

**CITY OF TROY
PLANNING BOARD**

COLUMBIA DEVELOPMENT COMPANIES

**CHASEN BUILDING OFFICE REDEVELOPMENT AND
PROCTOR'S THEATER AREA MASTER PLAN**

**SEQRA LEAD AGENCY RESOLUTION
NEGATIVE DECLARATION OF
ENVIRONMENTAL SIGNIFICANCE**

NOVEMBER 10, 2010

**RESOLUTION OF THE CITY OF TROY PLANNING BOARD ISSUING NEGATIVE
DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE CHASEN
BUILDING OFFICE REDEVELOPMENT AND PROCTOR'S THEATER AREA
MASTER PLAN PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL
QUALITY REVIEW ACT.**

WHEREAS, for approximately three decades the Proctor's Theater office building and auditorium/stage building have been vacant and deteriorating; and

WHEREAS, the Planning Board has witnessed other developers propose various development and/or redevelopment plans such as in 2000, the proposed rehabilitation of the theater into a high end hotel, which did not occur; and

WHEREAS, in 2003, RPI acquired the Chasen Building for potential use as a conference center with office space on the upper floors and in 2004 acquired the Proctor's buildings and sought developers to assist in the redevelopment for office space and hotel; and

WHEREAS, after four years looking for a developer without success, RPI sought bids seeking ideas for development, however only two unacceptable bids were received making redevelopment appear to be an unlikely scenario for the long term; and

WHEREAS, in August 2009, the City of Troy Planning Board ("Planning Board") commenced a coordinated environmental review, pursuant to the New York State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR §617 et seq.) (collectively, "SEQRA"), by declaring its intent to act as lead agency for a Type 1 project proposed by Columbia Development Companies ("Columbia") consisting of 1) rehabilitation/preservation of the Chasen Building with as much as ±33,520 gross square feet mixed use office/retail building, 2) rehabilitation/preservation (including preservation of the façade) of the Proctor's Theater Building with as much as ±30,094 square feet of office space, and 3) removal of the Auditorium/Stage Building and replacement with ±60,000 square feet of office space ("Original Project"); and

WHEREAS, Columbia made detailed presentations to the Planning Board regarding the

proposed Original Project; and

WHEREAS, the buildings are reasonably described as follows:

- **Chasen Building.** The Chasen Building, located at 70-76 Fourth Street, was evaluated in a report prepared by Ryan-Biggs Associates, P.C. The building was constructed circa 1840 and is located on the corner of Broadway and Fourth Street in the Central Troy Historic District. It has undergone many renovations over the years and appears to have been built in stages with the oldest part of the building being the three story sections and form an L-shape around the corner. It is in need of "significant renovation and repair" work. Many of the building's structural systems "are stressed beyond capacity, and certain portions of the building show signs of progressive failure". The building has been deteriorating for many years and the interior will need "significant reconstruction before it can be utilized by new occupants". The building is described as a "Greek Revival style corner commercial block with brick façade and three separate storefronts, each with twentieth century alterations. Original features include brownstone sills and lintels, six-over-six window sash and corbelled brick cornice with denticulation. A Greek Revival style storefront is completely concealed beneath ... marble art deco storefront". Cost estimates, from maintaining the building to renovation of the entire building, have been estimated to range from \$550,000 to \$3.9 million.

- **Proctor's Theater Building.** The Proctor's Theater Building, located at 82-94 Fourth Street, was evaluated in a report prepared by Ryan-Biggs Associates, P.C. The building was constructed in 1914. The office portion of the building is five stories and approximately thirty feet in depth from Fourth Street and one hundred feet in length. The east façade faces Fourth Street and is constructed with multi-wythe brick masonry and contains the marquee of the theater. It is constructed in a neo-Gothic style with terra cotta and brick exterior which includes gargoyles and ornamentation. In 2005, a large piece of the façade fell from the roof at the south end of the building. The upper area "including parapets, gargoyles and concrete shelves at the fifth floor are deteriorated and will likely need to be rebuilt". Construction costs for the long term repairs of the façade-only were estimated to be \$1.25 million to 1.51 million.

