STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Date: December 10, 2019

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: NYU Langone Hospitals
339 East 28th Street
New York, New York 10016
(New York County)

This notice is issued pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the New York Environmental Conservation Law ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *State Environmental Quality Review ("SEQR")* process.

The Dormitory Authority of the State of New York DASNY ("DASNY"), as lead agency, has determined that the Proposed Action described below would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement ("DEIS") will not be prepared.

Title of Action: NYU Langone Hospitals
2019 Financing of the NYU Langone Health's Cobble Hill Ambulatory Care Center
(Hospitals Program)

***SEQR* Status:** Type I Action – 6 *N.Y.C.R.R.* Part 617.4(b)(9)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York ("DASNY") has received a funding request from NYU Langone Hospitals ("NYULH") for its *2019 Financing of the NYU Langone Health's Cobble Hill Ambulatory Care Center Project* (the "Proposed Project"), pursuant to DASNY's Hospitals Program. The Proposed Project would consist of the design and construction of a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital ("LICH"), located at 70 Atlantic Avenue in the Borough of Brooklyn, Kings County, New York (the "project site").

For purposes of the New York *State Environmental Quality Review ("SEQR")*, the Proposed Action would consist of DASNY's authorization of the issuance of up to $550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately $234.9 million) would be used to finance the Proposed Project. NYULH's request for funding would also be used to finance the expansion and renovation of the existing New Life Center at the NYU Winthrop Main Hospital campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately $142.1 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately $230 million).[1] These projects would be covered under separate determinations.[2]

More specifically, the Proposed Project would consist of the construction of a five-story (approximately 86-foot-tall), approximately 167,031-gross-square-foot ("gsf") emergency department and outpatient facility. The program space for the new Cobble Hill Ambulatory Care Center would be contained within the first four floors of the building and would include an emergency department and lobby, a multi-specialty clinic and ambulatory programs, ambulatory and office-based surgery, and a cancer center. The fifth floor would contain a mechanical penthouse, and additional mechanical bulkheads would be located on the roof, along with an outdoor terrace. The cellar of the facility would contain diagnostic imaging services and building support space (e.g., staff lockers, materials management and other support spaces).

The approximately 33,450-sf project site is within an R6 Medium-Density Residential District. The Proposed Project would be constructed as-of-right; no other discretionary actions have been identified for the Proposed Project. The Proposed Project would replace the existing emergency department operations currently housed at NYU Langone Health – Cobble Hill, directly south of the Project Site at 83 Amity Street, which would continue operations at that location until construction of the new facility is complete. Once the Proposed Project is operational, NYU Langone Health would vacate the existing emergency department at 83 Amity Street, which is leased and not owned by NYU Langone Health. There are no plans for reuse of the existing leased space by NYU Langone Health once the Proposed Project is operational. The Proposed Project would enable NYU Langone Health to build a new, state-of-the-art facility to better serve the medical needs of the surrounding area.

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[1] NYULH would cover for the remaining design and construction/renovation costs of the three projects via equity.

[2] It is permissible for these projects to be reviewed separately under *SEQR* with individual determinations issued because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

Location of Proposed Project

The project site is located at 70 Atlantic Avenue in the Cobble Hill neighborhood of Brooklyn, Kings County, New York. The project site consists of Brooklyn Block 284, Lot 7, and is bound by Atlantic Avenue to the north, Hicks Street to the west and Pacific Street to the south. To the east, the project site abuts residential buildings on the north side of the block. The project site is currently vacant and occupies a portion of the former (demolished) LICH campus.

The project site is located adjacent to the Cobble Hill Historic District, which is listed on the State and National Registers of Historic Places ("S/NR") and is also a designated historic district by the New York City Landmarks Preservation Commission ("LPC"). The project site is also located adjacent to the Atlantic Avenue Tunnel, a NR-listed, below-grade resource that is situated beneath Atlantic Avenue north of the project site.

Description of the Institution

NYULH is a not-for-profit corporation and is the principal teaching hospital of the New York University School of Medicine ("NYUSoM"). The central facility of NYULH is Tisch Hospital, an 844-bed acute care hospital and a major center for specialized procedures in cardiovascular services, neurosurgery, Acquired Immune Deficiency Syndrome ("AIDS"), cancer treatment, reconstructive surgery and transplantation. NYU Langone Orthopedic Hospital ("NYULOH") is a 225-bed orthopedic hospital located in Manhattan. On January 1, 2016, the former Lutheran Medical Center was fully merged into NYULH. This 444-bed teaching hospital, located in the Sunset Park neighborhood of western Brooklyn, has been renamed NYU Langone Hospital Brooklyn ("NYULHB"). NYULHB offers a full range of services, including a Level I Trauma Center, a Bariatric Center of Excellence and is also a New York State Regional Stroke Center. NYULHB is the principal provider of healthcare to the residents of southwest Brooklyn and fits well with NYULH's strategy of increasing its presence in Brooklyn to provide patient care.

On August 1, 2019, the former Winthrop University Hospital was fully merged into NYULH. The 591-bed teaching hospital, located in Mineola, New York, has been renamed NYU Winthrop Hospital ("NYUWH"). NYUWH offers a full range of services, including a Level 1 Trauma Center, cardiology, a diabetes treatment and education center and oncology services. NYUWH is a large provider of healthcare services to the residents of central Nassau County and fits into NYULH's strategy of increasing its presence in Nassau County.

The sole corporate member of NYULH is the NYU Langone Health System ("NYULHS" or the "System"). The sole corporate member of the NYULHS is New York University ("NYU"). NYU elects the members of the NYU Langone Health System's Board of Trustees and approves the individuals elected by the System's Board to the Board of NYULH. NYU reviews NYULH's strategic plans, financial plans and budgets. NYULH and NYUSoM are separate entities and function as an integrated academic medical school under the name NYU Langone Health. NYUSoM is an administrative unit of NYU and is a center for medical research and medical education.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review in accordance with the procedures set forth in the *State Environmental Quality Review Act ("SEQRA"),* codified at Article 8 of the New York *Environmental Conservation Law ("ECL")*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *SEQR* process. The environmental review of the Proposed Project follows *SEQR*, and the New York *City Environmental Quality Review ("CEQR") Technical Manual,* which is used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.[3]

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law ("PRHPL"),* as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP").

Additionally, the Proposed Project was analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act ("SGPIPA")*, Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *Smart Growth Impact Statement Assessment Form ("SGISAF")* is included with this determination.

The Project Site is located within the designated boundaries of New York State's Coastal Zone. As such, the Proposed Project's consistency with the policies set forth in the New York State Department of State's Coastal Zone Management Program ("CZMP") and New York City's Local Waterfront Revitalization Program ("LWRP") was assessed in accordance with the coastal policies set forth in Section 600.5 of 6 *N.Y.C.R.R.* Part 617.

The Proposed Project. The Proposed Project constitutes a Type I action as specifically designated by 6 *N.Y.C.R.R.* 617.4(b)(9) of the *SEQR* implementing regulations. On November 8, 2019, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form ("FEAF") Part 1* that was prepared for the Proposed Project by representatives of NYULH, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming *SEQR* lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *FEAF Part 1* and the *Supplemental Report* (both attached) prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as environmental consultants to NYULH, that analyzed potential environmental impacts associated with the Proposed Project. DASNY representatives also visited the project site and its environs and discussed the Proposed Project's environmental effects with representatives of NYULH, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *FEAF Part 2* (see attached). **Based on the above, and the additional information set forth below,**

[3] The City of New York, Mayor's Office of Environmental Coordination. *City Environmental Quality Review ("CEQR") Technical Manual 2014 Edition Revisions (Effective 04/27/16)*.

DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.

General Findings. The Proposed Project would consist of the design and construction of a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) LICH campus. The new Cobble Hill Ambulatory Care Center would be a five-story (approximately 86-foot-tall), approximately 167,031-gsf facility that would be constructed as-of-right. No other discretionary actions have been identified for the Proposed Project. Approximately $234.9 million of the $550 million bond proceeds would be utilized to finance, refinance, and/or reimburse NYULH for the design and construction costs related to the Proposed Project.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project, assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following: Land Use, Zoning and Public Policy, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste and Sanitation Services, Use and Conservation of Energy, Transportation, Air Quality, Noise and Construction (see *FEAF Supplemental Report* for additional information). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

As noted in the *FEAF Supplemental Report*, the project site is located within New York City's R6 Medium-Density Residential District. The Proposed Project would be a permitted use in this district and would be constructed as-of-right. No change in zoning would be required, and no other discretionary actions have been identified for the Proposed Project.

Moderate Impacts on Land. As identified in *FEAF Part 2.1*, there would be some moderate impacts to the land surface related to construction activities at the project site. The Proposed Project would involve the excavation and removal of an estimated 19,450 cubic yards (22,318 tons) of fill material, and construction activities are anticipated to occur over a period of 32 months.

Existing fill material would be carted and disposed of offsite by a licensed private carter in accordance with prevailing regulations. Dewatering operations would only be required at the subcellar level. Groundwater is expected to occur near the top of slab elevation in the subcellar area, so dewatering would be required for the volume of the slab and footings.

Construction activities at the project site would result in temporary disruptions to the surrounding area. Construction would be carried out in accordance with New York City laws and regulations, and appropriate work permits from the New York City Department of Buildings ("NYCDOB") would be obtained for any necessary work outside of normal construction periods. The Proposed Project would comply with the requirements of the New York City Noise Control Code, which limits construction activities to weekdays between the hours of 7:00 a.m. and 6:00 p.m. (absent a permit), requires that a Construction Noise Mitigation Plan be implemented, and sets noise limits for specific pieces of construction equipment.

A Maintenance and Protection of Traffic ("MPT") plan would be developed where necessary to ensure the safety of the public and construction workers. In addition, a *Foundation Phase Site Safety Plan* and a *Proposed DOT Vehicular & Pedestrian Re-Route During Working Hours* plan have been developed to help minimize potential construction-related impacts (see *FEAF Supplemental Report*, Appendix D).

Moderate Impacts on Energy. As identified in *FEAF Part 2.14*, there would be some moderate impacts on energy related to the Proposed Project. It is expected that the Proposed Project, when operational, would consume approximately 41,874,671.7 thousand British thermal units ("MBtu") per year.[4] With the decrease in building size from the previous facility occupying the project site, coupled with the use of more energy efficient equipment, it is anticipated that there would be a reduction in energy consumption from historic levels. As such, the Proposed Project would not require a significant energy demand, and would not result in significant adverse impacts to the consumption of energy.

SHPA. The project site does not contain any historic buildings listed or potentially eligible for listing in the S/NR. However, the project site is located adjacent to the S/NR-listed and LPC-designated Cobble Hill Historic District and to the Atlantic Avenue Tunnel, a S/NR-listed, below-grade resource that is situated beneath Atlantic Avenue north of the project site. In accordance with Section 14.09 of *SHPA*, OPRHP was consulted to assess potential impacts to historic and archaeological resources due to the Proposed Project (OPRHP №. 19PR07649). In a letter dated November 7, 2019, OPRHP rendered an opinion that "…*the proposed work will have No Adverse Impact on historic resources*", with the condition that *"…a Construction Protection Plan must be implemented for the neighboring historic buildings along Atlantic Avenue and for the Atlantic Avenue Tunnel"* (see *FEAF Supplemental Report, Appendix C*). LPC also reviewed the Proposed Project and concluded that the Proposed Project has *"No architectural significance"* and *"No archaeological significance."*

Pursuant to OPRHP's conditional determination of No Adverse Impact, NYULH will prepare a Construction Protection Plan ("CPP") prior to construction of the Proposed Project in order to avoid potential impacts to nearby historic resources. These resources would also be subject to protection from construction-related damage under the NYCDOB's *Technical Policy and Procedure Notice ("TPPN") #10/88*. As such, it is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

SGPIPA. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* that was prepared in accordance with the *SGPIPA* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the *SSGPIPA*, Article 6 of the *ECL*, is detailed in the *SGISAF* (see attached). In general, the

[4] Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) from Table 15-1 "Average Annual Whole-Building Energy Use in New York City." The City of New York, Mayor's Office of Environmental Coordination, *CEQR Technical Manual,* April 2016.

Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

LWRP and CZMP. DASNY assessed the Proposed Project for consistency with the policies set forth in the State's *CZMP* and New York City's *LWRP*. After review and analysis of these city and state policies, it was determined that there would be no significant adverse impacts in the coastal zone as a result of the Proposed Project. In addition, the building's location away from the waterfront prevents it from having an effect on natural resources or shoreline erosion. Accordingly, DASNY finds that the Proposed Project would comply to the maximum extent practicable with New York State's *CZMP* and New York City's *LWRP*, and it would be conducted in a manner consistent with such programs. The Proposed Project would not substantially hinder the achievement of any of the coastal policies set forth in Section 600.5 of 6 *N.Y.C.R.R.* Part 617 and would advance one or more such policies. Accordingly, DASNY certifies that the Proposed Project would be consistent with applicable policies set forth in 19 *N.Y.C.R.R.* § 600.5.

Summary. DASNY has reviewed the Proposed Project using criteria provided in Part 617.7 of *SEQRA* and has determined that:

(i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
(ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
(iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
(iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
(v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
(vi) there will be no major change in the use of either the quantity or type of energy;
(vii) there will be no creation of a hazard to human health;
(viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
(ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
(x) there will be no creation of a material demand for other actions that would result in one of the above consequences;

(xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;

(xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and

(xiii) there will be no other significant adverse environmental impacts.

Based on the above, and the additional information contained herein, DASNY, as lead agency, analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

For Further Information:

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Director
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515 Broadway
Albany, New York 12207-2964

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Email: rderico@dasny.org

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NYU Langone Health - Cobble Hill Ambulatory Care Center		
Project Location (describe, and attach a general location map): 70 Atlantic Avenue, Brooklyn, New York 11201 (Block 284, Lot 7)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: NYU Langone Health, c/o Beau Everett, Vice President, Real Estate and Housing	Telephone: (212) 263-2631 E-Mail: beau.everett@nyumc.org	
Address: 339 East 28th Street		
City/PO: New York	State: NY	Zip Code: 10016
Project Contact (if not same as sponsor; give name and title/role): Matt Dockery, Senior Project Manager, Planning, Design & Construction	Telephone: (929) 455-2466 E-Mail: matthew.dockery@nyumc.org	
Address: 475 Park Avenue South, 3rd Floor		
City/PO: New York	State: NY	Zip Code: 10016
Property Owner (if not same as sponsor): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	Authorization for the Issuance of Tax-Exempt Bonds (Dormitory Authority of the State of New York)	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R6 Medium-Density Residence District (New York City). The proposed project is being developed as-of-right under R6 use and bulk zoning regulations.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? New York City School District #15

b. What police or other public protection forces serve the project site?
New York City Police Department - 76th Precinct

c. Which fire protection and emergency medical services serve the project site?
New York City Fire Department - Engine 224

d. What parks serve the project site?
Van Voorhees Playground, Adam Yauch Park, Brooklyn Bridge Park, Cobble Hill Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Community Facility/Institutional - Outpatient Medical Facility

b. a. Total acreage of the site of the proposed action? 0.77± acres
b. Total acreage to be physically disturbed? 0.77± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.77± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 32± months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 86± height; 185± width; and 228± length

iii. Approximate extent of building space to be heated or cooled: ≤167,031± square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Excavation of fill material for new building cellar and subceller.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 19,450± cubic yards
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Existing fill material will be carted and disposed of off-site by a licensed private carter in accordance with prevailing regulations.

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Dewatering will only be required at the subcellar. Groundwater is expected to occur near the top of slab elevation, so dewatering will be required for the volume of the slab and footings.

v. What is the total area to be dredged or excavated? 0.77± acres

vi. What is the maximum area to be worked at any one time? 0.77± acres

vii. What would be the maximum depth of excavation or dredging? 37± feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

N/A

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 24,000± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: New York City Department of Environmental Protection
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 24,000± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Red Hook Water Pollution Control Plant
- Name of district: New York City Department of Environmental Protection
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

None

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Typical construction equipment may generate air emissions.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Hot water boilers that are dual fuel (natural gas and No. 2 oil) and an 800kW diesel generator for emergency power.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No *

*However, a permit will be obtained from the New York City Department of Environmental Protection for operation of the boilers.

