

Albany County
Office of Natural Resource Conservation
112 State Street, Room 1310
Albany, NY 12207-2021
Telephone: (518) 447-5670
<http://www.albanycounty.com>

MEMORANDUM

TO: David Latina, Commissioner
CC:
FROM: Laura DeGaetano, Sr. Natural Resource Planner
DATE: May 11, 2022
RE: Demolition of Ann Lee Home and Multi-bay garage
SUBJECT: SEQR compliance for DGS projects

I have reviewed the documentation provided by the Department of General Services as it relates to State Environmental Quality Review (SEQR). According to the material provided, the project includes initial abatement and disposal of hazardous friable materials and complete controlled demolition of Ann Lee Home and an adjacent multi-bay garage. The action includes demolition, removal and legal disposal of structures, building components, equipment and building contents.

As described above, this project meets the criteria established for SEQR unlisted actions. Accordingly, a short environmental assessment form (see attached) has been completed. Following consultation with SHPO, this action has been determined not to have a significant impact on the environment and as such, no procedural compliance beyond this determination is required at this time.

Should you have any questions or require additional information, please feel free to call me at your convenience.

Short Environmental Assessment Form

Part 1 - Project Information

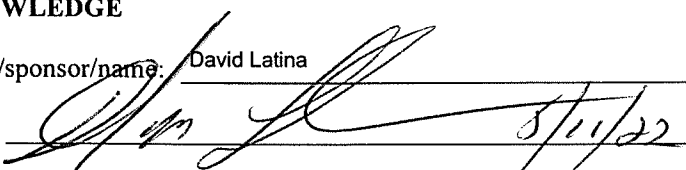
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Ann Lee Home and multi-bay garage demolition							
Project Location (describe, and attach a location map): 875 Albany Shaker Rd., Town of Colonie, NY - Parcel ID 30.-2-15.1, (Lat., Long. 42.741, -73.80)							
Brief Description of Proposed Action: Initial abatement and disposal of hazardous friable materials and complete controlled demolition of Ann Lee Home and an adjacent multi-bay garage. The action includes demolition, removal and legal disposal of structures, building components, equipment and building contents.							
Name of Applicant or Sponsor: Albany County Department of General Services		Telephone: 518-447-7207 E-Mail: david.latina@albanycountyny.gov					
Address: 112 State St. Room 1300							
City/PO: Albany		State: NY	Zip Code: 12207				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Albany County Legislature SEQRA, NYS DEC GP-0-20-001			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 36.30 acres b. Total acreage to be physically disturbed? approx 2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 239.50 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) </div> <div style="width: 50%;"> <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Airport, historic site </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Parkland </div> </div>							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Name: Albany Army Aviation Support Facility #3 Site Code: 401081		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>David Latina</u> Date: <u>May 11, 2022</u>		
Signature:  Title: <u>Commissioner, DGS</u>		

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Question #12a, 12b - See attached

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Albany County Legislature <hr/> Name of Lead Agency Andrew Joyce <hr/> Print or Type Name of Responsible Officer in Lead Agency <hr/> Signature of Responsible Officer in Lead Agency	May 11, 2022 <hr/> Date Chairman <hr/> Title of Responsible Officer <i>Laura R. DeMaetene</i> <hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

#12a, 12b

Ann Lee Home and the adjacent multi-bay garage were designed by Albany architect Howard Rogers, built 1928-1929, and opened in 1930. Ann Lee Home was constructed as a home for long-term health care and was the centerpiece of the county's plan for redevelopment of the Church Family Site as a centralized location for social services during the Depression. Ann Lee Home is a large two-story Georgian Revival brick building on a high basement and was listed as a contributing structure in the Watervliet Shaker Historic District following an independent survey sponsored by Shaker Heritage society completed in March 2021. The period of significance concluding in 1938, includes the 1925 purchase of the 773.5-acre Church Family tract by Albany County and the subsequent development for various social welfare purposes.

Ann Lee Home was closed in 2008 and the residents transferred to the Albany County Nursing Home (now Shaker Place Nursing and Rehabilitation Center) to comply with the directives of the New York State Commission on Health Care Facilities in the 21st Century. Attempts to find an adaptive reuse of the building were unsuccessful. Since its closure, there has been progressive deterioration of Ann Lee Home and the adjacent garage past the point of usefulness or rehabilitation.