- **Proctor's Auditorium/Stage Building.** The Proctor's Auditorium/Stage Building is approximately one hundred feet wide by one hundred and ten feet long. The main entrance to the auditorium faces Fourth Street and is through the north end of the office building. The exterior walls consist of multi-wythe brick masonry. The theater portion of the building contains an auditorium, basement, a lounge basement, lobby, ramps, main seating, mezzanine, balcony and side balconies, projection room and roof and is in overall good condition. The stage house consists of a basement, stage and dressing rooms. The stage house contains a montage of framing systems ultimately supported by masonry bearing walls. The basement and center stage areas are in poor condition (with "major water infiltration and obvious signs of structural distress" and deterioration to the point where "the stage is not capable of supporting loads"...) while the side stages and dressing rooms are in fair condition.

WHEREAS, in general, the Planning Board and members of the public expressed

favorable comments regarding the proposed rehabilitation/preservation of the Chasen Building and reuse as a ±33,520 gross square feet mixed use office/retail building, and Proctors Office Building by utilizing the front ±30,094 square feet for office use, including façade preservation; and

WHEREAS, this rehabilitation/preservation work will preserve and enhance this important commercial corridor that had been previously neglected over a substantial period of time; and

WHEREAS, regarding the Proctors Auditorium/Stage Building, Columbia also presented a report from The Louis Berger Group, Inc. dated April 29, 2009 regarding an “Opinion of Probable Cost, Proctor’s Theater” (“Berger Report”) that, after examining the building and analyzing prior construction estimates by Eastlake Group and Ryan Biggs Associates, concluded:

- Preliminary cost estimates for the restoration of the Theater Building to a working theater, asbestos and lead abatement with mural restoration and decorative plaster would be approximately \$27 million or within a probable range of \$24-30 million.

WHEREAS, Columbia also provided an analysis of the potential adaptive reuse of the Proctors Auditorium/Stage Building from BBL Construction Services dated May 1, 2009 that concluded:

- The only potential adaptive reuse was as an operating theater;
- The adaptive reuse as a theater “in essence require the constructing of a building within a building”;
- Selective demolition would be necessary that would cost as much as the total demolition, if not more;
- Constructing a building within the building, the only possible adaptive reuse, likewise would be significantly more expensive than removal and development of an office building.

WHEREAS, to assist with the economic feasibility for the Original Project, in April 2009, the City of Troy City Council adopted a resolution authorizing the Mayor to submit a grant application with the Empire State Development Corporation (“ESDC”) consistent with a request for funding proposals for the Restore NY Communities Initiative (“Restore NY”) seeking funding for the Original Project; and

WHEREAS, based on the record, without the availability of such Restore NY grant the Original Project is not economically feasible and all the buildings would continue to sit vacant and subject to further deterioration; and

WHEREAS, in response to the City’s funding application, ESDC provided to the City a

conditional funding commitment in the amount of \$4 million dollars in connection with the Original Project; and

WHEREAS, on June 30, 2009, the New York State Office of Parks, Recreation and Historic (“OPRHP”) commented regarding the Original Project that the “proposed restoration/rehabilitation components of the project represent significant historic preservation potential for the city of Troy...”, however the removal of the Auditorium/Stage building would adversely impact the “former movie theater palace”; and

WHEREAS, OPRHP indicated that alternatives be explored and noted that a letter from Troy-Proctors, Inc. suggested that the restoration costs might be lower than projected; and

WHEREAS, Columbia requested that B & B Theatres, an experienced redeveloper, examine the Auditorium/Stage building; and

WHEREAS, in a letter dated December 15, 2009, B & B stated that their initial review indicates that “it will be highly unlikely that a project will be feasible”; and

WHEREAS, in rejecting even performing a feasibility study B & B noted “It makes little sense to waste your money and our time to do a study that we know after the initial review is not going to result in a feasible project”; and

WHEREAS, B & B found:

- The cost per square foot to retrofit an existing building is going to be much higher than building from the ground up... [T]he actual build-out will be significantly higher than new construction;
- Significant financial risk to the developer particularly with redeveloping an old building;
- Due to the length of vacancy, most if not all of the HVAC, electrical and plumbing systems would need to be replaced;
- Regulatory hurdles exist in any remodeling of an historic building and conflicts will take time to work through;
- Remodeling or retrofitting will not compare equally to state of the art facilities because the space is limited within the facility and working within such space and adaptations are often at the expense of modern conveniences expected in newer facilities; and

WHEREAS, based on public comments received at public hearings and meetings of the Planning Board regarding the planned removal of Proctors Theater Auditorium and Stage House, despite the reports in the record, Columbia determined to reevaluate the Original Project and to examine the feasibility of potential alternative development scenarios; and

