

**State Environmental Quality Review Act (SEQRA)**

**NEGATIVE DECLARATION  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

This notice is issued pursuant to part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law (SEQR).

The Allegany County Industrial Development Agency (ACIDA) has determined that the proposed actions described below **will not** have a significant effect on the environment and that an Environmental Impact Statement will not be prepared.

**DATE:** February 8, 2024  
**NAME OF ACTION:** Pic Development Holding Corp Project  
**LOCATION:** 59 Main Street (tax map no.: 126.7-2-41)  
Village and Town of Almond, Allegany County  
**SEQR STATUS:** Unlisted Action  
**LEAD AGENCY:** Allegany County Industrial Development Agency  
**CONTACT PERSON:** Dr. Craig Clark, Executive Director  
Crossroads Commerce & Conference Center  
6087 State Route 19 North  
Belmont, New York 14813  
585-268-7472

**DESCRIPTION OF ACTION:**

The project is the acquisition of an interest in an approximately 0.40 acre parcel of land located at 59 Main Street (tax map no.: 126.7-2-41) in the Village and Town of Almond, Allegany County, New York (the "Land") together with an existing approximately 8,066 square foot building located thereon (the "Facility"), (2) the renovation and reconstruction of the Facility and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned and operated by the Company as mixed use facility consisting of retail stores, offices and apartments;.

**REASONS SUPPORTING THIS DETERMINATION:**

The ACIDA has reviewed the Environmental Assessment Forms (EAF) and the criteria contained in 6 NYCRR §617.7, as well as the applications and the comments at the public hearing and in response to the Notice of Intent, and has determined that the Projects will not have a significant impact on the environment for the following reasons:

- A. As required by §617.7(a)(2), the ACIDA has determined that an Environmental Impact Statement is not required because any identified adverse impacts on the environment will not be significant.

- B. As required by §617.7(b), the Board of Directors has:
1. Considered the action as defined in subdivisions 617.2(b) and 617.3(g).
  2. Reviewed the Full EAF for each of the projects, the criteria identified in 617.7(c) and other supporting information to identify relevant areas of environmental concern.
  3. Analyzed the identified relevant areas of environmental concern to determine whether the action will have a significant adverse impact.
  4. Set forth herein its written Finding of No Significant Environmental Impact.
- C. The Board has compared the impacts reasonably expected to result from the proposed action to the criteria listed in 617.7(c)(1) as indicators of significant adverse impacts:
1. Other than some short-term disturbance during construction, air quality will not be affected.
  2. The construction and operation of the Project will not affect ground or surface water quality or quantity, or create traffic or noise levels, solid waste production, erosion potential, flooding, leaching or drainage problems. The site use is not changing from historical uses and traffic and other impact levels.
  3. The site is currently disturbed, and the project is an adaptive reuse of an existing building, for missed uses allowable under local codes. There is no change in drainage on the property, and no loss of agricultural use or soils.
  4. There will be no removal or destruction of large quantities of vegetation or fauna, interference with migration of fish or wildlife, significant impacts to special habitats, nor significant impacts to threatened or endangered species, or any other impacts to natural resources. No State-listed Threatened or State-listed Endangered species have been observed.
  5. There will be no impairment of Critical Environmental Areas.
  6. The project is consistent with the Town and Village land use patterns. There will be no conflicts with currently adopted community plans and goals.
  7. There will be no impairment of important historical, archeological, or aesthetic resources or nor conflict with the community character.
  8. The Projects will not need a major change in use or type of energy.
  9. The Projects will not create a human health hazard.
  10. The Projects will not create a substantial change in use or intensity of use of land including agricultural land, open space, and while being constructed on a former or recreational resource, it is not currently operating or open to the public.
  11. The Projects will not encourage a population increase or have other growth-inducing impacts, and will not create a material demand for other actions resulting in above consequences.
  12. The Projects will not create changes in two or more elements of the environment that combined have a substantial adverse impact on the environment, nor do the Projects embody two or more related actions undertaken, funded or approved by an agency that combined have a significant adverse effect on the environment.

- D. 617.7(c)(2) – For the purpose of determining significant adverse impacts on the environment of those factors listed above, the long-term, short-term, direct, indirect and cumulative impacts, including simultaneous or subsequent actions, to the extent reasonable, as included in any long-range plan for the action, any action that is a result of the reviewed action or is dependent on the action were reviewed.
- E. 617.7(c)(3) – The significance of any likely consequences were assessed in connection with the setting of the action, the likelihood of occurrence, duration, irreversibility, geographic scope, magnitude and the number of people affected as a consequence of the action.

**Based on this review, the ACIDA has determined that no significant adverse environmental impacts would result from this Action.**