

State Environmental Quality Review
TYPE II ACTION
Lawson Lake Upper Camp Revitalization Project

Date: 11/12/2023

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 State Environmental Quality Review Act (SEQRA) of the New York State Environmental Conservation Law.

Albany County, as Lead Agency, has determined that the proposed action described below will not have a significant adverse environmental impact and does not require further environmental review.

Name of Action: Lawson Lake Upper Camp Revitalization Project

SEQR Status: Type II

SEQR INTRODUCTION

The Lawson Lake facilities are owned and operated by Albany County. The facilities are located in the Town of New Scotland and Coeymans, Albany County. The facilities are a recreational facility that has been previously established and operated, starting in roughly 1979 under the ownership of Albany County. The Lawson Lake Upper Camp Area, located in Coeymans, the focus of the proposed project improvements, includes several camper sleeping cabins, dining hall, kitchen facility, first aid facility, parking, driveway, toileting and shower facilities, electrical utility services, potable water services, and sanitary disposal system. The property is zoned by the Town of Coeyman as an RA zone, RA zones are Residential and Agriculture Zones that allow for Recreational Facilities. However, this property is owned by Albany County and Town zoning regulations generally do not apply.

The Lawson Lake facilities offer many outdoor related activities, including hiking, swimming, canoeing, camping, fishing, group events, youth organizations, snow shoeing, organized summer camp programs, etc. The project is proposing to maintain the maximum usage/occupancy that already exists. The existing facilities are outdated and in need of modernization. Renovations are generally related to maintenance, repairs and upgrades to meet current building code, fire code, energy code, access, and safety standards.

It is the opinion of this review that a building identified to need significant structural repairs, etc. may be razed, in part or whole, and replaced in kind with a building similar in size, use and occupancy to meet the general intent of a listed Type II action.

The proposed project is evaluated below for the purposes of SEQR classification and to document the file that a hard look has been taken in consideration of the proposed project as it relates to the intent of SEQR. Based upon the original RFP, dated Spring 2023, along with further site investigations, communications with Albany County for project scoping, facility evaluations, etc. the project will include the following capital improvements:

- Restore/renovate the Dining Facility.
- Restore/Renovate the Kitchen Facility, including refrigeration.
- Provide sufficient ADA access including parking, pedestrian access, and sufficient facilities access.
- Replace/Renovate sleeping cabins.
- Replace/Renovate toileting facilities.
- Replace/Repair electrical supply and facilities.
- Reinstate Domestic Water Supply.
- Reinstate Sanitary Disposal System.
- Repair/Upgrade site driveway & parking.
- Provide stormwater management and treatment.

SEQR ANALYSIS AND DETERMINATION

For each of the project elements, we have reviewed the specific scope to identify the type of SEQR action. To avoid project segmentation, all individual project elements are considered as a single action. Below is a review of each action, and its reference to the 6 NYCRR Part 617.5 Type II list. The table below also identifies Involved OR Interested Agencies.

Table 1: SEQR Action Analysis

Project Scope	Description	6 NYCRR Part 617 Reference	Involved / Interested Agencies
Restore/Renovate the Dining Facility	<p>The estimated 82-person dining hall facility will need renovations.</p> <p>Renovations include replacement of toileting, lighting and electrical code upgrades, energy code upgrades for heating, cooling, insulation, window and door replacements, roof repair/replacement furniture as well as foundation evaluation and repairs.</p> <p>It is anticipated that the primary building footprint will remain. The architectural team has identified many code and cosmetic improvements.</p>	<p>Type II Action – 617.5(c)(1) maintenance or repair involving no substantial changes in an existing structure of facility.</p> <p>Type II Action - 617.5 (c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p>	<ol style="list-style-type: none"> 1. Building Department (Building Permit) 2. SHPO – consultation with ORPS to be performed. Verify building eligibility due to age.

