potential impacts to nearby land uses. Discuss consistency with the Findings of the Mill Creek GEIS.

### 3.5.3 *Mitigation Measures*

Provide mitigation measures as necessary.

## 3.6 **Visual Character**

### 3.6.1 *Environmental Setting*

## Regeneration SDEIS Scope

Document with photographs and narrative the visual character of the Project Site and surrounding area. Perform a GIS based visibility analysis assuming the Project is built to identify areas within one and three miles from which the Project Site is potentially visible.

### *3.6.2 Potential Impacts*

Provide visual simulations of the Project based on the results of the GIS analysis. The simulations will be provided from locations determined in consultation with Town planning staff and consultants. If necessary, balloons or similar means will be used to verify building locations and heights relative to the site. Discuss the lighting plan relative to glare and spillover.

### *3.6.3 Mitigation Measures*

Discuss measures to reduce potential impacts including building form and materials, screening and lighting fixtures.

## **3.7 Transportation and Parking**

See Attachment 1 for the traffic scope. The traffic study will be included as an appendix.

## **3.8 Noise, Odor, & Light**

### *3.8.1 Environmental Setting*

Provide a discussion of existing sources of noise, odor and light on or nearby the Project Site. Provide a summary of receptors potentially sensitive to noise, odor and light, if any, in the vicinity of the Project Site.

### *3.8.2 Potential Impacts*

Provide an assessment of unusual or potentially impactful sources of noise, odor and/or light, if any. If significant impacts are possible, provide a quantitative assessment of the impact to nearby sensitive receptors.

### *3.8.3 Mitigation Measures*

Provide mitigation measures as necessary.

## **3.9 Air Quality**

### *3.9.1 Environmental Setting*

Provide a discussion of ambient background air quality in the project area based on a review of the most recent data available at NYSDEC monitoring stations.

### *3.9.2 Potential Impacts*

New point sources of air emissions resulting from the proposed manufacturing processes, if any, will be described. If any new point sources of air emissions are proposed, provide a description and quantification of such emissions and a discussion of the relevant standards that need to be met, and a discussion of the required permits.

### *3.9.3 Mitigation Measures*

Provide mitigation measures as necessary.

### **3.10 Utilities**

#### *3.10.1 Environmental Setting*

##### Water Supply

Water analyses should be summarized in an engineering report provided as an appendix.

Discuss existing capacity and transmission routes for water supply to the Project Site.

##### Wastewater

Wastewater analyses should be summarized in an engineering report provided as an appendix.

Discuss capacity, treatment capabilities, and transmission routes for wastewater service to the Project Site.

##### Other Utilities

Summarize private utility service for the project, including routes of service and capacity to provide service.

#### *3.10.2 Potential Impacts*

##### Water Supply

Water usage projections by phase, including type of use (industrial, potable, cooling, process or other) will be provided. Provide average and peak water demands, nature of use, quality requirements, pressure requirements and fire flow requirements. Consult with the Town to confirm its ability to provide service and determine the need for any required improvements to municipal water service. The fire department will be consulted to assess the system's ability to meet fire flow requirements. Describe routes of transmission, conveyance capacity and the need for any improvements. Discuss any future expansions that may impact water supply capacity. Identify any future impacts to Town planning and development in areas adjacent to or nearby the Project Site based on any planned water improvements.

##### Wastewater

Wastewater generation projections by phase from all sources, including process, rinsing, domestic, cooling or others will be provided. Provide a discussion of wastewater characteristics. Discuss any pre-treatment requirements. Consult with the Town to confirm its ability to accept wastewater, including volume and chemical characteristics. Describe routes of transmission, conveyance capacity and the need for any improvements, including connections, pipe sizes, pumping facilities, flow equalization or special needs. Include an application to the Town for an industrial wastewater discharge permit for review under its Industrial Pretreatment Program requirements. Discuss any future expansions that may impact wastewater treatment capacity. Identify any potential future impacts to Town planning and development in areas adjacent to or nearby the Project Site based on any planned wastewater improvements.

##### Other Utilities

Consult with private utility providers to determine capacity to provide service. Discuss any necessary improvements.