WHEREAS, based on the conditional funding commitment, the Restore NY grant monies may not be utilized for renovating the Auditorium/Stage Building; however such monies could be utilized for the environmental remediation of the building prior to removal or potential reuse; and

WHEREAS, while all studies and reports in the record confirm that removal of the Proctors Theater Auditorium and Stage House and redevelopment with $\pm 60,000$ square feet of office space to be the only economically feasible alternative, Columbia, as part of the "Chasen Building Office Redevelopment and Proctor's Master Plan" ("Master Plan") now proposes the stabilization/preservation of the Auditorium/Stage Building to include limited roof repair, cleaning of the inside walls and utilities while a further evaluation of the future use for the building is conducted; and

WHEREAS, as currently proposed, when completed, the Master Plan proposes redevelopment/construction in the following stages: 1) rehabilitation/preservation of the Chasen Building with as much as $\pm 33,520$ gross square feet mixed use office/retail building, 2) rehabilitation/preservation (including preservation of the façade of the Proctor's Theater Building) with as much as $\pm 30,094$ square feet of office space, and 3) stabilization/preservation of the Auditorium/Stage Building to include limited roof repair, cleaning of the inside walls and utilities, and alternatively, a) removal Auditorium/Stage Building for the redevelopment of a $\pm 60,000$ square feet office building, or b) removal of 78-80 Fourth Street or some variation thereof, such as potentially preserving 80 Fourth Street, and replacement with $\pm 24,000$ square feet of office space (collectively, the "Project" or "Master Plan"); and

WHEREAS, as noted above, the Planning Board has worked closely with the OPRHP throughout this process; and

WHEREAS, on October 26, 2010, OPRHP issued a letter commenting on the proposed Master Plan and stated:

As redesigned, the current project preserves in place all historic buildings, provides for the substantial redevelopment and reused (sic) of two major historic commercial resources, retains the theater for potential future redevelopment and intertwines modern construction without altering the streetscape. The developers are to be commended on their efforts to minimize the impacts to these historic resources, while continuing their commitment to a transformational economic development project within the city of Troy.

As proposed, the current redevelopment plan will have *No Adverse Impact* on historic resources within the project area. (Emphasis in original)

WHEREAS, pending the marketing for potential reuse of the Auditorium/Stage Building, Columbia proposes to proceed first, with the rehabilitation/preservation of the Chasen Building and second, rehabilitation/preservation (including preservation of the façade of the Proctor's Theater Building; and

WHEREAS, it is expected that the rehabilitation projects will take approximately two

years to be completed; and

WHEREAS, in the interim, Columbia has committed to working with local groups and organizations to potentially place the Auditorium/Stage Building to some adaptive reuse; and

WHEREAS, each building that will be redeveloped requires site plan approval to be issued by the Planning Board; and

WHEREAS, after the initial stages of the redevelopment have been completed, or sometime prior thereto, the Planning Board will retain site plan jurisdiction over the future potential adaptive reuse of the Auditorium/Stage Building through the site plan approval process; and

WHEREAS, at that future time, the Planning Board will be in a position to evaluate any new substantive information regarding whether progress has been made regarding the future reuse for the Auditorium/Stage Building, and if substantive new information is presented at that time, the Planning Board may evaluate such information pursuant to SEQRA continuing to act as lead agency; and

WHEREAS, the Planning Board is aware of the public sensitivities regarding the potential demolition of the Auditorium/Stage House, and, in that regard has evaluated all possible means of preserving the space for performance use, or alternatively, incorporating an adaptive reuse for these structures; and

WHEREAS, Columbia has submitted expert documentation demonstrating that the adaptive reuse of the Auditorium/Stage Building is not feasible and cost prohibitive in nature; and

WHEREAS, nevertheless given the Planning Board's and Columbia's sensitivity to this issue, Columbia has proposed to stabilize/preserve the Auditorium/Stage Building to include roof repair, cleaning of the inside walls and utilities, thereby deferring the potential removal of the building in order to provide additional time to further evaluate adaptive reuses; and

WHEREAS, no user or occupant has been established for the Auditorium/Stage Building, however, when an occupant or user is established, Columbia will file appropriate plans for review by the appropriate agency; and

WHEREAS, in the event that a future occupant or user is located for the Auditorium/Stage Building, pursuant to the Master Plan, Columbia proposes to potentially acquire for the purpose of removing two adjacent buildings located at 78-80 Fourth Street and replacing them with 24,000 square feet of office space, or some variation thereof, such as potentially preserving 80 Fourth Street; and