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

*N/A - community facility/institutional use

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 6:00 PM
- Saturday: None
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 24 hours (emergency department)
- Saturday: 24 hours (emergency department)
- Sunday: 24 hours (emergency department)
- Holidays: 24 hours (emergency department)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction activities may exceed existing ambient noise levels. However, construction activities would occur within the hours allowed by New York City law. Upon completion of construction activities, noise levels would be similar to existing ambient noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting would be installed as necessary to facilitate site safety and wayfinding. All outdoor lighting would be consistent with applicable City regulations.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored See Attachment.

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: See Attachment.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

N/A - community facility/institutional use

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

N/A - community facility/institutional use

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

The proposed facility will be a RCRA Small Quantity Generator. A hazardous waste room would be located on-site and all materials will be handled and disposed in accordance with prevailing regulations.

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

The proposed facility will generate small quantities of wastes related to imaging and/or medical treatments.

iii. Specify amount to be handled or generated ___*___ tons/month *Less than one ton per month generated, less than six tons stored at one time.

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

N/A

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: _____

Regulated medical wastes would be disposed at an authorized solid waste management facility in accordance with applicable State regulations.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: The subject property is within a densely developed urban area in the Cobble Hill neighborhood of Brooklyn. Surrounding uses include multifamily residences and commercial buildings to the north, vacant, playground, commercial and multifamily residential to the east, community facility (existing emergency department), multifamily residential and commercial to the south, and vacant land, parks, interstate highway, commercial and dock facilities to the west.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.74±	+0.74±
• Forested	0	0	No Change
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	No Change
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	No Change
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	No Change
• Wetlands (freshwater or tidal)	0	0	No Change
• Non-vegetated (bare rock, earth or fill)	0.77±	0	-0.77±
• Other Describe: Landscaped	0	0.03±	+0.03±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

NYU Langone Health - Cobble Hill emergency department is located immediately south of the subject property across Pacific Street. This existing facility is proposed to be relocated into the proposed new facility at the subject property upon implementation of the proposed action.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

As the facility's recent use was as a hospital, medical-related hazardous waste generated in the facility's laboratories was stored on-site and disposed off-site in accordance with applicable state and federal regulations. The site was listed as a RCRA Small Quantity Generator as recently as 2007. No violations were noted.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 0211398; 0211399; 0312265; 1201982

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

Site has not been subject of RCRA corrective activities.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Each of the aforementioned spill incidents pertain to one-time occurrences of leaking storage tanks or human error. All spills are currently closed by NYSDEC requiring no further action.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 100± feet below grade surface (bgs)

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Urban land-Greenbelt complex, 3 to 8 percent slopes (UGB) 100 %
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: 22± feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Brooklyn-Queens Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Urban birds and rodents
No natural areas are present.

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Cobble Hill Historic District (90NR01286); Atlantic Avenue Tunnel (90NR03137)

iii. Brief description of attributes on which listing is based:

See Attachment

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: See below*

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name NYU Langone Health Date November 8, 2019

Signature _____ Title Senior Environmental Manager

David M. Wortman
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as Environmental Consultant to the Applicant

*The project site is within a densely developed area of New York City. The five-mile radius includes large portions of Brooklyn and Manhattan, a small portion of Queens and urban areas of New Jersey (e.g., Jersey City and Hoboken). There are numerous scenic and aesthetic resources within this radius. However, the proposed project is being built as-of-right under New York City zoning regulations and is replacing a former multi-story hospital building on the project site. As such, the proposed project is not expected to impact scenic or aesthetic resources.

PRINT FORM

NYU Langone Health – Cobble Hill Ambulatory Care Center
70 Atlantic Avenue
Brooklyn, New York

Environmental Assessment Form – Part 1

Attachment

Page 1, Part A – Brief Description of Proposed Action:

The Proposed Action would involve the authorization of the issuance of tax-exempt bonds by the Dormitory Authority of the State of New York ("DASNY") for the construction of the proposed NYU Langone Health – Cobble Hill Ambulatory Care Center (the "Proposed Project"). The proposed Cobble Hill Ambulatory Care Center would be a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital ("LICH"), located at 70 Atlantic Avenue in the Borough of Brooklyn, Kings County, New York (Block 284, Lot 7) (the "Project Site") (see attached Site Location Map). The Project Site is approximately 33,450 square feet ("sf") and is within an R6 Medium-Density Residential Zoning District of the City of New York. The new facility would replace the existing emergency department operations currently housed in the NYU Langone Health Ambulatory Care Cobble Hill facility, directly south of the Project Site at 83 Amity Street, which would continue operations at that location until construction of the new facility is complete. The Proposed Project would enable NYU Langone Health to build a new, state-of-the-art facility to better serve the medical needs of the surrounding area.

The new Cobble Hill Ambulatory Care Center would be a five-story, (approximately 86-foot-tall), 167,031-gross-square-foot ("gsf") emergency department and outpatient facility. The program space would be contained within the first four floors of the building and would include an emergency department and lobby, a multi-specialty clinic and ambulatory programs, ambulatory and office-based surgery, and a cancer center. The fifth floor would contain a mechanical penthouse, and additional mechanical bulkheads would be located on the roof, along with an outdoor terrace. The cellar of the facility would contain diagnostic imaging services and building support space (e.g., staff lockers, materials management and other support space).

Access to the facility would be provided via two walk-in entrances on Atlantic Avenue and an ambulance entrance on Hicks Street. A loading dock would be positioned on Pacific Street. No on-site parking would be provided; however, 430 off-site parking spaces designated for use by the proposed facility would be located within a proposed development at 350 Hicks Street (Block 282, Lot 50), immediately west of the Project Site.

The facility would connect to existing water supply, sanitary sewer and stormwater infrastructure maintained by the New York City Department of Environmental Protection.

The facility would include several sustainable design elements, including: a green roof, low-flow fixtures, LED lighting with multi-level switching and controls, daylight sensors, proximity to a bus stop, bicycle storage rooms, light colored paving, and dual fuel condensing hot water boilers. The Proposed Project expects to achieve Leadership in Energy and Environmental Design ("LEED") Silver certification and is pursuing several New York State Energy Research and Development Authority ("NYSERDA") credits for energy-efficient mechanical, electrical and plumbing equipment.

Page 8, Item D.2.p – Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?

The proposed facility would have storage facilities for diesel and #2 fuel oil for emergency generator and hot water boilers, respectively. The diesel would be stored in a 12,000-gallon tank located on the sub-cellar floor with diked containment and leak detection provided. The #2 fuel oil would be stored in two, 290-gallon tanks located on the fifth-floor boiler room with diked containment and leak detection provided. Double containment fuel oil piping with leak detection would be provided.

Page 13, Item E.3.e – Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?

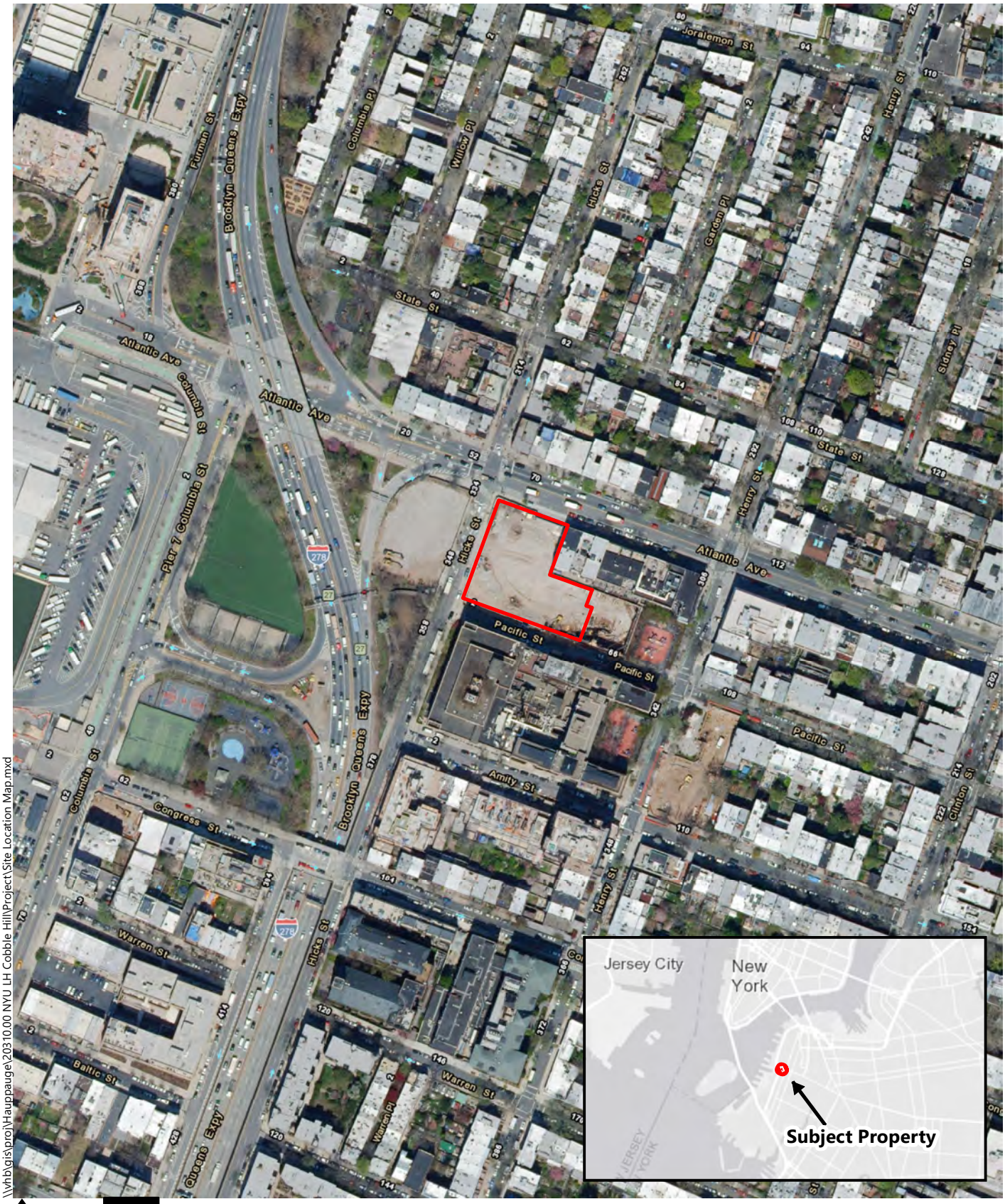
The Project Site does not contain any resources listed on the State or National Registers of Historic Places ("S/NR"), and is not listed as a landmark by the New York City Landmarks Preservation Commission ("LPC"), nor is the Project Site located in a designated historic district. The Cobble Hill Historic District, which is adjacent to the Project Site and is listed on the National Register (90NR01286) and by LPC (LP-0320), contains 1,024 contributing structures. According to the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), the district meets National Register Criterion C: "Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction." The areas of significance for the district are Architecture and Community Planning and Development.

Atlantic Avenue Tunnel (90NR03137) is an abandoned railroad tunnel beneath Atlantic Avenue (i.e., adjacent to the Project Site to the north). According to OPRHP, this resource meets National Register Criterion A: "Property associated with events that have made a significant contribution to the broad patterns of our history;" Criterion C: "Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction;" and Criterion D: "Property has yielded, or is likely to yield, information important in prehistory or history." The areas of significance for the Atlantic Avenue Tunnel are Archaeology (Historic-Non-Aboriginal), Engineering, and Transportation.

The proposed project was submitted to OPRHP for review of potential impacts to historic/cultural resources. In a letter dated November 7, 2019, OPRHP indicated,

> *…the proposed work will have No Adverse Impact on historic resources, with the following condition:*
>
> 1. *A Construction Protection Plan must be implemented for the neighboring historic buildings along Atlantic Avenue and for the Atlantic Avenue Tunnel.*

Accordingly, prior to construction, the Applicant will install appropriate and compliant protections to preclude impacts to nearby historic resources.



\\vhb\gis\proj\Hauppauge\20310.00 NYU LH Cobble Hill\Project\Site Location Map.mxd

0 100 200 400 Feet

Subject Property

NYU Langone Health - Ambulatory Care Center | Brooklyn, NY

Site Location Map

70 Atlantic Avenue
Brooklyn, New York

Sources: NYS Ortho Imagery (2016);
New York City MapPLUTO (2019)


I found it on Atlantic
HICKS ST
NYU LANGONE | COBBLE HILL
EMERGENCY DEPARTMENT

Dormitory Authority of the State of New York
NYU Langone Hospitals
NYU Langone Health – Cobble Hill Ambulatory Care Facility
70 Atlantic Avenue
Borough of Brooklyn, Kings County, New York

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)
SUPPLEMENTAL REPORT

INTRODUCTION

This *Full Environmental Assessment Form ("FEAF") Supplemental Report* is issued pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the *New York Environmental Conservation Law ("ECL"),* and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R."),* which collectively contain the requirements for the *SEQR* process.

The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980 ("SHPA")*, specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law ("PRHPL")*, as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY ("Dormitory Authority State of New York") and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP").

Project Description and Proposed Action

NYU Langone Hospitals ("NYULH") has requested financing from the Dormitory Authority of the State of New York ("DASNY") for its *2019 Financing of the NYU Langone Health's Cobble Hill Ambulatory Care Center Project* (the "Proposed Project"), pursuant to DASNY's Hospitals Program. The Proposed Project would consist of the design and construction of a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital ("LICH"), located at 70 Atlantic Avenue in the Borough of Brooklyn, Kings County, New York (the "Project Site").

For purposes of *SEQR*, the Proposed Action would consist of DASNY's authorization of the issuance of up to $550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately $234.9 million) would be used to finance the Proposed Project. NYULH's request for funding would also be used to finance the expansion and renovation of the existing New Life Center at the NYU Winthrop Main Hospital campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately $142.1 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately $230 million).[1] These projects would be covered under separate determinations.[2]

[1] NYULH would cover for the remaining design and construction/renovation costs of the three projects via equity.
[2] It is permissible for these projects to be reviewed separately under *SEQR* with individual determinations issued because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

The new Cobble Hill Ambulatory Care Center would be a five-story (approximately 86-foot-tall), approximately 167,031-gross-square-foot ("gsf") emergency department and outpatient facility. The program space would be contained within the first four floors of the building and would include an emergency department and lobby, a multi-specialty clinic and ambulatory programs, ambulatory and office-based surgery, and a cancer center. The fifth floor would contain a mechanical penthouse, and additional mechanical bulkheads would be located on the roof, along with an outdoor terrace. The cellar of the facility would contain diagnostic imaging services and building support space (e.g., staff lockers, materials management and other support spaces).

The approximately 33,450-sf Project Site is within an R6 Medium-Density Residential District. The Proposed Project would be constructed as-of-right; no other discretionary actions have been identified for the Proposed Project. The Proposed Project would replace the existing emergency department operations currently housed at NYU Langone Health – Cobble Hill, directly south of the Project Site at 83 Amity Street, which would continue operations at that location until construction of the new facility is complete. Once the Proposed Project is operational, NYU Langone Health would vacate the existing emergency department at 83 Amity Street, which is leased and not owned by NYU Langone Health. There are no plans for reuse of the existing leased space by NYU Langone Health once the Proposed Project is operational. The Proposed Project would enable NYU Langone Health to build a new, state-of-the-art facility to better serve the medical needs of the surrounding area.

POTENTIAL ENVIRONMENTAL IMPACTS

This *Full Environmental Assessment Form ("FEAF") Supplemental Report* provides information and analysis to supplement *Part 1 of the FEAF* for the Proposed Project and is organized to address the criteria for determining whether a proposed action may have a significant adverse impact on the environment, as set forth in 6 *N.Y.C.R.R.* Part 617.7(c)(1). The environmental review of the Proposed Project follows *SEQR*, and the New York *City Environmental Quality Review ("CEQR") Technical Manual* generally is used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project in this *Supplemental Report*, unless stated otherwise.[3]

Land Use, Zoning and Public Policy

This section considers the potential for the Proposed Project to result in significant adverse impacts to land use, zoning, and public policy. Under the guidelines of the *CEQR Technical Manual,* this analysis evaluates the uses in the area that may be affected by the Proposed Project and determines whether the Proposed Project is compatible with those conditions or may otherwise affect them. The analysis also considers the Proposed Project's compatibility with zoning regulations and other public policies applicable to the area.

[3] The City of New York, Mayor's Office of Environmental Coordination. *City Environmental Quality Review ("CEQR") Technical Manual 2014 Edition Revisions (Effective 04/27/16)*.

Methodology

This analysis of land use, zoning, and public policy follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment (Section 320). According to the *CEQR Technical Manual*, a preliminary land use and zoning assessment:

- Describes existing and future land uses and zoning information, and describes any changes in zoning that could cause changes in land use;
- Characterizes the land use development trends in the area surrounding the Project Site that might be affected by the proposed action; and
- Determines whether the proposed project is compatible with those trends or may alter them.