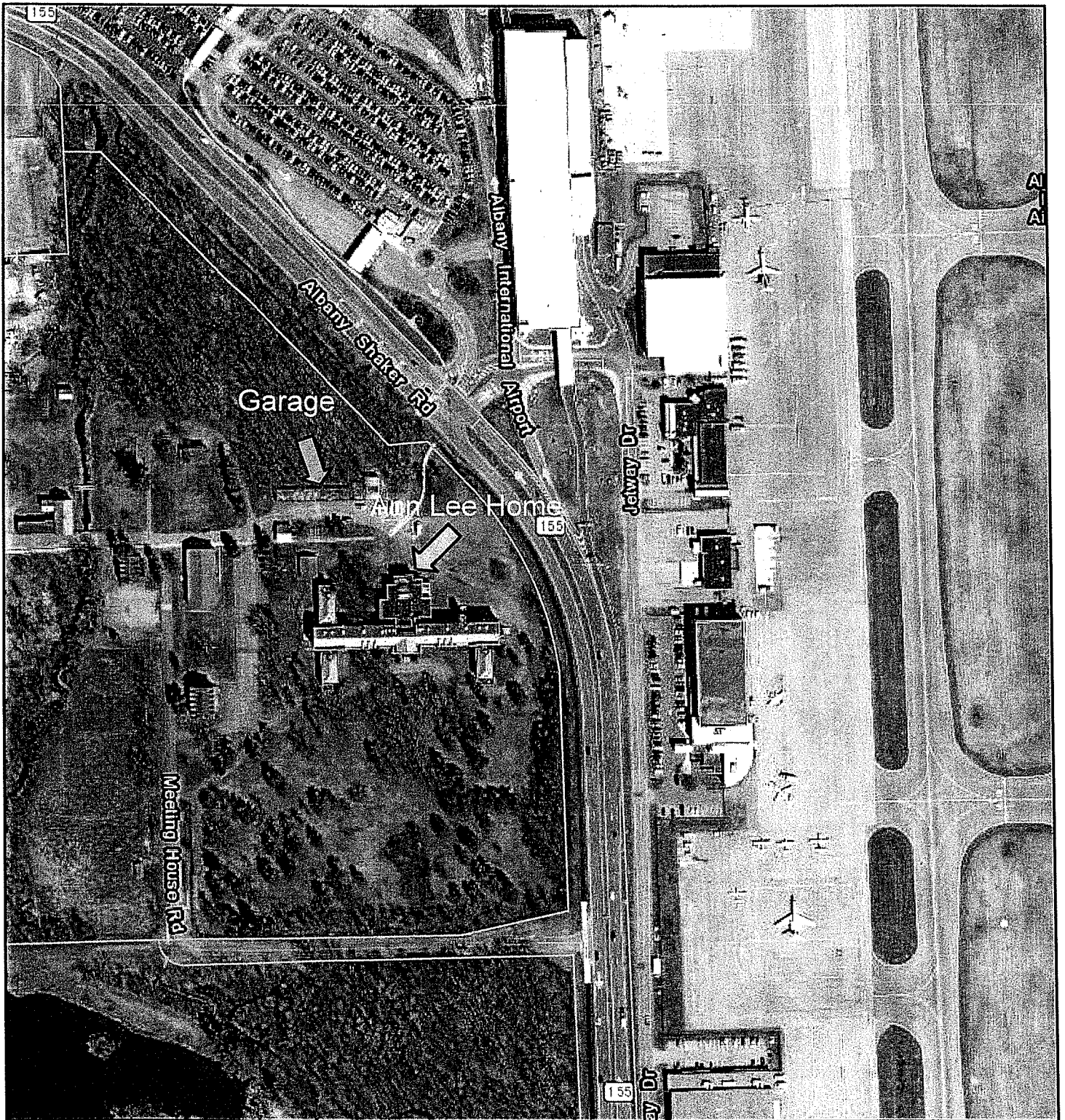
NYS Historic Preservation Office (SHPO) was consulted to assess the impact to archaeologic and historic resources. While SHPO concluded that the demolition would constitute an Adverse Impact on historic resources, there was concurrence that there may be no prudent and feasible alternatives given the condition of the structures and the loss or alteration of historic materials and features.

Based on the consultation with SHPO, measures will be incorporated into the project and included in a Letter of Resolution (LOR) to mitigate the adverse impact to the historic buildings. These measures include:

- Conduct a Phase 1A archaeological survey to document previously recorded archaeological sites and other cultural resources within or near the project area.
- Create a documentation package to NYS Historic Structure Documentation Standards, which includes building plans and photographs to be archived.
- Grade site and restore to grass.
- Develop a demolition plan to avoid the Shaker Heritage Society site and activities to the greatest extent possible.
- Consult with Shaker Heritage Society and Historic Albany to determine any opportunities for architectural salvage
- Develop and adopt a Letter of Resolution, which includes all mitigation measures to be undertaken.

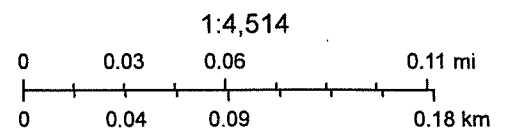
Given the mitigation measures to be undertaken and the fact that the county-built structures are not related to the Shakers use of the site and removal does not impact the historic resources in the original listing of the Watervliet-Shaker Historic District, it was determined that the demolition project will not result in any significant adverse environmental impacts.

Ann Lee Home Demolition



5/2/2022, 10:17:04 AM

 Tax Parcels (2021)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community