	<p>This project is not proposing an increase in facility usage.</p> <p>The dining facility will also require fire detection system, hardwired smoke/carbon monoxide detectors as well as emergency lighting, HVAC improvements.</p>		
<p>Restore/Renovate the Kitchen Facility, including refrigeration.</p>	<p>The existing facility kitchen will be replaced. The kitchen facility is adjacent to the Dining Facility. Upgrades will focus on a modernization of the space and equipment, including refrigeration, washing station, and oven system.</p> <p>Any proposed expansion of building footprint for the kitchen facility will be limited to under 4,000 sq.ft.</p> <p>However, the refrigeration system may be relocated.</p> <p>The kitchen facility will also require fire suppression system, hardwired smoke/carbon monoxide detectors, ventilation.</p>	<p>Type II Action – 617.5(c)(1) maintenance or repair involving no substantial changes in an existing structure of facility.</p> <p>Type II Action - 617.5 (c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p> <p>Type II Action - 617.5(c)(9) construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.</p>	<ol style="list-style-type: none"> 1. Building Department (Building Permit) 2. Department of Health

<p>Provide sufficient ADA access including parking, pedestrian access, and sufficient facilities access.</p>	<p>Building entrance and approach access, including dining facility, toileting, first aid, sleeping cabins, parking, pedestrian paths need to be modified to meet ADA access requirements. These upgrades will include site disturbance, minor entry modifications that may include ramps, landings, steps, surface materials, etc.</p>	<p>Type II Action - 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p> <p>Replacement in-kind refers to function, size and footprint. Stick-for-stick replacement is not needed to qualify as replacement in-kind, especially where the changes are required by current engineering, fire, energy, and building codes. Actions such as building ramps as required by the Americans with Disabilities Act, installing new or improved fire escapes, or removing asbestos shingles would be Type II.</p>	<ol style="list-style-type: none"> 1. NYSDEC – Total site disturbance will require erosion and sediment control, as well as SWPPP. 2. Building Department – Facility access/ ADA code
<p>Replace/Renovate sleeping cabins</p>	<p>Some cabins will be demolished. A materials assessment has been completed and has identified some asbestos materials. DOL guidelines will need to be followed including abatement and disposal of materials.</p> <p>Some cabin renovations will include roof replacements, window/door</p>	<p>Type II Action - 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p>	<ol style="list-style-type: none"> 1. Building Department – Facility access/ ADA code 2. Department of Labor for Asbestos identification, plan, abatement, and monitoring.

	<p>replacements, electrical & lighting upgrades, as well as interior furniture including sleeping reconfigurations. The smaller cabins are expected to house 4 to 6 people, and the larger cabins may allow for more beds.</p>	<p>Replacement in-kind refers to function, size and footprint. Stick-for-stick replacement is not needed to qualify as replacement in-kind, especially where the changes are required by current engineering, fire, energy, and building codes. Actions such as building ramps as required by the Americans with Disabilities Act, installing new or improved fire escapes, or removing asbestos shingles would be Type II.</p>	<p>3. SHPO – consultation with ORPS to be performed. Verify building eligibility due to age.</p>
<p>Replace/Renovate toileting facilities.</p>	<p>Toileting throughout the Upper Camp area is inconsistent. The toileting and limited showering facilities will be modified.</p> <p>Toileting/showering facilities will be replaced to upgrade to low water usage fixtures, ADA dimensioning and access, appropriate venting, etc.</p> <p>At the time of this analysis, the project proposes to relocate the Dining Hall toileting within the building to allow for direct exterior access, ADA access, etc. Each toileting facility provides a toilet, sink, and some showers. The Dining Facility may be expanded to provide the relocated toileting. The expansion is minor in size.</p>	<p>Type II Action - 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p> <p>Replacement in-kind refers to function, size and footprint. Stick-for-stick replacement is not needed to qualify as replacement in-kind, especially where the changes are required by current engineering, fire, energy, and building</p>	<p>1. Building Department 2. Department of Health</p>