The following assessment method was used to determine the potential for the Proposed Project to result in significant adverse impacts on Land Use, Zoning, and Public Policy:

1. Establish a "study area," a geographic area surrounding the Project Site to determine how the proposed project may affect the immediate surrounding area. For this assessment, a study area of 400 feet surrounding the Project Site was used.
2. Identify data sources, including public policies (formal plans, published reports) to be used to describe the existing and No-Action conditions related to Land Use, Zoning, and/or Public Policy.
3. Assess the proposed project's potential effects on Land Use, Zoning and Public Policy to determine whether the proposed project is consistent with or conflicts with area land use, zoning, or the identified policies.
    - If a proposed project could conflict with the identified policies, a detailed assessment would be conducted; or
    - If the proposed project is found to not conflict with the identified policies, no further assessment is needed.

Existing Conditions

Land Use

Project Site

The Project Site consists of Brooklyn Block 284, Lot 7. The Project Site is currently vacant, but until 2017, was developed with a 12-story building, known as Fuller Pavilion, which was part of the Long Island College Hospital campus. Figure 1 depicts land uses on the Project Site and within the 400-foot Study Area.

Study Area

The Study Area contains a variety of land uses, including public facilities and institutions, multi-family walk-up buildings, one- and two-family buildings, mixed residential and commercial buildings, vacant land, open space and outdoor recreation, mixed-use, commercial and office buildings, and community facilities (see Figure 1).

The Project Site is within an area that is currently in the process of being redeveloped with new residential uses, known as River Park Cobble Hill. These redevelopment activities include a new 28-story residential tower, known as 2 River Park, that would occupy a portion of Block 284, Lot 1, immediately east of the Project Site. An existing playground occupying the remainder of Lot 1, along Henry Street, is to remain. The remaining portion of Block 284, along Atlantic Avenue, includes multi-family walk up buildings and mixed residential and commercial buildings.

The Study Area extends north of Atlantic Avenue to include the block bounded by State Street, Henry Street, Atlantic Avenue and Hicks Street, as well as the southern portions of the blocks immediately north of State Street. Along the north side of Atlantic Avenue, between Hicks Street and Henry Street, there is a row of mixed residential and commercial buildings and institutional use (the Brooklyn Heights Jewish Academy). The neighborhood to the north, on the south side of State Street and beyond, is primarily residential with a mix of one- and two-family and multi-family walkup buildings.

The Study Area east of the Project Site contains, as mentioned above, a vacant parcel that is under development as a residential tower. The Study Area also includes portions of the blocks on the east side of Henry Street, extending from State Street to Amity Street. These blocks contain a mix of multi-family walkups, one- and two-family buildings, and mixed residential and commercial buildings. In addition, it contains a lot on the east side of Henry Street between Pacific and Amity Streets where a 16-story residential tower known as 5 River Park is currently under construction as part of the River Park Cobble Hill redevelopment.

The southern portion of the Study Area includes the existing NYU Langone Health – Cobble Hill, which is a five-story building that contains an emergency department and other medical programs. NYU Langone Health – Cobble Hill occupies the entire block immediately south of the Project Site. Land uses on the south side of Amity Street within the Study Area include a mix of one- and two-family buildings, multi-family walk-up buildings, mixed residential and commercial buildings, and multi-family elevator buildings.

The western portion of the Study Area, beyond Hicks Street, contains a mix of vacant land, open space, and mixed-use development, as well as the Brooklyn-Queens Expressway (Interstate 278). The parcel directly west of the Project Site, which is currently vacant, formerly contained a parking garage associated with LICH. This parcel is part of the River Park Cobble Hill redevelopment, and is due to become a 15-story residential tower known as 1 River Park. This building will have parking incorporated within for use by the proposed project. Van Voorhees Park is a New York City park located west of the 1 River Park site, and is bisected by access roadways to/from the Brooklyn-Queens Expressway. Additionally, the northwestern portion of the Study Area, north of Atlantic Avenue and west of Hicks Street, contains a mix of multi-family walkup buildings, mixed residential and commercial buildings, multi-family elevator buildings, a parking garage, and some open space (i.e., a portion of Adam Yauch Park).

Zoning

The Project Site is located within a R6 zoning district (see Figure 2). The R6 zoning district covers a large area surrounding the Project Site in all directions. A Limited Height District overlay covers the neighborhoods surrounding the Project Site to the north, east and south, but excludes the area of the former LICH campus and current River Park – Cobble Hill redevelopment project.

There are C1-3 commercial overlays along the north side of Atlantic Avenue. Van Voorhees Park and Adam Yauch Park, within the Study Area, do not have zoning designations.

R6 districts permit residential and community facility uses. Commercial and manufacturing uses are not permitted. Community facility uses are permitted with a floor area ratio ("FAR") of 4.80 and a maximum community facility lot coverage of 70 percent for corner lots and 65 percent for interior or through lots. The accessory off-street parking requirements for ambulatory diagnostic or treatment health care uses in R6 districts are 1 space per 800 sf of floor area (including non-storage cellar space). Parking for the previous LICH facility at the Project Site was located in a (since demolished) garage on the west side of Hicks Street (Block 282, Lot 50), containing 430 parking spaces.

Public Policy

New York City Waterfront Revitalization Program

The federal Coastal Zone Management Act of 1972 was established to support and protect the nation's coastal areas, set forth standard policies for the review of new projects along coastlines. As part of the Federal Coastal Zone Management Program, New York State has adopted a state Coastal Zone Management Program, designed to achieve a balance between economic development and preservation. The program is also designed to minimize adverse change to ecological systems, including limiting erosion and flood hazards. The state program contains provisions for local governments to develop their own local waterfront revitalization programs ("WRPs"). New York City has adopted such a program. The local WRP established the City's Coastal Zone, and includes policies that address the waterfront's economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives.

The Project Site is within the NYC Coastal Zone Boundary.

State Smart Growth Public Infrastructure Policy Act

New York State enacted the *State Smart Growth Public Infrastructure Policy Act* ("*SGPIPA"*) in 2010, intended to minimize unnecessary cost of sprawl development facilitated by the funding or development of new or expanded transportation, sewer and wastewater treatment, water, education, housing and other publicly supported infrastructure inconsistent with smart growth public infrastructure criteria. This law requires state infrastructure agencies, such as DASNY, to ensure public infrastructure projects undergo a consistency evaluation and attestation using the 10 smart growth criteria established by the legislation. To the extent practicable, projects must align with the smart growth criteria established by the legislation.

No-Action Condition

The Proposed Project would be developed as-of-right under the existing R6 zoning regulations. As such, a No-Action Condition under which the Project Site would be developed with a substantially different use than the Proposed Project would not be assessed.

With-Action Condition

Land Use

In the With-Action Condition, the Project Site would be developed with the proposed NYU Langone Medical Center – Cobble Hill Ambulatory Care Center, which could contain a standalone emergency department and outpatient medical facility. The Cobble Hill Ambulatory Care Center would be a five-story, approximately 167,031-gsf emergency department and outpatient facility with program space including the emergency department and lobby, a multi-specialty clinic and ambulatory programs, ambulatory and office-based surgery, and a cancer center.

The Proposed Project would convert the Project Site from vacant land to an institutional use. This change would be consistent with the historical use of the Project Site and surrounding area. The Project Site formerly contained the Fuller Pavilion building until its demolition in 2017. Fuller Pavilion was part of the overall LICH campus, and according to historical data obtained from New York City MapPLUTO and the New York City Department of Buildings, the building consisted of approximately 12 stories, containing approximately 354,047 gsf of hospital program space. Furthermore, the building immediately south of the Project Site contains the existing NYU Langone Health – Cobble Hill emergency department.

Based on the historical and current use of the Project Site and surrounding area as a hospital campus and emergency department, the Proposed Project would be consistent with established land use patterns in the Study Area. The Proposed Project would not result in adverse impacts to land use within the Study Area.

Zoning

The Proposed Project would conform, as-of-right, with all bulk and use requirements in an R6 zoning district under the City of New York Zoning Resolution. The Project Site is part of a zoning lot that includes, in addition to the Project Site, Block 284 – Lots 1 and 17, and Block 290, Lot 13, for the purposes of calculating zoning yields. As discussed above, community facility uses are permitted within R6 zoning districts. The proposed community facility use, combined with the existing medical facility on the south side of Pacific Street, would result in a total community facility FAR of 2.37, which is below the maximum permitted community facility FAR of 4.80. The Proposed Project would also comply with applicable requirements for lot coverage, yards, height and setbacks. The required parking for the Proposed Project would be accommodated within the proposed 1 River Park residential tower on the west side of Hicks Street. No rezoning actions or zoning variances would be required to facilitate the Proposed Project. Therefore, the Proposed Project would not result in adverse impacts to zoning within the Study Area.

Public Policy

New York City Waterfront Revitalization Program

The Proposed Project would be consistent with all policies of New York City's WRP. The New York City WRP Consistency Assessment Form ("CAF") is provided in Appendix A.

Policy 1: Support and facilitate commercial and residential development in areas well-suited to such development.

Policy 2: Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.

Policy 3: Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

Policy 5: Protect and improve water quality in the New York City coastal area.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

Policy 8: Provide public access to, from, and along New York City's coastal waters.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

Policy 10: Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

State Smart Growth Public Infrastructure Policy Act

Since the Proposed Project would include DASNY bond financing, a *Smart Growth Impact Statement Assessment Form* ("*SGISAF"*) for the Proposed Project would be prepared pursuant to the *SGPIPA* procedures (see Appendix B). DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the relevant criteria of the *SSGPIPA* is detailed in the *SGISAF*. As indicated on the *SGISAF*, the Proposed Project would be generally supportive of the *SSGPIPA*, and no further *SSGPIPA* analysis is required.

Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual,* a socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes within the area affected by the project that would not occur in the absence of the project. Projects that would result in the following conditions would trigger a *CEQR/SEQRA* analysis of socioeconomic conditions:

- Direct displacement of a residential population so that the socioeconomic profile of the neighborhood would be substantially altered. Displacement of less than 500

residents would not typically be expected to affect socioeconomic conditions in a neighborhood.

- Direct displacement of more than 100 employees; or the direct displacement of a business or institution that is unusually important as follows: it has a critical social or economic role in the community, it would have unusual difficulty in relocating successfully, it is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation, it serves a population uniquely dependent on its services in its present location, or it is particularly important to neighborhood character.

- Introduction of substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project could lead to indirect displacement. Residential development of 200 units or fewer or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts.

- Projects that are expected to affect conditions within a specific industry, such as a citywide regulatory change that could adversely impact the economic and operational conditions of certain types of businesses.

The Proposed Project would involve the construction of a new, approximately 167,031-gsf, five-story building containing specialized ambulatory medical care and an emergency department. The Proposed Project would not introduce or displace any residents, nor would it displace employees or a business or institution. The Proposed Project is intended to provide a modern, state-of-the-art emergency department and outpatient medical facility for the surrounding neighborhood. The Proposed Project would be consistent with the historic use of the Project Site and surrounding area as a hospital campus. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility; or if it would have an indirect effect by introducing new populations that would overburden existing facilities. As explained below, the Proposed Project would not result in significant indirect effects on community facilities and services, such as public schools, libraries, hospitals, child-care centers, or police and fire protection.

- Schools: The *CEQR Technical Manual* specifies that if a project introduces more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools, there may be a significant impact to educational facilities. The Proposed Project would not generate any residential units. Therefore, no further analysis is warranted.

- Libraries: The *CEQR Technical Manual* recommends an analysis of potential impacts to public libraries if a project would increase the service population by more than 5 percent. The Proposed Project would not result in an increase to the population served by local libraries and would not generate any new residents. Therefore, further analysis is not necessary.

- Health Care Facilities: The *CEQR Technical Manual* recommends an analysis of potential indirect impacts to public health care facilities if a project would introduce a sizeable new neighborhood. The Proposed Project would not generate any new residents. Therefore, further analysis is not necessary.

- Child-Care Facilities: The *CEQR Technical Manual* recommends an analysis of potential impacts to publicly funded group child-care and Head State centers if a project would generate more than 20 eligible children under age 6 and living in low- to moderate-income residential units. As noted above, the Proposed Project would not generate any new low- or moderate-income residential units and, therefore, further analysis is not necessary.

- Police and Fire Protection: The *CEQR Technical Manual* recommends an analysis of potential impacts to police and fire services if a project would affect the physical operations of, or access to and from a precinct house or a station house, or if it would introduce a sizable new neighborhood. The Proposed Project would not directly affect the operations of a police or fire station, nor would it introduce a sizeable new neighborhood. Therefore, no further analysis is necessary.

The Proposed Project would not result in an increase in population on the Project Site. Therefore, the Proposed Project would not result in a significant adverse community facilities impact, and no further analysis is necessary.

Open Space

The *CEQR Technical Manual* requires an analysis of potential impacts on open space when a project would have a direct effect on open space, or when it would have an indirect effect by generating: more than 50 residents or 125 workers in an area identified as underserved for open space resources; more than 350 residents or 750 workers in an area identified as well-served; or more than 200 residents or 500 employees in an area not identified as either underserved or well-served by open space resources.

Open spaces in the vicinity of the Project Site include Van Voorhees Park on the west side of the Brooklyn-Queens Expressway, Adam Yauch Park between Furman Street and Atlantic Avenue, Cobble Hill Park on Clinton Street between Verandah Place and Congress Street, and Brooklyn Bridge Park along the waterfront west of Furman Street. The Proposed Project would not directly affect any open space resources. It would serve patients of NYU Langone Medical Center – Cobble Hill; therefore, the Proposed Project would not result in a change in population that would have an indirect effect on open space. The Proposed Project would not result in an increase in residential population or in 500 new employees. The Project Site is located in an area

that is not identified as either underserved or well-served by open space resources. Therefore, the Proposed Project would not have the potential to result in significant adverse impacts to open space, and no further analysis is warranted.

Shadows

A shadows analysis is warranted if a project would either: a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) representing a net height increase of 50 feet or more, or b) be located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources as defined in the *CEQR Technical Manual* include publicly accessible open spaces, sunlight-dependent features of historic architectural resources, and sunlight-sensitive natural resources.

Although the Proposed Project would be five stories and approximately 86 feet tall, the Proposed Project's size and configuration are as-of-right within existing zoning regulations, and the Project Site is not adjacent to a sunlight-sensitive resource. Furthermore, the Proposed Project would be smaller in scale than the former Fuller Pavilion at the Project Site, which reached 12 stories and approximately 148 feet in height, as well as the proposed 28-story 2 River Park residential tower that is under construction immediately east of the Project Site. Therefore, the Proposed Project, which is as-of-right under zoning, would not have the potential to cast incremental shadows, and no further analysis is warranted.

Historic and Cultural Resources

The *CEQR Technical Manual* recommends that a historic resources assessment be prepared if a proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby. Historic resources include both archaeological and architectural resources. Archaeological resources are physical remains, usually subsurface, of pre-contact, post-contact and historic periods—such as burials, foundations, artifacts, wells, and privies. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground.

Archaeological resources are usually assessed for projects that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

As currently proposed, new construction would extend to a maximum of 37 feet below grade. According to the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP") Cultural Resources Information System ("CRIS"), the Project Site is not located within an area of archaeological sensitivity. Likewise, there are no State or National Register ("S/NR") listed or previously determined eligible properties located within the Project Site, nor are there any New York City Landmarks Preservation Commission ("LPC")-designated sites within the Project Site. However, the Project Site is located adjacent to the S/NR-listed and LPC-designated Cobble Hill Historic District. The Project Site is also located adjacent to the Atlantic Avenue

Tunnel, a NR-listed, below-grade resource that is situated beneath Atlantic Avenue north of the Project Site.