WHEREAS, OPRHP evaluated this potential redevelopment scenario and determined that there will be "No Adverse Impact on historic resources"; and

WHEREAS, the Planning Board reviewed Part I of the SEQRA Full Environmental

Assessment Form in connection with the Original Project and determined that the proposed action constitutes a Type I action pursuant to SEQRA; and

WHEREAS, in order to fully evaluate the Project, Columbia made presentations to the Planning Board and described the Original Project and Project in detail; and

WHEREAS, as detailed in the presentation and Full EAF, it is apparent to the Planning Board that the changes from the Original Project include, among other things, significant environmental abatement to the Auditorium/Stage Building, while a potential future occupant or user is sought; and

WHEREAS, consistent with SEQRA, the Planning Board contacted the other involved agencies for the Project, notified them of the Project, as revised from the Original Project, and requested their comments regarding same, and of the public hearing; and

WHEREAS, on October 14, 2010, the Planning Board conducted a public hearing and allowed all interested persons to offer oral and written testimony; and

WHEREAS, all persons interested in the Project and desiring to be heard were heard at said public hearing; and

WHEREAS, in a letter dated October 14, 2010, the Troy Proctors, Inc. group urged that the Master Plan be approved and stated that it:

...supports the proposed master with regard to the redevelopment of the front of the Proctor's and Chasen Buildings and the abatement of the theater space. These activities are beneficial to the restoration and reuse of Fourth Street and have the potential to make the corridor a thriving participant in the downtown once more..."; and

WHEREAS, Troy Proctors believes, while against removal of the Auditorium/Stage Building, that the proposed Master Plan offers the most for the future of Fourth Street and Proctor's Theater and that additional public input be provided prior to any future demolition; and

WHEREAS, pursuant to SEQRA, the Planning Board and its staff, has reviewed and considered all comments on the Full EAF and the Project; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board as follows:

1. Original Project

- A. As described in the Full Environmental Assessment Form, the Original Project consisted of: 1) rehabilitation/preservation of the Chasen Building with as much as ±33,520 gross square feet mixed use office/retail building, 2) rehabilitation/preservation (including preservation of the façade) of the Proctor's Theater Building with as much as ±30,094 square feet of office space, and 3) removal of the Auditorium/Stage Building and

replacement with ±60,000 square feet of office space.

2. Proposed Master Plan

- A. In October, 2010, Columbia submitted an Amended EAF providing details for the proposed Master Plan. The Amended EAF for the Master Plan proposed changes to the Original Project which had not been previously considered by the Planning Board.
- B. While the first two components of Master Plan remain unchanged from the Original Project, the Amended Full EAF provided detailed information regarding the changes to the Original Project, including:
 - i. The stabilization of the Auditorium/Stage Building, including limited roof repair, cleaning and stabilization of inside walls and utilities;
 - ii. Providing an opportunity to locate a possible occupant or user for the Auditorium/Stage Building;
 - iii. During the pendency of the redevelopment of the Chasen Building and the Proctor's Office Building, the results of the market search for an occupant or user will impact the next part of the Project, as follows:
 - 1. If no occupant or user has been located, Columbia may commence the site plan approval process for the ±60,000 square foot office building;
 - 2. If an occupant or user is located, Columbia will pursue the alternative redevelopment plan involving 78-80 Fourth Street, involving acquisition, removal and redevelopment with ±24,000 square feet of office space. This alternative is somewhat speculative being contingent on numerous future events.

3. Planning Board's Conclusion

- A. Based on the revisions to the Original Project, and additional documentation, it is apparent to the Planning Board that the Project is different from the Original Project.
- B. Therefore, it is necessary for the Planning Board, as SEQRA Lead Agency, to review the Project as proposed, identify the relevant areas of environmental concern, take a hard look at them and make a reasoned elaboration for the basis of its determination.

- C. Based on the record before the Planning Board, including public comments received at the public hearing, and having reviewed all the areas of environmental concern, together with all the identified measures designed to minimize potential impacts and documentation provided by Columbia, the Project will not result in significant adverse environmental impacts as more fully detailed below.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Planning Board as follows:

1. The Planning Board has given full consideration to the Original Project and as amended;
2. The requirements of SEQRA have been met;
3. The following enumerated facts and conclusions of the Planning Board are derived from the record, including comments submitted to the Planning Board and from other documents, reports, submittals and testimony and other relevant information, including the personal knowledge and familiarity of the Planning Board members with the area and all prior proceedings related to the Project, comprising the record of these deliberations are set forth herein as the basis of the Planning Board's decision relative to the Project.

