

**PUBLIC NOTICE**



**SYNOPSIS**

**EMINENT DOMAIN PROCEDURE LAW  
SECTION 204 SYNOPSIS OF  
DETERMINATION AND FINDINGS OF  
THE ALLEGANY COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**ACQUISITION FOR GREAT LAKES  
CHEESE PROJECT BLOCK**

**MARCH 29, 2021**

**I. THE PUBLIC USE, BENEFIT  
OR PURPOSE TO BE SERVED BY THE  
PROPOSED PUBLIC PROJECT.**

The Project Block site, as described below, consists mainly of active agricultural fields

The site as a whole generally suffers from economic underdevelopment. Redevelopment has been prevented by significant obstacles. The site continues to deteriorate and negatively impact surrounding properties. The site, including the parcels to be acquired, continues to be in a state of blight, disrepair, nuisance, underutilization, and underdevelopment.

Considerable planning and effort has been put in place to foster economic development, revitalization, and adaptive reuse at the Site. The Agency finds that the parcels to be acquired are economically underutilized and underdeveloped, blighted, and stagnant and that their acquisition in support of redevelopment, reuse, and revitalization is a public use, benefit and purpose. Condemnation of the parcels will complete the site control necessary to further the economic redevelopment/adaptive reuse concepts that have been evaluated for the site. Redevelopment of the site will inure to the benefit of the public by securing investment in the site, creating jobs, increasing the tax base, and encouraging further economic development.

The public benefit is overwhelming compared to the incidental private benefit. Invest Buffalo Niagara estimates that by 2030 operations and payroll will mean over a billion dollars annually to the eight-county Buffalo Niagara region, on top of a \$505 million investment producing \$393,158,923 in direct and indirect benefits from construction income from the Project. The benefit to the Company is incidental and minor compared to the public benefit from the Project. Conversely, failure to move forward will cost the region the \$459,368,864 worth of goods and services in the eight-county Buffalo Niagara region currently being generated by the plant.

**II. THE APPROXIMATE LOCATION FOR THE PROPOSED PUBLIC PROJECT AND THE REASONS FOR THE SELECTION OF THIS LOCATION.**

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The Site for the Project is located in the Allegany County. The Site for the Project is on portions of three parcels of land in the Towns of Amity and Angelica. The three tax parcels to be acquired in part, which make up the Subject Property, are as follows: (1) Old State Road, Town of Amity, 158.-1-2.1; (2) Trianna Road, Town of Amity, 158.-1-31; (3) County Road 20, Town of Angelica, 145.-1-5.1. Parcel 158.-1-2.1 will be subdivided into the smaller parcel on the east side of CR 20 (part of the Project) and the remainder of the parcel west of CR 20. Total land to be acquired will be approximately 229 acres. The Site is just south of the Belmont exit of I-86. The project area is located on the east side of Gibson Hill Road (NYS Route 20) near the intersection of Gibson Hill Road and Transit Hill Road (NYS Route 19; Figure 1).

This location has been selected because it will present minimal environmental impacts, is located on major roads, in a non-residential that has been the major focus of development efforts for two decades. This area has been noted as one of the highest priorities for redevelopment. Other areas of the County have progressed while this area has remained in a state of blight and underdevelopment. There no alternative locations that can serve the needs of the proposed facility. The parcels to be acquired are the minimum necessary to accomplish the Project's goals including buffering impacts to natural resources and reducing aesthetic impacts. Only the minimum area needed for the project is proposed for acquisition. The acquisition site needs to provide space for the plant, access roads, employee parking, the wastewater treatment plant and discharge, a septic system to serve the plant employees, necessary outbuildings such as fire protection water tank, and guard shack, and storm water management improvements. In addition the proposed acquisition includes the minimum amount of buffer needed to protect natural resources, including threatened and endangered species and the adjoining river and buffer visual and noise impacts to nearby areas. The buffer area represents protection of the treed areas in accordance with Depart-

ment of Environmental Conservation and Fish and Wildlife Services best practices to limit impacts to threatened and endangered species.

**III. THE GENERAL EFFECT OF THE PROPOSED PROJECT ON THE ENVIRONMENT AND RESIDENTS OF THE LOCALITY.**

The Agency has issued a negative declaration under the New York State Environmental Quality Review Act ("SEQRA") finding there will not be a significant adverse impact on the environment. Thus, there will be no negative general effect on the environment. Effects on the residents of the locality from addressing the blighted situation in the Belvidere hamlet are found to be positive, including economic development, job growth, and increases to the tax base.

**IV. OTHER FACTORS THAT THE AGENCY CONSIDERS RELEVANT**

The acquisition is consistent with community plans and goals. The Agency evaluated whether the public benefit was dominant and found that it is, overwhelmingly.

**V. CONCLUSION**

The Agency finds that there is a public use, benefit, and purpose for the acquisition of the Subject Property and determines to proceed with acquisition pursuant to the EDPL.

**Copies of the determination and findings will be forwarded by written request, without cost. Under EDPL § 207, there are thirty days from the completion of the Agency's newspaper publication requirement to seek judicial review of the Agency's determination and findings. Under EDPL §§ 207 and 208, the exclusive venue for judicial review of the Agency's determination and findings is the Supreme Court, Appellate Division, Fourth Judicial Department.**