Since the proposed action would involve the authorization of the issuance of tax-exempt bonds by DASNY for the construction of the proposed NYU Langone Medical Center, a Project Notification was prepared and submitted to OPRHP (Project Review No. 19PR07649) to initiate review of the potential impacts of the proposed action on archaeological resources (if present) in accordance with Section 14.09 of SHPA. VHB's preliminary analysis indicates that because new ground disturbance will occur within the footprint of the former Long Island College Hospital, which was demolished in 2017, the proposed action is unlikely to impact any archaeological resources. Additionally, because the height of the proposed building (86 feet) is less than the height of the former Long Island College Hospital building (148 feet), VHB's preliminary analysis suggests that the proposed project would not have the potential for adverse impacts related to a change in scale, visual prominence, or visual context of the nearby historic districts. In a response dated November 7, 2019 (see Appendix C), OPRHP stated:

> *"…it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources, with the following condition:"*
>
> 1. *"A Construction Protection Plan must be implemented for the neighboring historic buildings along Atlantic Avenue and for the Atlantic Avenue Tunnel."*

In addition to the Project Notification to OPRHP, DASNY submitted a Request for Environmental Review to the New York City Landmarks Preservation Commission (LPC). In a response dated November 13, 2019 (see Appendix C), LPC concluded that the Proposed Project has *"No architectural significance"* and *"No archaeological significance."*

Pursuant to OPRHP's conditional determination of No Adverse Impact, NYU Langone Health will prepare a Construction Protection Plan ("CPP") prior to construction of the Proposed Project in order to avoid potential impacts to nearby historic resources.

Urban Design and Visual Resources

Urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. According to the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as of right" or in the future without the proposed project. Given that the Proposed Project would be allowed as of right, no further analysis is warranted. The Proposed Project would therefore not result in significant adverse impacts to urban design and visual resources.

Natural Resources

A natural resources assessment is conducted when a natural resource is present on or near a development site and that project involves the direct or indirect disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetlands, including freshwater and tidal wetlands;

terrestrial resources, such as grasslands and thickets; shoreline resources, such as beaches, dunes, and bluffs gardens and other ornamental landscaping; and natural resources that may be associated with built resources, such as old piers and other waterfront structures.

The Proposed Project would involve the construction of a new, five-story building upon the Project Site, which is currently vacant (unvegetated) after the demolition of the former LICH Fuller Pavilion. No natural resources would be impacted and, therefore, no further analysis is warranted.

Hazardous Materials

The goal of this section is to determine whether a proposed action may increase the exposure of people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts.

As described in the *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds ("VOCs" and "SVOCs"), methane, polychlorinated biphenyls ("PCBs"), and hazardous wastes that are by defined test methods chemically reactive, ignitable, corrosive or toxic.

The potential for significant impacts from hazardous materials can occur when:

- Elevated levels of hazardous materials exist on a site and an action could increase pathways to their exposure;
- An action would introduce new activities or processes using hazardous materials; or
- The action would introduce a population to potential human or environmental exposure from off-site sources.

This section presents the findings of the hazardous materials assessment and identifies potential for significant adverse impacts (as defined by the *CEQR Technical Manual*) with respect to workers, the community and/or the environment that could result during construction and after implementation of the proposed project. This assessment is based on an August 2018, *Remedial Action Report* prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan"). The *Remedial Action Report* was prepared subsequent to a *Remedial Investigation Report* ("RIR"), also prepared by Langan in August 2018, as well as previous Phase I Environmental Site Assessments ("ESAs") prepared in 2011 and 2014. As summarized in the *Remedial Action Report*:

> *The remedial action was completed in accordance with all applicable laws and regulations. The remedial action included the following:*
>
> 1. *Excavation and off-site disposal of 181.05 tons of soil and fill material from within the footprint of the former building and from excavations to remove two former underground storage tank ("UST") systems. Soil was excavated from three hot spot excavations in the former Fuller Building footprint and from the excavations of two former USTs located in the exterior former loading dock on the northwestern portion of the site. The excavations targeted removal of soil*

and fill exceeding 6 N.Y.C.R.R. Part 375 RRU (Restricted-residential use) *soil cleanup objectives* (*"SCOs") to the extent practical.*

2. *Removal and closure of two abandoned petroleum USTs (NYSDEC PBS No. 2-348244, Tanks 004 and 004-A) and associated piping in accordance with NYSDEC PBS regulations.*
3. *Excavation and off-site disposal of about 2.5 tons of soil exhibiting staining, odors, and organic vapor concentrations above background from about 15 to 17 feet bgs within a former UST excavation.*
4. *Screening of excavated soil and fill material for indications of impacts, based on staining, odors, and organic vapors measured with a photoionization detector ("PID").*
5. *Collection and analysis of confirmation samples from remedial excavations to evaluate the performance of the remedy with respect to attainment of Part 375 RRU SCOs.*
6. *Transportation and off-site disposal of soil and fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal.*

With the implementation of the measures described above, there would be no significant adverse hazardous materials impacts.

Water and Sewer Infrastructure

A *CEQR Technical Manual* water and sewer infrastructure assessment analyzes whether a project may adversely affect the city's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be warranted for projects with an exceptionally large demand for water (over 1 million gallons per day ["gpd"]) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and stormwater conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial/institutional use in Manhattan, or 400 residential units or 150,000 sf of commercial/institutional use in all other boroughs;

- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial/institutional use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial/institutional use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial/institutional use in all other zoning districts;

- Is located in an area that is partially sewered or currently unsewered;

- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;

- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or

- Would involve construction of a new stormwater outfall that requires federal and/or state permits.

The Project Site is located in a combined sewer area in Brooklyn and involves over 150,000 gsf of institutional use (i.e., approximately 167,031 gsf). However, the Proposed Project would occur on the site of the former Fuller Pavilion at LICH, which contained approximately 354,047 gsf of institutional (hospital) use. Therefore, the Proposed Project represents a use that is of a similar nature and is roughly half the size of the established historical use of the Project Site. As such, the Proposed Project would not result in any significant adverse impacts on water and sewer infrastructure, and no further analysis is necessary.

Solid Waste and Sanitation Services

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan ("SWMP" or "Plan") or with state policy related to the city's integrated solid waste management system. As the Proposed Project would not result in significant additional populations, it is not expected to generate a substantial amount of solid waste as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city's capacity to handle solid waste, and no further analysis is warranted.

Energy

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. However, a project's operational energy consumption is often calculated. It is expected that the Proposed Project, when operational, would consume approximately 41,874,671.7 thousand British thermal units ("MBtu") per year.[4] The decrease in building size from the previous facility occupying the site, coupled with the use of more energy efficient equipment, it is anticipated that there would be a reduction in energy consumption from historic levels and would not require a significant energy demand. Therefore, the proposed project would not result in significant adverse impacts to the consumption of energy.

[4] Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) from Table 15-1 "Average Annual Whole-Building Energy Use in New York City." The City of New York, Mayor's Office of Environmental Coordination, *CEQR Technical Manual,* April 2016.

Transportation

The proposed, approximately 167,000-gsf new ambulatory care facility would replace the approximately 354,000-gsf medical facility that was demolished in 2017. The Proposed Project would provide two pedestrian entrances along Atlantic Avenue – each entrance would be located at the ends of the Project Site's northern frontage. Access for ambulance and other medical facility vehicles would be provided via curb cuts located on the Project Site's western frontage abutting Hicks Street.

Per *CEQR Technical Manual* guidelines, detailed transportation analyses are warranted when an action would result in a project generating incremental trips that exceed the screening thresholds of 50 vehicle trips, 200 subway trips, 200 bus trips or 200 pedestrian trips. The Proposed Project is an as-of-right development that would not generate any incremental demand associated with any action. The Proposed Project would be smaller than (approximately half the size of) the demolished, approximately 354,000-gsf facility that was previously on the Project Site, and thus would generate fewer vehicle, subway or bus transit, and pedestrian trips. Therefore, a transportation analysis is not warranted, and the Proposed Project would not result in any significant adverse transportation impacts.

Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources;" by fixed facilities, usually referenced as "stationary sources;" or by a combination of both. An air quality assessment determines both a project's effects on ambient air quality as well as the effects of ambient air quality on the project.

This section examines the potential for air quality impacts from the Proposed Project. According to the *CEQR Technical Manual*, air quality impacts can be characterized as either direct or indirect impacts. Direct impacts result from emissions generated by stationary sources, such as stack emissions from on-site fuel burned for boilers and HVAC systems. Indirect effects are caused by off-site emissions associated with a project, such as emissions from on-road motor vehicles ("mobile sources") traveling to and from a development site.

Consistent with the *CEQR Technical Manual*, air quality analyses for a proposed project focus on three main areas of potential concern:

- Potential impacts from mobile sources introduced by a project.
- Potential impacts from potential air pollutant sources introduced by a project, such as:
    - Emissions from a project's HVAC system;
    - Emissions from a project's cogeneration facility; and
    - Emissions from a project's enclosed parking garage.
- Potential impacts on the proposed project from either manufacturing/processing facilities or large/major sources that are located near the Project Site.

As discussed in the Transportation section, above, the Proposed Project would not generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis, based on the proposed as-of-right development and the trip generation of the former hospital use on the Project Site. The number of incremental vehicular trips would be lower than the *CEQR*

Technical Manual screening threshold of 170 vehicles per hour and the $PM_{2.5}$-based screening threshold of 23 heavy duty trucks (or equivalent) per hour. Therefore, a quantified assessment of on-street mobile-source emissions is not warranted. The Proposed Project would not result in significant adverse air quality impacts from mobile sources.

Additionally, the Proposed Project would not introduce new parking spaces. Therefore, a parking facility analysis is not warranted. Lastly, no large/major sources of air pollution were identified near the Project Site. Therefore, an assessment of these sources and their potential to affect the Proposed Project is not warranted.

Therefore, this analysis focuses on the following:

- An assessment of the potential for the Proposed Project's mechanical systems to affect uses in the surrounding area ("project on existing").

The Proposed Project would result in the construction of a new, five-story building with dual fuel (natural gas and No. 2 fuel oil) hot water boilers and an 800-kW diesel generator for emergency power. The mechanical rooftop equipment (cooling tower, exhaust fans and stacks) would have enclosures. Based on the proposed heating and hot water system design, potential significant adverse air quality impacts would not be anticipated with the Proposed Project.

Greenhouse Gas Emissions and Climate Change

Increased greenhouse gas ("GHG") emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the city's GHG reduction goal to a degree considered significant (generally larger projects resulting in the development of 350,000-gsf or greater undergoing an Environmental Impact Statement ["EIS"], or for projects on a case-by-case basis to determine its consistency with the city's GHG reduction goals) and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions. In addition, actions that fundamentally change the city's waste management system, such as city capital projects, power generation projects, and promulgation of regulations, may also need to be analyzed.

The Proposed Project would not exceed the 350,000-gsf threshold. The Proposed Project is not a city capital project, would not introduce new power generation, would not change the city's waste management system, and would not affect regulations. Therefore, GHG emissions analysis and assessment of consistency with the city's GHG emission reduction goal are not warranted.

Noise

The goal of this section is to determine whether the Proposed Project may increase noise exposure at existing sensitive receptors and whether new receptors would be introduced into an acceptable ambient noise environment. The purpose of the noise assessment according to the *CEQR Technical Manual*, is to determine if:

- The Proposed Project would significantly increase sound levels from mobile and stationary sources at existing noise receptors adjacent to the Project Site, including commercial, schools, places of worship, and office spaces; and
- New noise receptors introduced at the Project Site would be in an acceptable ambient sound level environment.

Per the *CEQR Technical Manual,* a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic; stationary sources include rooftop equipment such as emergency generators, cooling towers, and other mechanical equipment.

Mobile Sources

Since the Proposed Project would not generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis based on the proposed as-of-right development and the trip generation of the former hospital use on the Project Site (see Transportation section), the Proposed Project would not result in a doubling of noise passenger car equivalents ("PCEs"), which would be necessary to cause a 3-dBA increase in noise levels.[5] Therefore, the Proposed Project would not cause a significant adverse vehicular noise impact.

Stationary Sources

The Proposed Project is not anticipated to include any substantial stationary-source noise generators, such as unenclosed cooling or ventilation equipment, loudspeaker systems, stationary diesel engines, car washes, or other similar types of uses. The rooftop mechanical equipment (i.e., cooling tower, exhaust fans), would be enclosed as shown on the attached plans (see Appendix D). As the project design advances, mechanical equipment would be selected that incorporates sufficient noise reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code. This would ensure that mechanical equipment does not result in any significant increases in noise levels by itself or cumulatively with other project noise sources.

New Noise Receptors

The Proposed Project involves the construction of a new ambulatory care center, including an emergency department and outpatient services. The area surrounding the Project Site is primarily a mixed-use neighborhood with street level commercial uses and residences ranging from one- and two- family buildings to several high-rises currently under construction, as well as the existing NYU Langone Medical Center – Cobble Hill emergency department immediately south of the Project Site. The Project Site was historically developed with a portion of the LICH campus and was similar in nature to the use of the Proposed Project. The primary source of noise at the Project Site is vehicular traffic along Atlantic Avenue and Hicks Street. There are no manufacturing uses or other significant stationary noise sources present in the area. As such, the Proposed Project is not expected to be significantly impacted by existing noise sources.

[5] dBA = A-weighted decibels.

Public Health

According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. The Proposed Project is not expected to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. No exceedances of federal, state, or city standards would occur as a result of the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts to public health, and no further analysis is warranted.

Neighborhood Character

As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that define a neighborhood's distinct personality. These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and/or noise. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements. An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any of the technical areas listed above, or when a project may have moderate effects on several of the elements that define a neighborhood's character.

The Proposed Project would introduce a new, five-story building containing an emergency department and outpatient medical services to the Project Site. The Project Site was historically developed with a portion of the overall LICH campus. The remnants of the LICH campus, including the existing NYU Langone Medical Center – Cobble Hill, are still present in the vicinity of the Project Site. In addition, the Proposed Project is allowed as-of-right and would be of a smaller scale than the former Fuller Pavilion that occupied the Project Site until 2017. The Proposed Project would not result in any adverse impacts to the neighborhood's land uses, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, or noise. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts, and no further analysis is warranted.

Construction

Construction activities related to the Proposed Project would last approximately 32 months and would be limited to construction of the new building on the Project Site. Governmental oversight of construction in New York City is extensive and involves a number of City, State, and Federal agencies, each with specific areas of responsibility, including the New York City Department of Buildings ("NYCDOB"), the New York City Department of Environmental Protection ("NYCDEP"), the New York City Fire Department ("FDNY"), the New York City Department of Transportation Office of Construction Management and Coordination ("DOT OCMC"), New York City Transit ("NYCT"), the New York City Landmarks Preservation Commission ("LPC"), NYSDEC, the New York State Department of Labor, the U.S. Environmental Protection Agency ("USEPA"), and the Occupational Safety and Health Administration ("OSHA").

The Proposed Project would comply with the requirements of the New York City Noise Control Code, which limits construction activities to weekdays between the hours of 7:00 a.m. and

6:00 p.m. (absent a permit), requires that a Construction Noise Mitigation Plan be implemented, and sets noise limits for specific pieces of construction equipment.

As with most construction projects, work on the Project Site would result in temporary disruptions to the surrounding area. The overall construction duration for the Proposed Project is expected to be approximately 32 months. Construction would be carried out in accordance with New York City laws and regulations. Appropriate work permits from the NYCDOB would be obtained for any necessary work outside of normal construction periods.

Access to the Project Site during construction would be fully controlled. The work areas would be fenced off from the public and access would be limited to construction workers and construction-related trucks. The construction fencing would extend beyond the Project Site's property line on both the north and west frontages. The construction fencing on the north frontage would extend to the curb line along the south side of Atlantic Avenue, effectively closing the entire sidewalk. To the west, the construction fencing would extend up to and parallel with the parking lay-by lane curb line, effectively closing much of the sidewalk – the sidewalk space north of the lay-by lane would only be partially reduced as that sidewalk space is wider as it abuts the traffic travel lane. Protected pedestrian walk-ways would be provided within the roadway parking lane along both street-facing frontages in order to maintain pedestrian connectivity.

Travel lanes along Hicks Street and Atlantic Avenue would be maintained. Parking would not be provided on-site; construction workers would park on-street or at nearby off-street parking facilities. Truck staging would be located on the north and south sides of the construction area. These staging areas would be accessible from Hicks Street and the southeast corner of the intersection of Atlantic Avenue and Hicks Street. Maintenance and Protection of Traffic ("MPT") plans would be developed where necessary to ensure the safety of the public and construction workers. These plans would include work zone and advance warning signage, flaggers, and safety barriers.

In addition, a *Foundation Phase Site Safety Plan* and a *Proposed DOT Vehicular & Pedestrian Re-Route During Working Hours* plan have been developed to help minimize potential construction-related impacts (see Appendix E).

The Project Site is located adjacent to the S/NR-listed and LPC-designated Cobble Hill Historic District and to the Atlantic Avenue Tunnel, a S/NR-listed, below-grade resource that is situated beneath Atlantic Avenue north of the Project Site. These resources would not be adversely impacted by construction activities because they would be subject to protection from construction-related damage under the NYCDOB's *Technical Policy and Procedure Notice ("TPPN") #10/88* and in accordance with a CPP that would be implemented in consultation with OPHRP.

