

**TLC HEALTH NETWORK TRI-COUNTY HOSPITAL  
FACILITY REPLACEMENT PROJECT  
TOWN OF PERRYSBURG, CATTARAUGUS COUNTY, NEW YORK  
FEMA-1857-DR-NY**

**BACKGROUND**

The TLC Health Network (Applicant) has requested federal financial assistance from the U.S. Department of Homeland Security-Federal Emergency Management Agency (FEMA) to construct a relocated permanent Tri-County Family Hospital Facility at a property located at 5 Jolls Road, Perrysburg, Cattaraugus County, NY. The affected communities experienced flooding and storm damages within its communities during severe storms and flooding from August 8-10, 2009. The storm incident period was declared a major disaster by President Barack Obama on September 1, 2009 and federal assistance was made available to affected communities and non-profit organizations such as the Applicant per FEMA- 1857-DR- NY and in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) (PL-93-288), as amended. The Applicant's hospital facility building at 100 Memorial Drive, Gowanda, N.Y. was flooded and substantially damaged during the disaster. The structure was condemned and was demolished. After the 2009 disaster incident, the Applicant leased land and installed a temporary modular clinic at 34 Commercial Drive in Gowanda, New York to be used as an interim facility until the operation is permanently restored at the new facility site.

The Applicant considered several site alternatives for restoration of a permanent facility to provide necessary hospital services to the affected community. The No Action Alternative was eliminated as it would limit the Applicant's ability to provide the same level of health care as was provided at its original facility. New construction of the clinic at the original location was screened from consideration due to the site's floodplain location. Construction at the interim site was also screened from further analysis because the parcel would not be large enough to accommodate the proposed building and parking. The Applicant worked with real estate planners to evaluate and screen three alternative site locations based on project criteria. The Applicant arrived at the selected permanent relocation site on 5 Jolls Road, a location approximately within three miles from Gowanda. It was important that the clinic be situated in close proximity to the original facility to ensure that the community, especially the elderly and chronically ill, would be able to easily access the care they need within short commuting distance from their homes. The proposed site is located outside both the 100-Year and 500-Year Floodplains. It was a priority to relocate the critical facility from its original partial Special Flood Hazard Area location to a site outside the 500-Year Floodplain.

The proposed disaster recovery grant project would involve the costs associated with new construction of a permanent facility at a new location. New construction includes property acquisition; planning, engineering & design; and construction costs for the new clinic building with site utilities and amenities. Demolition of the original facility and operation of the interim facility were previously funded by FEMA. The new facility grant project is to be funded per public assistance FEMA -1857-DR- NY.

**PROJECT DESCRIPTION**

The Applicant has elected to construct its new approximate 41,000 square-foot family medical facility at 5 Jolls Road, Perrysburg, NY. The Applicant's new facility will be constructed on a

42.5-acre parcel of which the site footprint is to be approximately 11.3 acres. The site will be developed to include new utilities and site amenities such as a parking and landscaping. The original facility at 100 Memorial Drive was demolished and the site is to be secured by the Applicant and will be available for future re-use as open space or other acceptable use by the Applicant.

An Environmental Assessment (EA) was prepared by FEMA and the Applicant, with the participation of the state grantee, New York State Office of Emergency Management (NYSOEM), to assess the proposed project's impacts on the human environment in accordance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality regulations for implementing NEPA (44 CFR Parts 1500 through 1508), and FEMA regulations for environmental consideration pertaining to NEPA compliance (44 CFR Part 10). The EA in summary, identified that the proposed project will adversely impact agricultural land and small portion of forestland. The farmland conversion impact is not subject to the Farmland Protection Policy Act due to scale of impact. The described action will not result in any known significant adverse impacts to geology, hydrology, air quality, floodplains, wetlands, water quality, wildlife and fisheries habitat, vegetation, socioeconomics, public safety or transportation. The proposed alternative has been reviewed, and to the best of our knowledge, does not have the potential for significant cumulative effects when combined with past, present or reasonably foreseeable future actions in the project area.

The 30-day public comment period for the federal agency's EA was from July 21-August 19, 2012. A public notice was issued in the Dunkirk Observer newspaper on July 20, 2012 and Olean Times Herald newspaper on July 20, 2012. No public comments were received during the public comment period.

## **CONDITIONS**

The grant applicant must meet these conditions as part of the project. Failure to comply with these conditions may jeopardize Federal funds:

1. The Applicant shall obtain and adhere to all applicable local, state and federal permits. The Applicant shall provide copies of all environmental permits to the NYSOEM/FEMA at close-out. Note that if a New York State Department of Environmental Conservation General Permit for Stormwater Discharges is needed for construction, the Applicant shall provide NYSOEM/FEMA a copy of the Stormwater Pollution Prevention Plan and a copy of the Notice of Intent Form at close-out.
2. It is expected that the Applicant and its construction contractor(s) will conduct construction utilizing best management practices to limit noise, dust, sedimentation and erosion during construction.
3. If cultural resources are unexpectedly discovered during construction, activities would cease in the immediate area and the New York State Historic Preservation Office, the FEMA Regional Environmental Officer and NYSOEM would be notified before work could continue.
4. Any substantive change to the approved scope of work will require re-evaluation by FEMA for compliance with NEPA and other laws and executive orders.
5. It is recommended that the proposed project be landscaped with native plant material to avoid the spread of non-native or invasive plants, which is a recommendation consistent

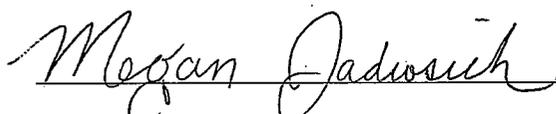
*Tri-County Family Medicine Clinic Facility Replacement Project – Finding of No Significant Impact*

with Executive Order 13112 Invasive Species and in support of sustainable site development.

**FINDINGS**

In accordance with NEPA and 44CFRPart10, based upon the findings of the EA and adherence to project conditions, FEMA has determined that the proposed action will have no significant adverse impact on the quality of the human environment. As a result of this Finding of No Significant Impact (FONSI), an Environmental Impact Statement will not be prepared and the proposed project as described in the EA may proceed. This FONSI serves as the final public notice for the proposed project.

**APPROVED:**



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Megan Jadrosich, PMP, CFM  
Regional Environmental Officer  
Federal Emergency Management Agency, Region II

Date