I. DESCRIPTION OF THE ACTION

The Project calls for the reversal of the deleterious influences of vacancy, negative influences of time and environment for the nearly one half block long façade for Proctor's Theater and the Chasen Building, located just to the north of Proctor's. The action proposes the following:

- 1) Rehabilitation and renovation of the Chasen Building as a mixed use office/retail space (±33,520 sq ft);
- 2) Rehabilitation, renovation and reconstruction of the Proctor's Theater Office building, 82-90 Fourth Street, utilizing the front ±30,094 sq ft for office use while preserving the façade.
- 2) The stabilization of the Auditorium/Stage Building to include limited roof repair, cleaning, remediating, and stabilization of inside walls and utilities.
- 3) Since no occupant or user has been identified for the Auditorium/Stage Building, if one is found, an appropriate application for the proposed use will be submitted to the City.
- 4) To evaluate future buildout, two redevelopment scenarios were considered.
 - (i) Removal of the Theater/Stage Building and replaced with ±60,000 sq ft office development; and/or

(ii) Acquisition of 78-80 Fourth Street for removal, or some variation thereof, such as potentially preserving 80 Fourth Street, and redevelopment with ±24,000 square feet office space.

II. PROJECT LOCATION

The Project is located along a segment of downtown Troy vital to the overall health and prosperity of this area. The block of Fourth Street, between State Street and Broadway, has remained especially recalcitrant to renewal. The addresses of the Project include: 70-76, 78, 80 and 82-90 Fourth Street.

III. PROJECT IMPACTS

The scale and importance of this Project has necessarily and appropriately invited a considerable amount of public discussion. The following addresses the impacts raised during the Planning Board's review:

1. Cultural Resources – Preservation and Demolition of Buildings in the Downtown Historic District.

A. Description of the Buildings and Preservation Initiatives

The Project lies within the National Register of Historic Places Fourth Street local Historic District. According to the reports the following is a description of each building and the proposed renovation, reconstruction and/or rehabilitation to be performed.

- **Chasen Building.** The Chasen Building, located at 70-76 Fourth Street, was evaluated in a report prepared by Ryan-Biggs Associates, P.C. The building was constructed circa 1840 and is located on the corner of Broadway and Fourth Street in the Central Troy Historic District. It has undergone many renovations over the years and appears to have been built in stages with the oldest part of the building being the three story sections and form an L-shape around the corner. It is in need of "significant renovation and repair" work. Many of the building's structural systems "are stressed beyond capacity, and certain portions of the building show signs of progressive failure". The building has been deteriorating for many years and the interior will need "significant reconstruction before it can be utilized by new occupants". The building is described as a "Greek Revival style corner commercial block with brick façade and three separate storefronts, each with twentieth century alterations. Original features include brownstone sills and lintels, six-over-six window sash and corbelled brick cornice with denticulation. A Greek Revival style storefront is completely concealed beneath ... marble art deco storefront". The Project will restore and preserve the significant historic façade of the Chasen Building and interior renovations for retail/office reuse of the building for this very significant block in downtown. The Chasen Building is located at a highly visible and strategic location in

downtown Troy. Rehabilitation and reuse of the Chasen Building is vital to downtown Troy.

- Proctor's Theater Building. The Proctor's Theater Building, located at 82-94 Fourth Street, was evaluated in a report prepared by Ryan-Biggs Associates, P.C. The building was constructed in 1914. The office portion of the building is five stories and approximately thirty feet in depth from Fourth Street and one hundred feet in length. The east façade faces Fourth Street and is constructed with multi-wythe brick masonry and contains the marquee of the theater. It is constructed in a neo-Gothic style with terra cotta and brick exterior which includes gargoyles and ornamentation. In 2005, a large piece of the façade fell from the roof at the south end of the building. The upper area "including parapets, gargoyles and concrete shelves at the fifth floor are deteriorated and will likely need to be rebuilt". The Project will restore and preserve the significant Neo Gothic façade of the Proctor's Theater Office Building and rehabilitate for reuse the office building that will revitalize the entire area.