Through implementation of the measures described above, the temporary effects associated with the proposed construction activities would be minimized. Accordingly, the Proposed Project would not result in significant adverse impacts during construction, and no further analysis is warranted.

FIGURES

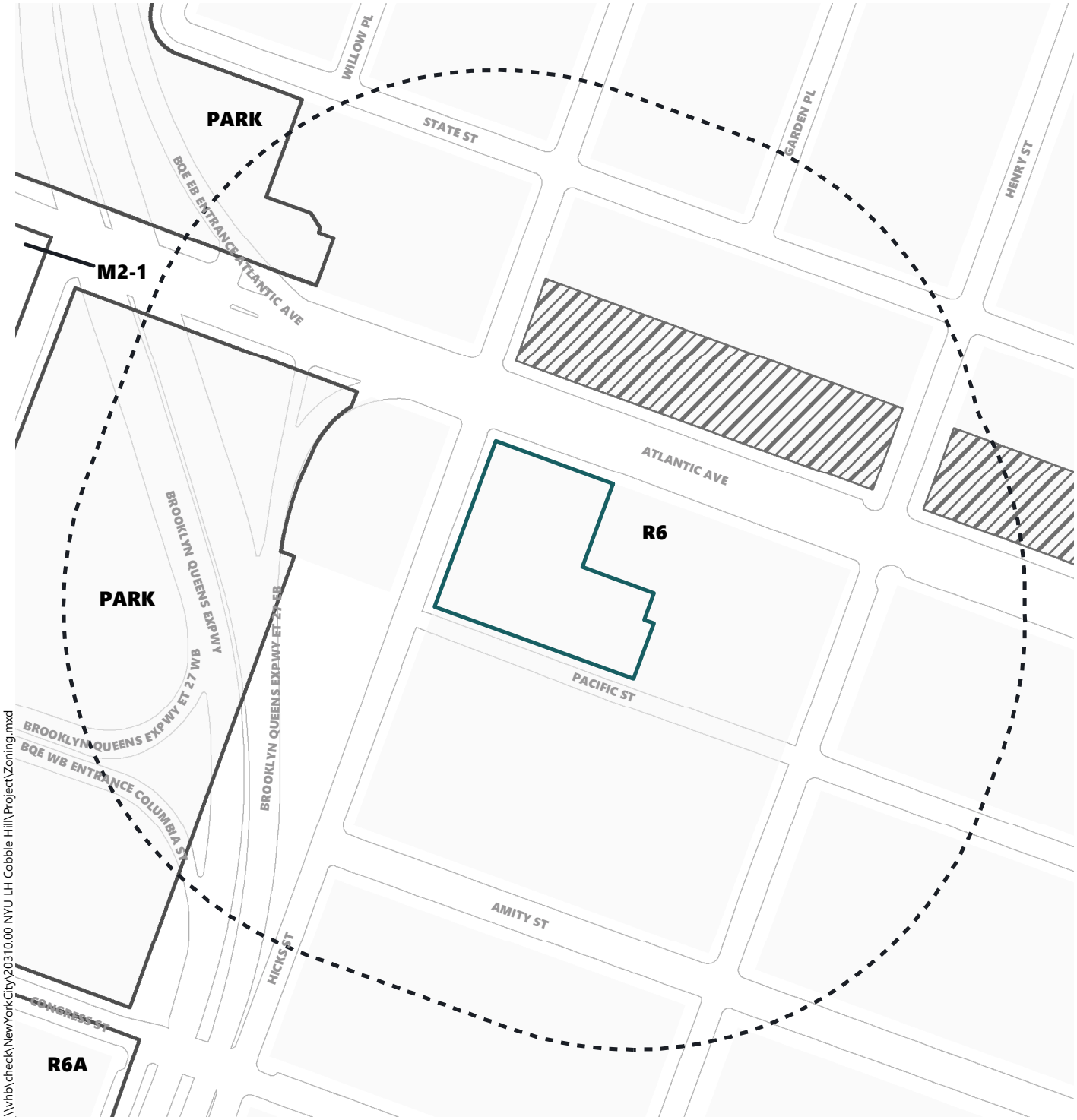
0 50 100 200 Feet

- Project Site
- Study Area (400 Feet)
- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space and Recreation
- Parking
- Vacant Land

NYU Langone Health - Ambulatory Care Center | Brooklyn, NY

Existing Land Use
70 Atlantic Avenue
Brooklyn, New York

Sources: NYS Ortho Imagery (2016);
New York City MapPLUTO (2019)



\\vhb\check\NewYorkCity\20310.00 NYU LH Cobble Hill\Project\Zoning.mxd

0 50 100 200 Feet

Project Site
Study Area (400 Feet)
Zoning District
C1-3 Commercial Overlay

NYU Langone Health - Ambulatory Care Center | Brooklyn, NY

Existing Zoning
70 Atlantic Avenue
Brooklyn, New York

Sources: NYS Ortho Imagery (2016);
New York City MapPLUTO (2019)

APPENDIX A

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: NYU Langone Health

Name of Applicant Representative: Matt Dockery, Senior Project Manager, Planning, Design & Construciton

Address: 475 Park Avenue South, 3rd Floor, New York, NY 10016

Telephone: (929) 455-2466 Email: matthew.dockery@nyumc.org

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The proposed action would involve the authorization of the issuance of tax-exempt bonds by the Dormitory Authority of the State of New York (DASNY) for the construction of the proposed NYU Langone Medical Center – Cobble Hill Ambulatory Care Center (the "Proposed Project"). The Proposed Project would be a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital (LICH), located at 70 Atlantic Avenue, Brooklyn, New York (Block 284, Lot 7) (the "Project Site") (see attached Site Location Map). The area of the Project Site is approximately 33,450 square feet, and the Project Site is within an R6 residential zoning district of the City of New York. The facility would replace the existing emergency department operations currently housed in NYU Langone Health – Cobble Hill, directly south of the Project Site at 83 Amity Street, which will continue operations until construction is complete.

The Proposed Project would be a five-story (approximately 86-foot-tall), 167,031-gross square-foot (gsf) emergency department and outpatient facility. The program space would be contained within the first four floors of the building and would include an emergency department and lobby, a multi-specialty clinic and ambulatory programs, ambulatory and office based surgery, and a cancer center. The fifth floor would contain a mechanical penthouse, and additional mechanical bulkheads would be located on the roof, along with an outdoor terrace. The cellar would contain diagnostic imaging services and building support space (e.g., staff lockers, materials management and other support space).

Access to the facility would be provided via two walk-in entrances on Atlantic Avenue and an ambulance entrance on Hicks Street. A loading dock would be positioned on Pacific Street. No on-site parking would be provided; however, 430 off-site parking spaces designated for use by the proposed facility would be located within a proposed development at 350 Hicks Street (Block 282, Lot 50), immediately west of the Project Site. The facility would connect to existing water supply, sanitary sewer and stormwater infrastructure maintained by the New York City Department of Environmental Protection. The facility would include several sustainable design elements, including: a green roof, low-flow fixtures, LED lighting with multi-level switching and controls, daylight sensors, proximity to a bus stop, bicycle storage rooms, light colored paving, and dual fuel condensing hot water boilers. The project expects to achieve LEED Silver certification and is pursuing several NYSERDA credits for energy-efficient mechanical, electrical and plumbing equipment.

2. Purpose of activity

The proposed action would enable NYU Langone Health to build a new, state-of-the-art facility to better serve the medical needs of the surrounding area.

C. PROJECT LOCATION

Borough: Brooklyn Tax Block/Lot(s): Block 284, Lot 7

Street Address: 70 Atlantic Avenue, Brooklyn, New York

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☐ Yes ☑ No

- ☐ City Map Amendment
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☑ Funding for Construction, specify: Dormitory Authority of the State of New York (Issuance of tax-exempt bonds)
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)

   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)

   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)

   ☐ Recognized Ecological Complex (REC) (*4.4*)

   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☐	☐	☑
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☐	☐	☑
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☐	☐	☑
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☐	☐	☑
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☑
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

Address: 100 Motor Parkway, Suite 350, Hauppauge, NY 11788

Telephone: (631) 787-3400 Email: dwortman@vhb.com

Applicant/Agent's Signature: 

Date: 12/10/19

David M. Wortman
Senior Environmental Manager, VHB
Agent for NYU Langone Health, Applicant

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- [x] Copy of original signed NYC Consistency Assessment Form
- [ ] Attachment with consistency assessment statements for all relevant policies
- [ ] For Joint Applications for Permits, one (1) copy of the complete application package
- [ ] Environmental Review documents
- [x] Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- [ ] Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.

2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.

3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ____
(b) Financial assistance (e.g. grant, loan, subsidy) __X_
(c) Permit, license, certification ____

2. Describe nature and extent of action: _____

Construction of a new, approximately 167,031-gsf emergency department and outpatient facility in the Cobble Hill neighborhood of Brooklyn, Kings County, New York.

3. Location of action:

Kings	Brooklyn	70 Atlantic Avenue
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

(a) Name of applicant: NYU Langone Hospitals - c/o Beau Everett, Vice President, Real Estate and Housing

(b) Mailing address: 339 East 28th Street, New York, New York 10016

(c) Telephone Number: Area Code (212) 263-2631

(d) State agency application number: Project Number 358110

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

Yes _____ No ___X___ If yes, which federal agency?_____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

	YES	NO
1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:		
(a) Significant fish or wildlife habitats?	__	X
(b) Scenic resources of statewide significance?	__	X
(c) Important agricultural lands?	__	X
2. Will the proposed activity have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources?	__	X
(b) Scenic quality of the coastal environment?	__	X
(c) Development of future, or existing water dependent uses?	__	X
(d) Operation of the State's major ports?	__	X
(e) Land and water uses within the State's small harbors?	__	X
(f) Existing or potential public recreation opportunities?	__	X
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation?	__	X

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters?	___	X
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area?	___	X
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area?	___	X
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	___	X
(e) Mining, excavation, filling or dredging in coastal waters?	___	X
(f) Reduction of existing or potential public access to or along the shore?	___	X
(g) Sale or change in use of state-owned lands located on the shoreline or under water?		
(h) Development within a designated flood or erosion hazard area?	___	X
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	___	X

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? X ___

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

The proposed action would involve the authorization of the issuance of tax-exempt bonds by the Dormitory Authority of the State of New York (DASNY) for the construction of the proposed NYU Langone Medical Center – Cobble Hill Ambulatory Care Center (the "Proposed Project"). The Proposed Project would be a standalone emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital (LICH), located at 70 Atlantic Avenue, Brooklyn, New York (Block 284, Lot 7) (the “Project Site”) (see attached Site Location Map). The facility would replace the existing emergency department operations currently housed in NYU Langone Health – Cobble Hill, directly south of the Project Site at 83 Amity Street, which will continue operations until construction is complete.

DASNY, as Lead Agency, reviewed the Proposed Project in accordance with SEQRA and issued a Negative Declaration Determination of Non-Significance (“Negative Declaration”) to involved agencies and interested parties on December 10, 2019. Since the Project Site is located within the designated boundaries of New York State’s Coastal Zone Management Program (“CZMP”) and New York City’s Local Waterfront Revitalization Program (“LWRP”), the Proposed Project’s consistency with these programs was assessed in accordance with the coastal policies set forth in Section 600.5 of 6 N.Y.C.R.R. Part 617.

After review and analysis of these city and state policies, it was determined that there would be no significant adverse impacts in the coastal zone as a result of the Proposed Project. In addition, the building’s location away from the waterfront prevents it from having an effect on natural resources or shoreline erosion. Accordingly, DASNY finds that the Proposed Project would comply to the maximum extent practicable with New York State’s CZMP and New York City’s LWRP, and it would be conducted in a manner consistent with such programs. The Proposed Project would not substantially hinder the achievement of any of the coastal policies set forth in Section 600.5 of 6 N.Y.C.R.R. Part 617 and would advance one or more such policies. Accordingly, DASNY certifies that the Proposed Project would be consistent with applicable policies set forth in 19 N.Y.C.R.R. § 600.5.

Preparer's Name: Sara E. Stein, AICP
(Please print)

Title: Senior Environmental Manager Agency: Dormitory Authority of the State of New York (DASNY)

Telephone Number: (212) 273-5092 Date: 12/10/2019

APPENDIX B

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: December 10, 2019
Project Applicant: NYU Langone Hospitals
Project Name: *2019 Financing of the NYU Langone Health's Cobble Hill Ambulatory Care Center*
Program: Hospitals Program
Project Location: 70 Atlantic Avenue in the Borough of Brooklyn, Kings County, New York
Project Number: 358110
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"),* Article 6 of the New York State *Environmental Conservation Law ("ECL").*[1] Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY's authorization of the issuance of up to $550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately $234.9 million) would be used to finance the NYU Langone Hospitals ("NYULH") Cobble Hill Ambulatory Care Center Project (the "Proposed Project"). The Proposed Project would consist of the design and construction of a standalone, approximately 167,031-gross-square-foot (gsf), emergency department and outpatient medical facility occupying a portion of the site of the former (demolished) Long Island College Hospital ("LICH"), located at 70 Atlantic Avenue in the Borough of Brooklyn, Kings County, New York. NYULH's request for funding would also be used to finance the expansion and renovation of the existing New Life Center at the NYU Winthrop Main Hospital campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately $142.1 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately $230 million). These projects would be covered under separate assessments.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Project Site is fully serviced with municipal infrastructure and public utilities, including underground electric and telephone cable. The Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure available at the Project Site.

2. Is the project located wholly or partially in a **municipal center**,[2] characterized by any of the following: Check all that apply and explain briefly:
   - ☒ A city or a village
   - ☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
   - ☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
     - ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center)
     - ☐ Main streets (i.e., primary retail street of a village, town, or small city)
     - ☐ Downtown areas (i.e., city's core, center or central business district)

[1] https://www.nysenate.gov/legislation/laws/ENV/A6
[2] DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

☐ Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)
☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)
☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
☐ Environmental justice areas (https://www.dec.ny.gov/public/911.html)
☐ Hardship areas

The Project Site is located in the Cobble Hill neighborhood of Brooklyn, a few blocks west of the boundaries of downtown Brooklyn. The Project Site was previously occupied by the former LICH, which has since been demolished, and is also within the boundaries of New York City's Waterfront Revitalization Program ("WRP").

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

   This is not relevant because the project is consistent with criterion 2 above.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

   This is not relevant because the project is consistent with criterion 2 above.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project is located wholly within a developed area and is consistent with the goals and objectives outlined in the City of New York's *OneNYC 2050* strategic plan, dated April 2019. Therefore, the Proposed Project would be consistent with this criterion

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would preserve the state's resources by utilizing previously developed land for the construction of NYULH's new emergency department and outpatient medical facility. No significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeologic resources are anticipated as a result of the Proposed Project.

   The Project Site is located adjacent to the Cobble Hill Historic District, which is listed in the State and National Registers of Historic Places ("S/NR") and is a designated historic district by the New York City Landmarks Preservation Commission ("LPC"). The Project Site is also adjacent to the Atlantic Avenue Tunnel, a S/NR-listed, below-grade resource that is situated beneath Atlantic Avenue north of the Project Site. These resources would not be adversely impacted by construction activities because they would be subject to protection from construction-related damage under the NYCDOB's *Technical Policy and Procedure Notice ("TPPN") #10/88* and in accordance with a CPP that would be implemented in consultation with OPHRP. Therefore, the Proposed Project would be consistent with this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would be located in a developed area, on a site that was previously occupied by the former LICH campus. Construction of NYULH's new emergency department and outpatient medical facility

on previously developed land would promote mixed land uses and compact development. Therefore, the Proposed Project would be consistent with this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   The Proposed Project would be located in a transit-rich area, with access to several subway lines within one-half mile of the Project Site, including Subway lines 2, 3, 4 and 6 at the Borough Hall Station, lines R and W at the Court Street Station and lines F and G at the Bergin Street Station. The Brooklyn Bridge Park Pier 6 / Atlantic Avenue ferry terminal is located within a few blocks of the Project Site, and several bus lines also provide transit service to the Project Site. Therefore, the Proposed Project would be supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?[3] Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

   DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act ("SEQRA").* Other potentially involved agencies and/or interested parties include, but are not limited to, New York State Department of Transportation ("NYSDOT"), New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), and LPC. The *SEQR* lead agency establishment regulations set a 30-day time period, or less upon agreement, for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be generally supportive of this criterion.