### 3.10.3 Mitigation Measures

#### Water Supply

Discuss any improvements to Town facilities such as storage, booster and auxiliary pumping, back flow prevention, metering, cross-connections or other required improvements to provide water service. Present other mitigation measures as required.

#### Wastewater

Discuss any improvements to Town facilities such as pump stations, force mains and treatment facilities required to provide wastewater treatment. Present other mitigation measures as required.

#### Other Utilities

Discuss any improvements to private utilities required to serve the Project. Confirm the ability of private utilities to provide such improvements.

## **3.11 Community Services**

### 3.11.1 Environmental Setting

Discuss and assess the current capabilities of police, fire protection, and emergency service providers that serve the Project Site. Consult with the providers in making this assessment.

### 3.11.2 Potential Impacts

If any chemicals or hazardous substances, including biohazardous substances, will be delivered, generated, stored, or disposed of, a description, quantities and characteristics of these substances will be provided, as well as required permitting for the storage/handling of these substances. Special handling requirements, emergency response requirements, and specialized training and/or equipment needs, if any, for emergency responders will be described. Police, fire and emergency responders will be contacted to determine whether they have the necessary personnel, equipment, training and other resources necessary to respond to emergencies associated with the Project.

### 3.11.3 Mitigation Measures

Provide mitigation measures as necessary.

## **3.12 Fiscal Impacts**

### 3.12.1 Environmental Setting

Provide a summary of taxes and any other revenues paid to all jurisdictions currently generated from the Project Site.

### 3.12.2 Potential Impacts

Provide an estimate of taxes and other revenues paid to all jurisdictions at Project completion. Discuss whether PILOT or other tax reductions will be sought and, if so, estimate the impact on each jurisdiction. Based on a detailed evaluation of the community service demands created by the Project, prepare a fiscal impact analysis evaluating the costs to all taxing jurisdictions as a result of the Project. Compare the costs to the projected revenues from the Project. The evaluation will consider any limitations on accumulating budgetary surpluses, changes in municipal

bond rating, changes in State aid formulas and other potential impacts to fiscal conditions. Provide an estimate of construction and operations jobs generated by the Project, including estimated payroll. Discuss the responsibility for constructing and funding any required public improvements.

### 3.12.3 *Mitigation Measures*

Provide mitigation measures as necessary, including mitigation for any public service costs or impacts.

## **4.0 ALTERNATIVES**

### **4.1 No Action Alternative**

The no action alternative will be discussed.

### **4.2 Alternative Access**

Provide a comparative analysis of the impacts of an alternative access scheme that takes into account the Findings of other recently approved projects. The alternative access scheme should include comparative analysis of a Mill Creek Through/Connector Road, if not included in the Project as the Applicant's preferred access.

### **4.3 Alternative Project Layout**

Provide alternative project layout(s) that meet the Applicant's goals and discuss the pros and cons of each.

### **4.4 Alternative Scale of Project**

Discuss a Project of a larger and smaller scale, the pros and cons, and the impacts to the Applicant's goals of each.

## **5.0 IRREVERSIBLE AND IRRETRIEVABLE RESOURCE COMMITMENTS**

Discuss any irreversible or irretrievable resource commitments in excess of those resulting from the previously approved project.

## **6.0 UNAVOIDABLE ADVERSE IMPACTS**

This section will summarize significant unavoidable adverse impacts that cannot be mitigated in excess of those resulting from the previously approved project. Impacts will be defined and quantified, and reasons given as to why they cannot be mitigated.

## **7.0 GROWTH INDUCING ASPECTS**

Positive and negative effects of growth inducing aspects associated with the proposed project will be discussed.

## **8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY**

The expected short and long-term uses of energy resources and the anticipated levels of consumption will be discussed. Means to reduce energy usage during construction and operation will be discussed, as well as measures to conserve energy resources.

## **REFERENCES**

A section listing all references used in preparation of the SDEIS will be provided.

## **APPENDICES**

1. Water Engineering Report
2. Wastewater Engineering Report
3. Stormwater Pollution Prevention Plan
4. Traffic Study
5. Stage 1A/1B Cultural Resource Survey
6. Wetland Delineation Report
7. Natural Heritage Program and USFWS Correspondence
8. SEQRA Documents (Scope, Positive Declaration
9. Others as required