	<p>Toileting will be provided for the first aid facility as well.</p> <p>Some of the cabins already provide toileting. These facilities may continue to provide a toileting option.</p> <p>It is not proposed to expand toileting to every facility.</p>	<p>codes. Actions such as building ramps as required by the Americans with Disabilities Act, installing new or improved fire escapes, or removing asbestos shingles are Type II.</p> <p>Type II Action - 617.5(c)(9) construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;</p>	
<p>Repair/Upgrade site driveway & parking</p>	<p>The project will re-pave, regrade, trim vegetation, and correct stormwater runoff for the driveway and parking areas.</p> <p>Additional impervious areas will need to meet SWPPP standards.</p>	<p>Type II Action - 617.5(c)(5) repaving of existing highways not involving the addition of new travel lanes.</p> <p>Type II Action – 617.5(c)(8) maintenance of existing landscaping or natural growth.</p>	<ol style="list-style-type: none"> 1. NYSDEC – SWPPP 2. Fire Department – Access and staging for emergency vehicles
<p>Replace/Repair electrical supply and facilities</p>	<p>The project scope includes upgrades to electrical system for all buildings, including lighting, outlets, circuit panels, as well as overhead /underground wiring. Upgrades are intended to meet Energy and Building Code.</p>	<p>Type II Action - 617.5(c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire</p>	<ol style="list-style-type: none"> 1. Building Department

		codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.	
Reinstate Domestic Water Supply	<p>The water supply, treatment, storage, and distribution system will be replaced/repared.</p> <p>Since there is no proposed use change or increase in occupancy, there is no increase of water demand.</p> <p>The average daily water demand remains at ~1,000 GPD.</p>	<p>Type II Action - 617.5 (c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p> <p>Type II Action - 617.5 (c)(13) extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list.</p>	<ol style="list-style-type: none"> 1. Building Department 2. Department of Health
Reinstate Sanitary Disposal System	<p>The wastewater collection, treatment, and disposal will be replaced/repared.</p> <p>Since there is no proposed use change or increase in occupancy, there is no increase of wastewater demand.</p> <p>The average daily wastewater demand remains at ~1,000 GPD.</p>	<p>Type II Action - 617.5 (c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.</p> <p>Type II Action - 617.5 (c)(13) extension of utility distribution facilities, including gas, electric, telephone, cable, water</p>	<ol style="list-style-type: none"> 1. Department of Health 2. NYSDEC

		and sewer connections to render service in approved subdivisions or in connection with any action on this list.	
Provide stormwater management and treatment	<p>The project has identified stormwater runoff that may be causing adverse impacts.</p> <p>The project proposes to install stormwater best practices and green infrastructure.</p>	617.5(c)(3) retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.	1. NYSDEC

SEQR CONCLUSION AND RECOMMENDATIONS

In reviewing the Part 1 EAF, the following environmental factors were explored, and concluded that:

- Given that this existing public facility is a permitted use and an invaluable resource to the community, it is unlikely the project will have a significant adverse effect on community character.
- There are no archaeologically sensitive, historic or cultural resources on or contiguous to the project site.
- Traffic patterns will remain the same, and changes to the surrounding street network are not required.
- The project site is not located in the 100-year flood plain, and drainage will be managed on the project site.
- There is no impact on wetlands or critical environmental areas.
- Part 1 SEAF indicated the presence of the northern long-eared bat, which is a state and federally listed endangered species. Given the presence of suitable summer roosting and adequate foraging habitat, it is possible that northern long-eared bat could be present and utilize the site for roosting and foraging activities. Species presence is assumed, as it is for all adjacent properties. The NYSDEC recommends refraining from tree removal from April 1st to October 31st, to avoid disturbance during the known roosting and pup-rearing season.
- The project site and adjoining properties do not have a history of use for solid waste management, nor are they the subject of contamination or remediation.

Based upon the analysis performed for each scope activity for the project, a Type II classification is identified. Type II actions are determined not to have a significant impact on the environment.

It is the conclusion of this analysis that the proposed project meets the classification of a Type II action and will not have significant adverse environmental impacts on the environment, as defined by the State of New York Environmental Quality Review Act (6 NYCRR Part 617).

We recommend that the County document the project file with this analysis report through the County Legislature. In accordance with 6NYCRR Part 617.3(f) no SEQR determination of significance, EIS or findings statement is required for actions which are Type II. No further action, including lead agency circulation, lead agency determination, findings, etc. is required.