- Proctor's Auditorium/Stage Building. The Proctor's Auditorium/Stage Building is approximately one hundred feet wide by one hundred and ten feet long. The main entrance to the auditorium faces Fourth Street and is through the north end of the office building. The exterior walls consist of multi-wythe brick masonry. The theater portion of the building contains an auditorium, basement, a lounge basement, lobby, ramps, main seating, mezzanine, balcony and side balconies, projection room and roof and is in overall good condition. The stage house consists of a basement, stage and dressing rooms. The stage house contains a montage of framing systems ultimately supported by masonry bearing walls. The basement and center stage areas are in poor condition (with "major water infiltration and obvious signs of structural distress" and deterioration to the point where "the stage is not capable of supporting loads"...) while the side stages and dressing rooms are in fair condition. Columbia proposes limited roof repair, cleaning and stabilization of inside walls and utilities pending continued examination of a future occupant of user of the building.

- 78-80 Fourth Street. These buildings are located to the north and adjacent to the Proctor's Office building. The Master Plan proposes removal of these buildings and future redevelopment of a 24,000 square foot office building. This alternative is, however, contingent upon the future of the Proctor's Auditorium/Stage Building. As a result, this alternative somewhat speculative in nature since it may not actually come to fruition. OPRHP has examined this potential redevelopment scenario and determined, assuming preservation of 80 Fourth Street, that it "will have *No Adverse Impact* on historic resources within the project area". (Emphasis in original)

B. Visual impacts – Impact on "streetscape" character.

The Project will redevelop not one, but two prominent downtown buildings and rejuvenate this area of downtown that has been resistant to development for approximately three decades. The Project is expected to transform the downtown area from a formerly vacant and lifeless streetscape into one of the most positive corridors in the City of Troy. Hundreds of people are anticipated to be brought into the downtown area and new retail space will generate spending and employees generating vibrancy to downtown. The Chasen Building façade will be renovated bringing back to its former grandeur. The elements of the Project are collectively focused restoring this block and beautifying the whole of the downtown area. OPRHP has examined the potential redevelopment scenario including the removal of 78-80 Fourth Street and determined that, with the potential preservation of 80 Fourth Street, it “will have *No Adverse Impact* on historic resources within the project area”. Therefore, the Project will result in preservation of the Chasen Building and façade of Proctor’s together with the abatement of conditions with the Auditorium/Stage Building. The Planning Board determines that the Project will maintain the existing “streetscape” and enhance the visual resources in downtown Troy with no associated significant adverse impacts.

C. Transportation

It is expected that the Project will revise traffic patterns, however the downtown street patterns and presence of a substantial existing parking garage mitigate against impacts and therefore, the Project will result in no significant traffic impacts.

IV. ALTERNATIVES

Alternatives to the removal of the Proctor’s Auditorium/Stage Building were extensively examined. The City of Troy and Columbia are aware of the public sensitivities regarding the proposed removal of the Proctor’s Auditorium/Stage Building and accordingly evaluated all possible means of preserving the space for future performance use and/or potential adaptive reuse into the structures. However, as demonstrated in the record, no form of adaptive reuse is feasible for the Proctor’s Auditorium/Stage Building.

Extensive construction costs for any future reuse prohibit future uses or an adaptive reuse. As noted herein, the Proctor’s Auditorium/Stage Building has been vacant for approximately three decades. In this time frame, numerous developers have attempted to develop the property without success and the properties have continued to deteriorate. Columbia provided reports and detailed construction cost estimates regarding redevelopment potential, including a report from a theater rehabilitation developer that concluded redevelopment was not feasible. The building is in need of significant environmental remediation, including asbestos and lead paint removal. Concern was raised that such remediation work might negatively impact the existing murals and other decorative features within the building. Columbia has committed to working with the City and OPRHP to preserve historic features as much as possible during the environmental remediation process. Environmental remediation is required either prior to removal of the building or any future adaptive reuse.

The Project contains preservation measures which were not considered feasible under the examination of prior development scenarios, due in part to the award of the Restore NY funding. The Applicant has provided economic figures, data and reports projecting that adaptive reuse of the Proctor's Auditorium/Stage Building are not feasible.

V. CONCLUSION

The Planning Board issues a negative declaration pursuant to SEQRA for the Master Plan. The Project, with the design parameters and preservation measures incorporated into therein, will not result in significant adverse environmental impacts. The measures identified and incorporated into the Project ensure that all potential significant adverse environmental impacts of the Project are mitigated or avoided.