10. Does the project involve community-based planning and collaboration?
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project would be constructed as of right and as such was not subject to public hearings. However, the planning and review process for the Proposed Project involved many stakeholders and required review under *SEQR*. Therefore, the Proposed Project would be generally supportive of this criterion

11. Is the project consistent with local building and land use codes?
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project would be constructed as of right and would meet all appropriate codes. Therefore, it would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    The Proposed Project would involve the construction of a new emergency department and outpatient medical facility. The Proposed Project would include many energy efficiency measures to promote sustainability goals. The Proposed Project would not create new greenhouse gas emissions that would compromise the needs of future generations. Therefore, the Proposed Project would be generally supportive of this criterion.

13. During the development of the project, was there broad-based public involvement?[4]
    Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

[3] Demonstration may include *State Environmental Quality Review ["SEQR"]* coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.
[4] Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin ["ENB"]* or other published notices, letters of support, etc.

As previously noted, DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with *SEQRA.* Involved and interested agencies included NYSDOT, NYSDEC, OPRHP, LPC and others. Hence, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

    NYULH maintains an on-going governance structure to support the development and implementation of projects throughout the communities it serves. Therefore, the Proposed Project would be consistent with this criterion.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

    According to available data, the Project Site is not located within a 100-year floodplain or a designated floodway. The Proposed Project would incorporate design features intended to mitigate flood and hazard risks. Stormwater would be managed with onsite infiltration. Stormwater not infiltrated would be conveyed to the City's existing storm water system. Therefore, the Proposed Project would be consistent with this criterion.

DASNY has reviewed the available information regarding this project and finds:

☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.

12/10/2019

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title

APPENDIX C

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 7, 2019

Dr. Allison McGovern
Senior Archaeologist
VHB
100 Motor Parkway, Suite 350
Hauppauge, NY 11788

Re: DASNY
NYU Langone Health Cobble Hill Ambulatory Care Center
70 Atlantic Avenue, Brooklyn, NY
19PR07649

Dear Dr. McGovern:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (NY Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the project area is adjacent to the Cobble Hill Historic District, which is listed in the State and National Registers of Historic Places and is also a locally designated NYC Historic District, and to the S/NR Listed Atlantic Avenue Tunnel. We have reviewed the project description and supporting documentation that was provided to our office on November 5th, 2019. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources, with the following condition:

1. A Construction Protection Plan must be implemented for the neighboring historic buildings along Atlantic Avenue and for the Atlantic Avenue Tunnel.

If additional information or correspondence is required regarding this project it should be provided via our Cultural Resource Information System (CRIS) at https://cris.parks.ny.gov/. Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee
Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov via e-mail only

cc: Sara Stein, DASNY
Robert Derico, DASNY

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: SEQRA-K (DORMITORY AUTHORITY OF NYS)
Project: NYU LANGONE COBBLE HILL AMBULATORY CARE CENTER
Address: 339 HICKS STREET BBL: 3002840007
Date Received: 11/13/2019

[X] No architectural significance

[X] No archaeological significance

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

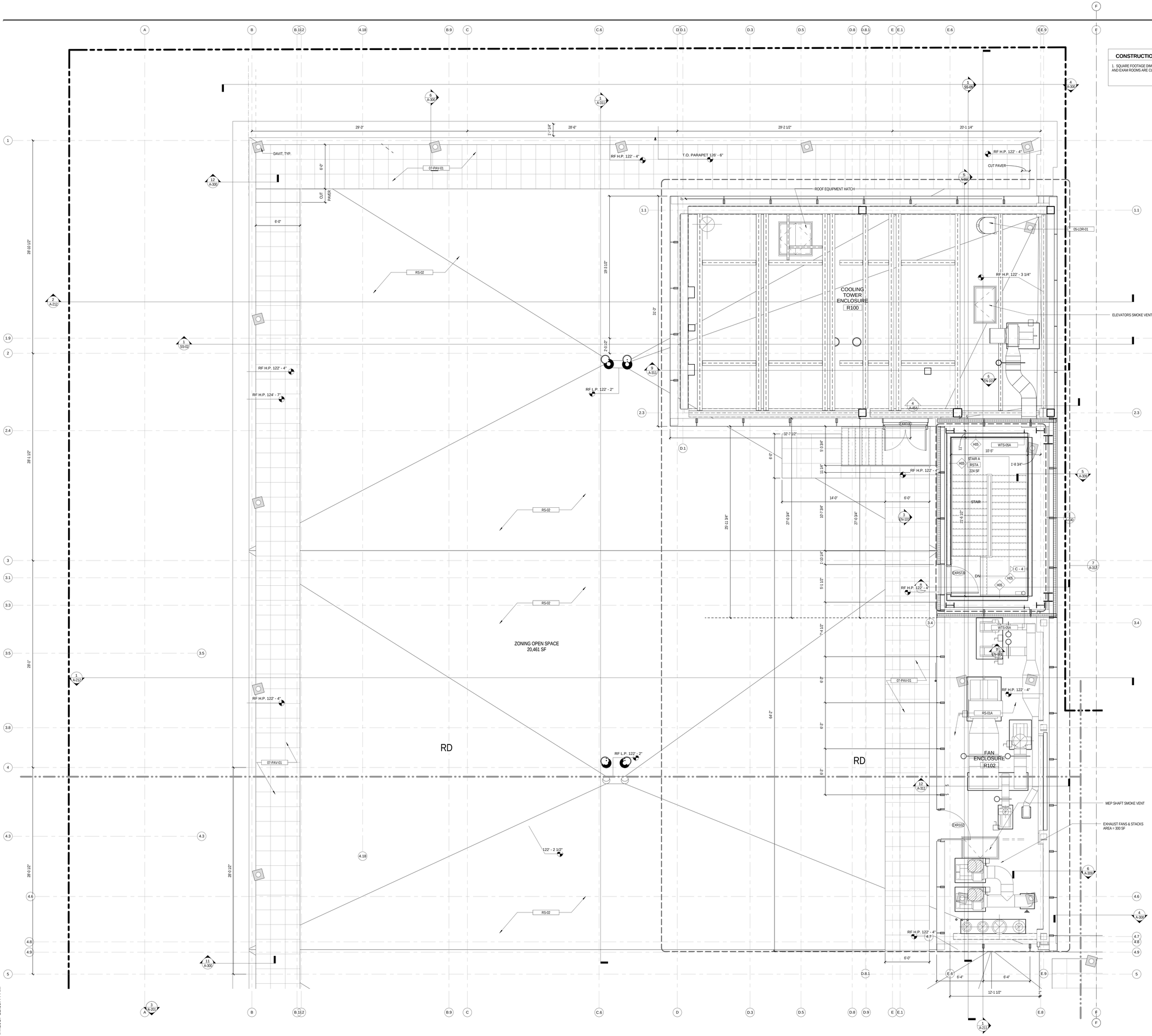
Cc: SHPO

Gina Santucci 11/13/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34634_FSO_GS_11132019.docx

APPENDIX D



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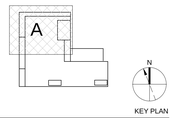
NYU Langone MEDICAL CENTER

NO.	DATE	ISSUE
	05/22/2015	DD Progress Submission
	07/01/2015	100% DD Submission
	08/03/2015	DOB Filing
	10/12/2015	SHC Submission
	11/20/2015	100% CD GMP Submission
	12/15/2015	SHC Submission Responses
	12/30/2015	DOB Resubmission
1	01/11/2016	Addendum #1
2	01/20/2016	Addendum #2



KEY PLAN

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

Owner:
NYU Langone Medical Center
Real Estate Development & Facilities
339 East 28th Street, New York, NY 10016

Construction Manager:
Skanska USA Building Inc.
Empire State Building
350 Fifth Avenue, 32nd Floor
New York, NY 10118

Civil / Site:
Langan Engineering, Environmental, Surveying and Landscape Architecture,DPC (LEES)
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001

Landscape:
RGR Landscape
115 Fifth Avenue
New York, NY 10003

Structural:
Severud Associates
469 7th Avenue, Suite 900
New York, NY 10018

Mechanical / Electrical / Plumbing / Telecom / AV:
Syska Hennessy Group
1515 Broadway
New York, NY 10036

Lighting Consultant:
HDLC Architectural Lighting Design
10 East 39 St, 5th Floor
New York, NY 10016

Vertical Transportation:
Van Deusen and Associates
5 Regent Street, Suite 524
Livingston, New Jersey 07039

Acoustical / Security / Medical Equipment:
Shen Milsom & Wilke LLC
417 Fifth Avenue
New York, NY 10016

Building Envelope:
Simpson Gumphertz & Heger
550 7th Avenue, 10th Floor
New York, NY 10018

Facade Maintenance:
Entek Engineering, LLC
166 Ames Street
Hackensack, NJ 07601

SEAL

PROJECT TITLE:
NYU LANGONE MEDICAL CENTER COBBLE HILL AMBULATORY CARE CENTER
70 ATLANTIC AVENUE
BROOKLYN, NY 11201

PROJECT No: 59410.00
DOB No: 320908559
CON No: 152035

DRAWING TITLE:
CONSTRUCTION PLAN - MECHANICAL ROOF - SECTOR A

SCALE: As indicated

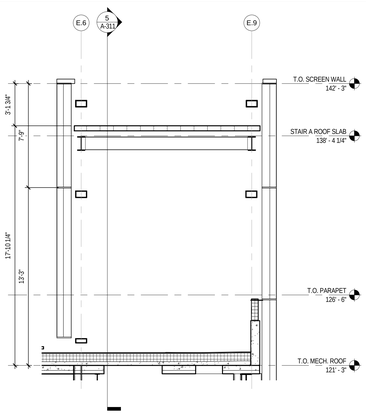
A-128.00

DOB BSCAN STICKER

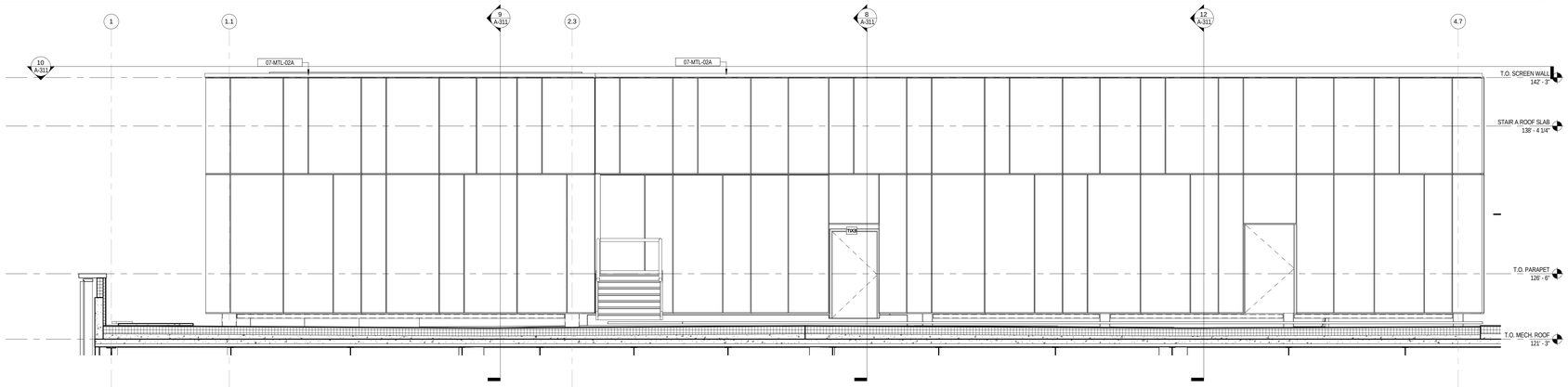
DOB SEAL

BULLETIN #1
ISSUED FOR CONSTRUCTION

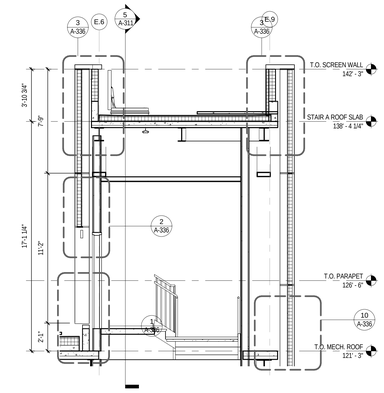
April 7, 2017



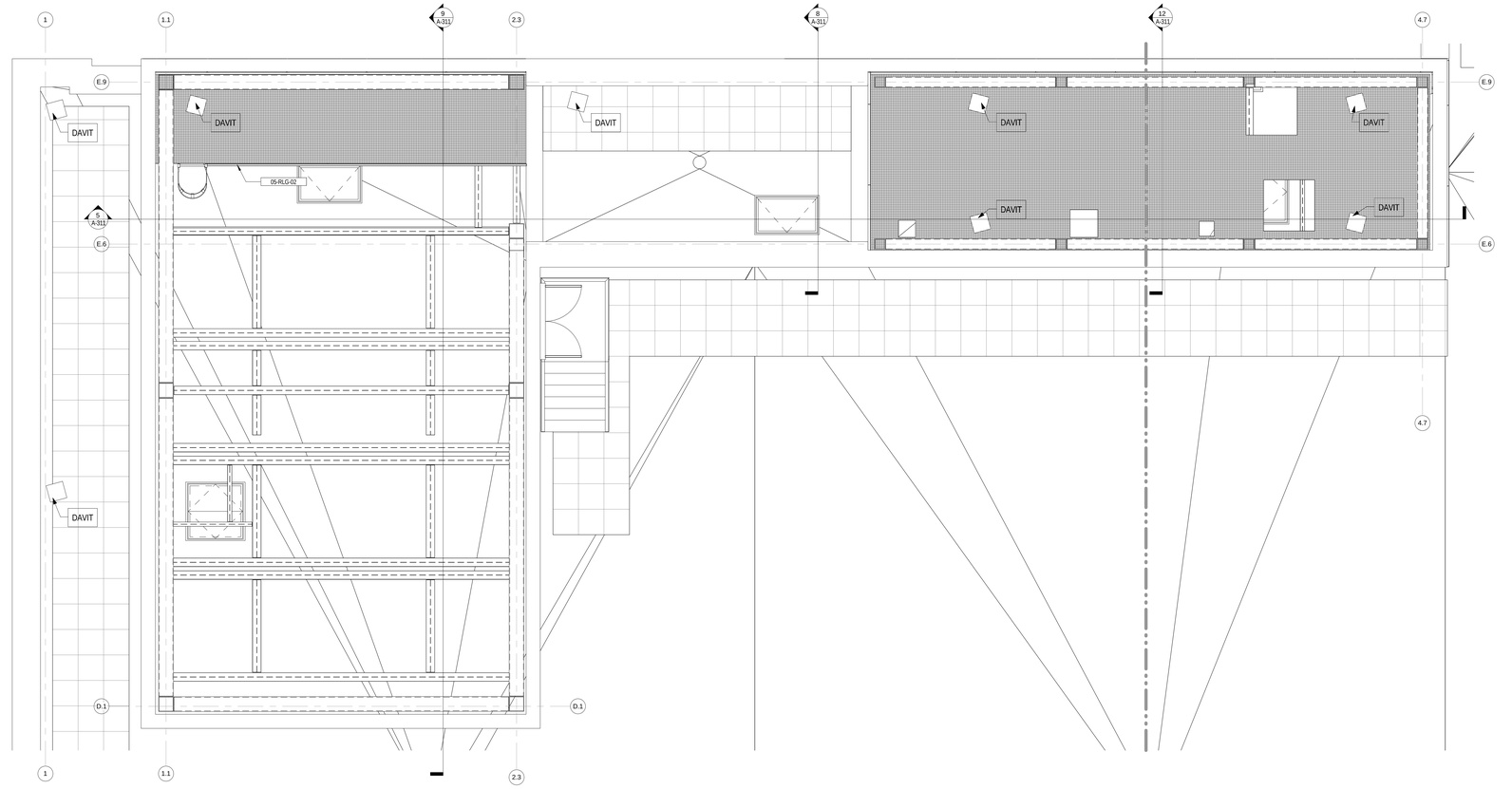
12 WTS-03A SECTION - SCREENWALL PANEL
1/4" = 1'-0"



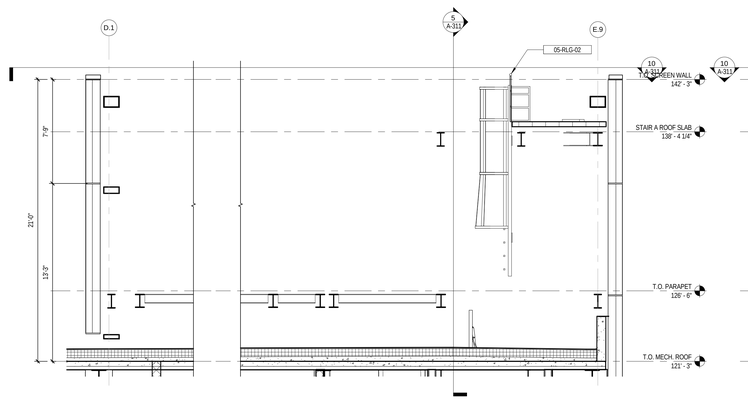
1 WTS-03/WTS03A ELEVATION - WEST SCREENWALL
1/4" = 1'-0"



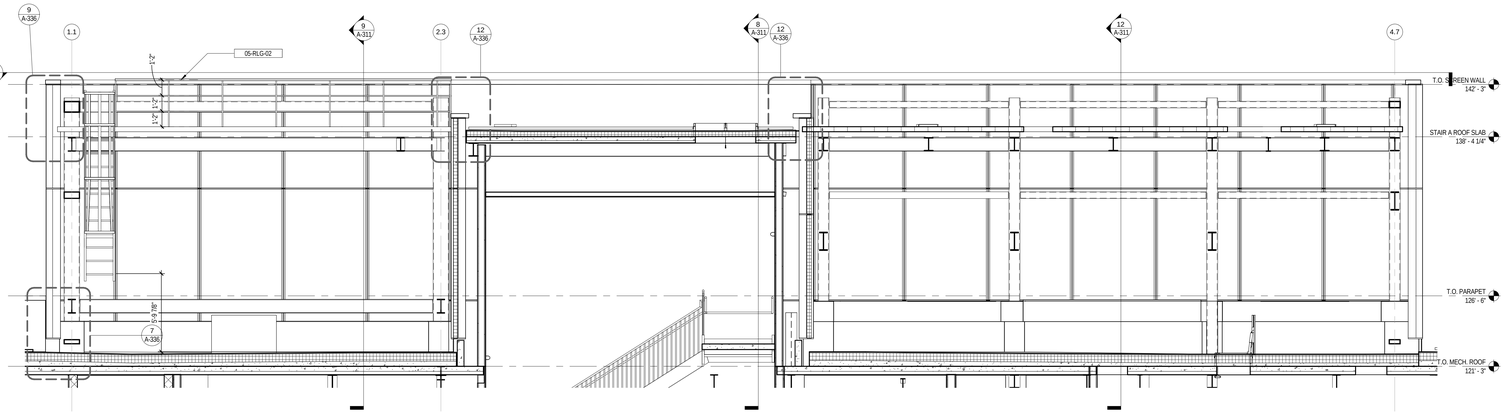
8 WTS-03 SECTION - STAIR A
1/4" = 1'-0"



10 WTS-03A PARTIAL PLAN - WEST FACADE (MECH. BULKHEAD)
1/4" = 1'-0"



9 WTS-03A SECTION - SCREENWALL CATWALK
1/4" = 1'-0"



5 WTS-03A WALL SECTION @ SCREENWALL STAIRS
1/4" = 1'-0"

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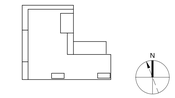
4/7/2017 12:34:45 PM

NYU Langone MEDICAL CENTER

NO.	DATE	ISSUE
	05/22/2015	DD Progress Submission
	07/01/2015	100% DD Submission
	08/03/2015	DOB Filing
	11/20/2015	100% CD GMP Submission
1	01/11/2016	Addendum #1
2	01/20/2016	Addendum #2
3	06/21/2016	Addendum #4



KEY PLAN

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

Owner:
NYU Langone Medical Center
Real Estate Development & Facilities
339 East 28th Street, New York, NY 10016

Construction Manager:
Skanska USA Building Inc.
Empire State Building
350 Fifth Avenue, 32nd Floor
New York, NY 10118

Civil / Site:
Langan Engineering, Environmental, Surveying and Landscape Architecture,DPC (LEES)
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001

Landscape:
RGR Landscape
115 Fifth Avenue
New York, NY 10003

Structural:
Severud Associates
469 7th Avenue, Suite 900
New York, NY 10018

Mechanical / Electrical / Plumbing / Telecom / AV:
Syska Hennessy Group
1515 Broadway
New York, NY 10036

Lighting Consultant:
HDLC Architectural Lighting Design
10 East 39 St, 5th Floor
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Vertical Transportation:
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5 Regent Street, Suite 524
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417 Fifth Avenue
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550 7th Avenue, 10th Floor
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Entek Engineering, LLC
166 Ames Street
Hackensack, NJ 07601

SEAL

PROJECT TITLE:

NYU LANGONE MEDICAL CENTER COBBLE HILL AMBULATORY CARE CENTER

70 ATLANTIC AVENUE
BROOKLYN, NY 11201

PROJECT No: 59410.00
DOB No: 320908559
CON No: 152035

DRAWING TITLE:

WTS-03 DRAWINGS - SCREENWALL

SCALE: 1/4" = 1'-0"

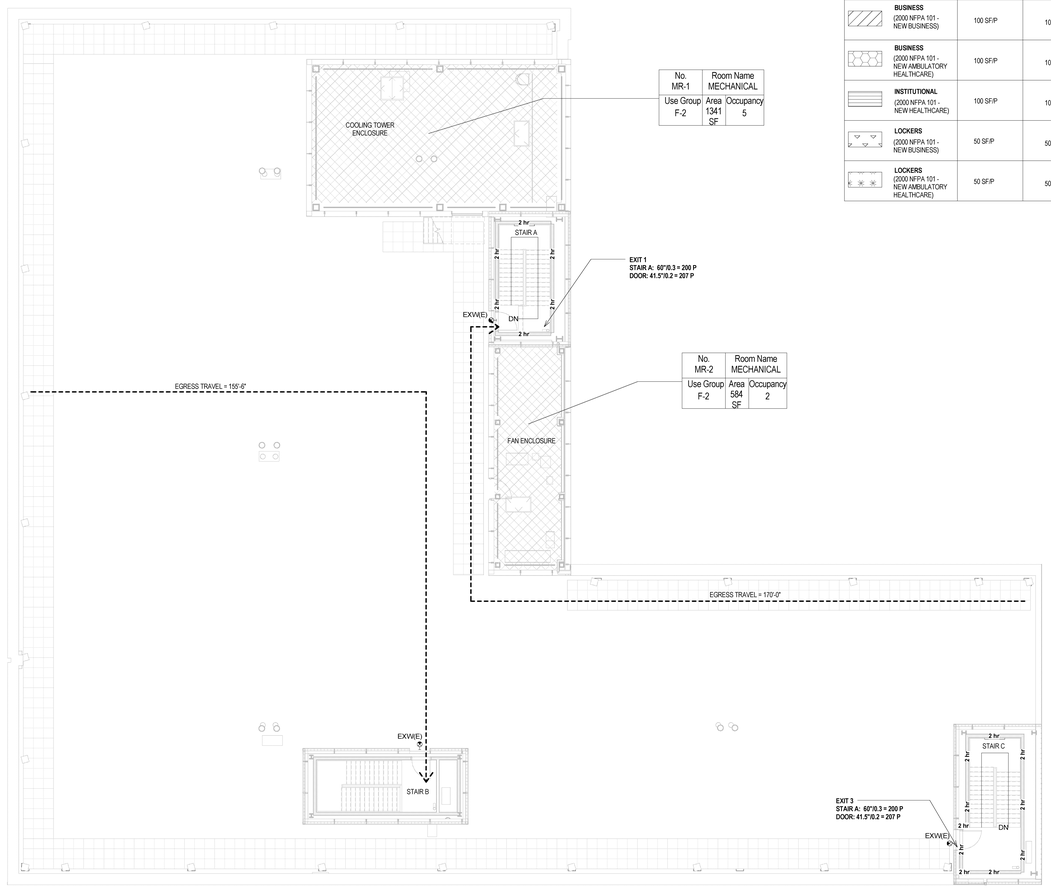
A-311.00

DOB BSCAN STICKER

DOB SEAL

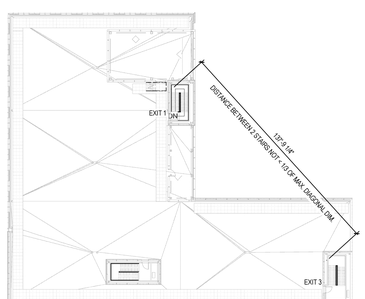
BULLETIN #1
ISSUED FOR CONSTRUCTION

April 7, 2017



1 LIFE SAFETY PLAN - MECHANICAL ROOF

3/32" = 1'-0"



2 REMOTENESS PLAN - MECHANICAL ROOF

1/32" = 1'-0"

USE CLASSIFICATION LEGEND

	NFPA 101 2000	NYC BUILDING CODE 2014
ACCESSORY STORAGE / MECHANICAL	300 SF/P	300 SF/P
BUSINESS (2000 NFPA 101 - NEW BUSINESS)	100 SF/P	100 SF/P
BUSINESS (2000 NFPA 101 - NEW AMBULATORY HEALTHCARE)	100 SF/P	100 SF/P
INSTITUTIONAL (2000 NFPA 101 - NEW HEALTHCARE)	100 SF/P	100 SF/P
LOCKERS (2000 NFPA 101 - NEW BUSINESS)	50 SF/P	50 SF/P
LOCKERS (2000 NFPA 101 - NEW AMBULATORY HEALTHCARE)	50 SF/P	50 SF/P

LIFE SAFETY SCHEDULE

APPLICABLE CODES	• NYC BUILDING CODE 2014 EDITION • NFPA 101 • NFPA 101 LIFE SAFETY CODE, 2000 EDITION • NFPA 99 • NFPA 220 • FGI 2010 • ASIA/ANSI Z358	
CODE	**2000 NFPA 101**	**2014 NYCBC**
CATEGORY		
OCCUPANCY	NEW HEALTHCARE CHAPTER 18 NEW AMBULATORY HEALTHCARE CHAPTER 20 NEW BUSINESS CHAPTER 38	B, S-1, F-2, I-2
CONSTRUCTION TYPE	II (222)	TYPE IB
MAX. TRAVEL DISTANCE BETWEEN BETWEEN IN EXIT ACCESS DOOR AND AN EXIT	150' (20.2.6.2)	N/A
MAX. TRAVEL DISTANCE	150' FROM ANY DOOR REQUIRED AS EXIT ACCESS (I.E. TO AN EXIT OR EXIT PASSAGEWAY) (20.2.3) 200' FROM ANY POINT TO AN EXIT (20.2.3) 200' FROM ANY POINT TO AN EXIT(38.2.6.2) 200' FROM ANY POINT TO A DOOR IN A REQUIRED SMOKE BARRIER (20.37.3)	B - 300', F-2 - 200' (SEE TRAVEL ANY POINT TO A REQUIRED SMOKE BARRIER (402.2)
MAX. DEAD-END CORRIDOR	50' (20.2.5)	30' (1018.4)
COMMON PATH OF TRAVEL	100' (20.2.5)	B, F-2 - 100'
MIN. CORRIDOR WIDTH		72 INCHES IN CORRIDORS AND AREAS SERVING CURNEY TRAFFIC IN OCCUPANCIES WHERE PETIENTS RECEIVE OUTPATIENT MEDICAL CARE, WHICH CAUSES THE PATIENT TO BE NOT CAPABLE OF SELF-PRESERVATION
RATINGS - STAIRS	2 HR - 4 STORIES & MORE; 1 HR - 3 STORIES & LESS (7.1.2.3.1)	2 HR - 3 STORIES & MORE; 1 HR - 2 STORIES & LESS. BUT NOT LESS THAN FLOOR RATING (708.4)
RATINGS - SHAFTS	2 HR - 4 STORIES & MORE; 1 HR - 3 STORIES & LESS. BUT NOT LESS THAN FLOOR RATING (8.2.5.4)	2 HR - 3 STORIES & MORE; 1 HR - 2 STORIES & LESS. BUT NOT LESS THAN FLOOR RATING (708.4)
MAX. SMOKE COMPARTMENT AREA	MINIMUM OF 2 (20.2.3); MAX AREA PER COMPARTMENT OF 22,500 (SF	MINIMUM OF 2 (422.2)
MAX. SMOKE COMPARTMENT TRAVEL DISTANCE	200' (20.3.7.5)	200' (422.2)
SPRINKLERS	FULLY SPRINKLERED	FULLY SPRINKLERED

LIFE SAFETY SYMBOLS LEGEND

ROOM USE OCCUPANCY LOAD
ROOM NUMBER
ROOM NAME
ROOM OCCUPANCY
ROOM AREA-NET OR GROSS AS REQ'D PER CODE
ROOM USE GROUP

1 HOUR FIRE & SMOKE BARRIER
1 - HOUR FIRE BARRIER
2 - HOUR FIRE BARRIER
3 - HOUR FIRE BARRIER

FIRE EXTINGUISHER AND CABINET
FIRE EXTINGUISHER AND WALL MOUNTING BRACKET
STAND PIPE

EXIT SIGN (SINGLE SIDED, DOUBLE SIDED, W/ DIRECTIONAL ARROW(S)
EXC = CEILING MOUNTED
EXW(E) = WALL MOUNTED (EXTERIOR)
EXP = CEILING POLE MOUNTED
NOTE:
A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC A117.1 SHALL BE PROVIED ADJACENT TO EACH DOOR TO AN AREA OF RESCUE ASSISTANCE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AND EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, A HORIZONTAL EXIT AND THE EXIT DISCHARGE. SEE SIGNAGE DRAWINGS FOR LOCATIONS AND SPECIFICATIONS.

EGRESS COMPONENT CAPACITY
DOOR NUMBER
ACTUAL EGRESS OCCUPANCY OF DOOR
MAXIMUM ALLOWABLE EGRESS OCCUPANCY OF EXIT

OCCUPANCY CALCULATION
CALCULATED OCCUPANCY
AREA IN SQUARE FEET
OCCUPANCY LOAD FACTOR

SMOKE TRAVEL =XXX'-X" — SMOKE COMPARTMENT TRAVEL DISTANCE
EGRESS TRAVEL =XXX'-X" — EGRESS TRAVEL DISTANCE
DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANCY LOAD

OCCUPANCY LOAD ANALYSIS

AREA OCCUPANCY SCHEDULE - ROOF

	OCCUPANCY TYPE	OCCUPANCY LOAD
MR-1	MECHANICAL	5
MR-2	MECHANICAL	2
	TOTAL LOAD	7

EXIT CAPACITY:

EXIT 1: 200
EXIT 2: 200
EXIT 3: 200

TOTAL EXIT CAPACITY PROVIDED: 600 PEOPLE

CAPACITY REQUIRED: 7 PEOPLE

NYU Langone MEDICAL CENTER

NO.	DATE	ISSUE
	05/22/2015	DD Progress Submission
	07/01/2015	100% DD Submission
	07/24/2015	DOH SD Review
	08/03/2015	DOB Filing
	10/12/2015	SHC Submission
	11/20/2015	100% CD GMP Submission
	12/09/2015	DOB Resubmission
	12/15/2015	SHC Submission Responses
	12/30/2015	DOB Resubmission
1	01/11/2016	Addendum #1
	03/24/2016	DOB Resubmission
	04/18/2016	DOB Resubmission
	08/01/2016	OTCR Submission

KEY PLAN

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

Owner:
NYU Langone Medical Center
Real Estate Development & Facilities
339 East 28th Street, New York, NY 10016

Construction Manager:
Skanska USA Building Inc.
Empire State Building
350 Fifth Avenue, 32nd Floor
New York, NY 10118

Civil / Site:
Langan Engineering, Environmental, Surveying and Landscape Architecture,DPC (LEES)
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360 West 31st Street, 8th Floor
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Entek Engineering, LLC
166 Ames Street
Hackensack, NJ 07601

SEAL

PROJECT TITLE:

NYU LANGONE MEDICAL CENTER COBBLE HILL AMBULATORY CARE CENTER

70 ATLANTIC AVENUE
BROOKLYN, NY 11201

PROJECT No: 59410.00
DOB No: 320908559
CON No: 152035

DRAWING TITLE:

LIFE SAFETY PLAN - MECHANICAL ROOF

SCALE: As indicated

G-126 .00

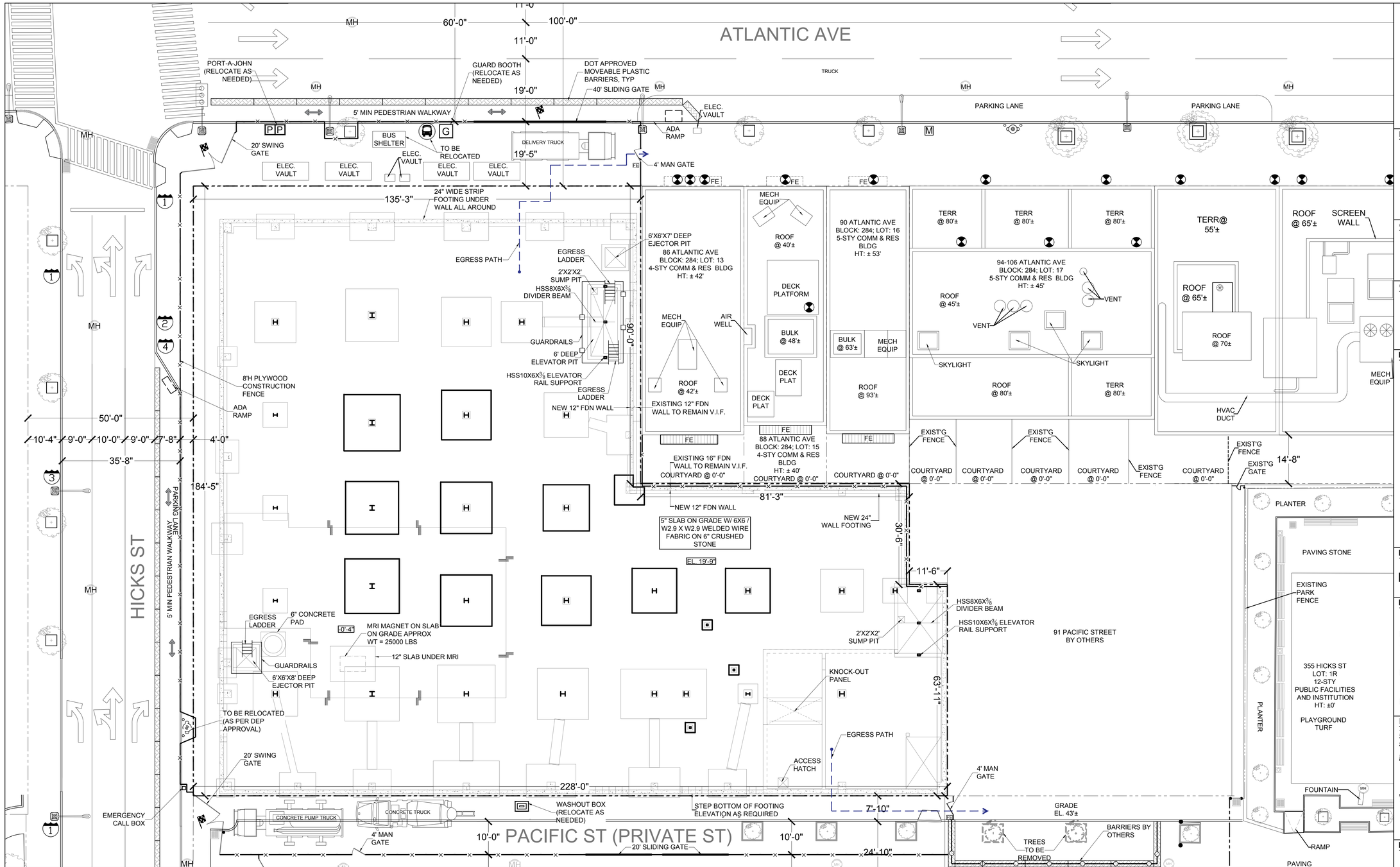
DOB BSCAN STICKER

DOB SEAL

BULLETIN #1
ISSUED FOR CONSTRUCTION

April 7, 2017

APPENDIX E



Site Safety Plan

70 Atlantic Ave

New 5 Story Building

LEGEND

- 8'H PLYWOOD CONSTRUCTION FENCE
- GUARDRAILS
- VERTICAL NETTING
- 4' H PLYWOOD FENCE W/ FULL HEIGHT WIRE MESH ON TOP
- DOT APPROVED MOVABLE PLASTIC BARRIERS
- CHAINLINK FENCE ON TOP OF MOVABLE PLASTIC BARRIERS (8' H MIN.)
- PROPERTY LINE
- EGRESS PATH
- FIRE HYDRANT
- TRAFFIC LIGHT
- STREET LIGHT
- MUNI METER
- BUS STOP SIGN
- VIABLE MEANS OF EGRESS
- STANDPIPE RISER
- SIAMESE HOSE CONNECTION
- FE FIRE EXTINGUISHER
- G GUARD BOOTH
- P PORT-O-JOHN
- MH MAN HOLE
- FLAG MAN
- 12X12 TIMBER CURBS W/ GUARDRAILS

PROPOSED SIGNAGE

- A REQUIRED CONSTRUCTION SIGNAGE
- B SIDEWALK CLOSED PLEASE USE WALKWAY
- D SIAMESE CONNECTION W/ RED LIGHT NO OBSTRUCTION ANY TIME

EXISTING SIGNAGE

- 1 NO STANDING ANYTIME.
- 2 NO STANDING. ADA BUS STOP.
- 3 NO PARKING ANYTIME.
- 4 ONLY

EQUIPMENT LIST

WASHOUT BOX
PILING RIG
HELIA HWR 465 (KNUCKLE BOOM TRUCK)
WINCHES
DELIVERY TRUCK
CONCRETE TRUCKS
EXCAVATOR
DEWATERING
WATER PUMPS
GENERATORS
FORK LIFTS
CONCRETE BREAKER
PERSONAL LIFTS
CONCRETE PUMPS
STORAGE CAGES
GUARD BOOTH
PORT-O-JOHNS

NOTES

1. (2) VIABLE MEANS OF EGRESS TO BE MAINTAINED AT ALL TIMES.
2. SHORING, SHEETING & BRACING AS PER APPROVED SUPPORT OF EXCAVATION DRAWINGS.
3. ALL RAMPS TO ADHERE TO ALL REQUIREMENTS OF NYC BC 3315.
4. LOCATION OF RAMPS, EGRESS STAIRS/LADDERS, EQUIPMENT/CAGES/TANK/WASHOUT/MATERAL/GUARD BOOTH MAY VARY DUE TO SITE LOGISTICS NEEDS.
5. ALL TRAFFIC BARRIERS IN THE STREET MUST COMPLY WITH DOT REGULATIONS AND MANUFACTURES SPECIFICATIONS.
6. MATERIAL STORED ADJACENT TO A SIDEWALK, WALKWAY, OR PATHWAY THAT REMAINS OPEN TO THE PUBLIC SHALL NOT BE PILED HIGHER THAN 3 FEET (914 MM), OR WHERE A SOLID FENCE OR BARRIER IS PROVIDED, TO WITHIN ONE FOOT (305 MM) OF THE TOP OF SUCH FENCE OR BARRIER.
7. STORAGE OF FLAMMABLE MATERIALS AND GASES TO COMPLY WITH THE NYC FIRE CODE AND IN ACCORDANCE WITH BC 3307.4.2.
8. LOCATION AND PROPERTIES OF WASHOUT BOX TO COMPLY WITH BC 3303.15 .
9. NO CRANE OPERATIONS TO START UNTIL THE SITE SAFETY PLAN IS IN COMPLIANCE WITH THE LATEST APPROVED CN, OW "LIMITED USE", & MASTER RIGGER OPERATIONS.
10. FOR ADDITIONAL NOTES REFER TO SSP-001.

DESIGNER

CR SAFETY construction & realty safety group
226 East Merrick Road
Valley Stream, NY 11580
516-256-0317

OWNER

NYU LANGONE MEDICAL CENTER
339 EAST 28TH STREET
NEW YORK, NY 10016
212-263-2631

CONTRACTOR

SKANSKA USA BUILDING, INC
350 5TH AVE, 32ND FL
NEW YORK, NY 10118
917-438-4500

REVISIONS

#:	DATE:	REVISION:
	5-28-19	ORIGINAL DRAFT

PROJECT

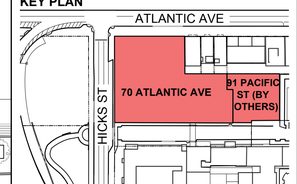
NB - JOB # - 320908559

LOCATION INFO

D.O.B. ADDRESS: 70 ATLANTIC AVE BROOKLYN, NY 11201
BLOCK: 284
LOT: 1
ZONING DISTRICT: R6
MAP: 16C
BIN #: 3425857
COMMUNITY BOARD: 306
HEIGHT: 5 STORIES @ - 89'-0"
BLDG USE: BUSINESS

North

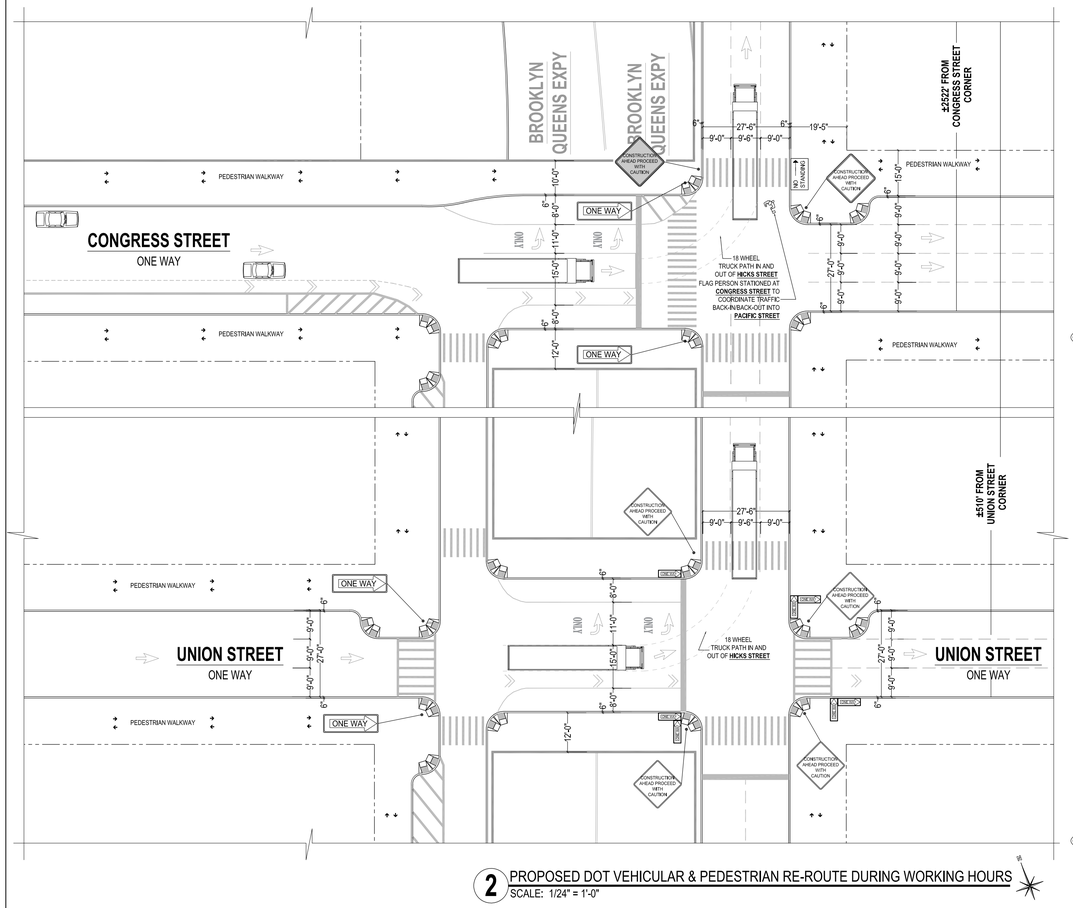
KEY PLAN



DRAWING NAME

FOUNDATION PHASE SITE SAFETY PLAN

DATE: MAY. 28, 2019
PREPARED/ REVIEWED BY: CR SAFETY GROUP/ WA
DRAWN BY: AF
SCALE: SCALER
DWG NUMBER: SSP-110.00
CADD FILE NO: NB_70 ATLANTIC AVE - SSP



2 PROPOSED DOT VEHICULAR & PEDESTRIAN RE-ROUTE DURING WORKING HOURS
SCALE: 1/24" = 1'-0"

3 KEY PLAN
SCALE: N.T.S.

PACIFIC STREET AND HICKS STREET INTERSECTION

AMITY STREET AND HICKS STREET INTERSECTION

CONGRESS STREET AND HICKS STREET INTERSECTION

UNION STREET AND HICKS STREET INTERSECTION

PREPARED BY:
SYNERGY
BUILDING CONSULTANTS
116 NASSAU STREET, SUITE 808
NEW YORK, NY 10038
TEL: 212-729-3559
INFO@SYNERGYBCS.COM

PROJECT:
350 HICKS STREET, 91PACIFIC STREET & 71 ATLANTIC AVENUE
BROOKLYN, NEW YORK 11201

CONTRACTOR:
FORTIS PROPERTY GROUP, LLC
45 MAIN STREET, SUITE 800
BROOKLYN, NY 11201

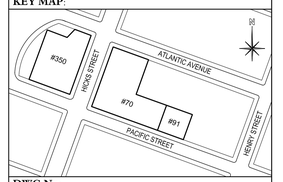
BUILDING INFO:
Borough: Brooklyn
Block: 282 & 284 , Lot: 50, 7 & 1
Zoning: R6 Zoning Map #: 16C
Bin: 3424599, 3425664 & 3425857

DRAWING TITLE:
PROPOSED DOT VEHICULAR & PEDESTRIAN RE-ROUTE DURING WORKING HOURS

LEGEND

	LIGHT POLE		FIRE HYDRANT
	DIRECTION OF TRAFFIC FLOW		EXISTING TREE PIT
	PEDESTRIAN TRAFFIC		PROPERTY LINE
	BIKE RACK		CONSTRUCTION FENCE
	NO PARKING BROOM SIGN	ONLY ONLY	TRAFFIC DIRECTION SIGN
BUS STOP	BUS STOP SIGN	BUS STOP	BUS STOP SHELTER
	TRAFFIC LIGHT POST		FLAG MAN
	18 WHEEL TRUCK		CONCRETE MIXER
	CONCRETE PUMP	CONCRETE WASHOUT	CONCRETE WASHOUT
	CROSS STREET SIGNAGE	ONE WAY	ONE WAY STREET SIGNAGE
	AMBULANCE	SIDEWALK CLOSED AHEAD CROSS HERE	SIDEWALK CLOSED SIGNAGE
CONSTRUCTION AHEAD PROCEED WITH CAUTION	CONSTRUCTION AHEAD SIGNAGE	NO STANDING	NO STANDING SIGNAGE

KEY MAP:



DWG No:
DOT-201.00

DRAWING REVISIONS?:

NO.	DATE	REVISION

DWG. INFO:

DATE:	06.03.19
DRAWN BY:	YC
CHECKED BY:	HM
SCALE:	AS NOTED
PAGE No.:	03 OF 04

B.E.S.T. SQUAD STAMP:

Agency Use Only [If applicable]

Project : NYULH 2019 Financing -- Cobble Hill ACC

Date : December 10, 2019

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☑
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑NO ☐YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑NO ☐YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐NO ☑YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☑	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☑	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☑	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☑	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☑	☐
vi. 43 tons/year or more of methane	D2h	☑	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☑	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☑	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☑	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☑	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑NO ☐YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☑
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : NYULH 2019 Financing – Cobble Hill ACC

Date : December 10, 2019

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The assessment presented in FEAF Parts 1 and 2, and the Supplementary Documentation, attached, demonstrate that the Proposed Project would not result in significant adverse impacts.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
FEAF Supplemental Documentation

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Dormitory Authority of the State of New York (DASNY) as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: NYU Langone Health (NYULH) 2019 Financing for the Cobble Hill Ambulatory Care Center Project

Name of Lead Agency: DASNY

Name of Responsible Officer in Lead Agency: Robert S. Derico, R.A.

Title of Responsible Officer: Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency: Date: 12/10/2019

Signature of Preparer (if different from Responsible Officer) Sara Stein Date: 12/10/2019

For Further Information:

Contact Person: Sara E. Stein, AICP, Senior Environmental Manager, DASNY

Address: One Penn Plaza, 52nd Floor, New York, New York 10119

Telephone Number: (212) 273-5092

E-mail: SStein@dasny.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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NEW YORK STATE OF OPPORTUNITY. | DASNY

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES FOR NYU LANGONE HOSPITALS' *2019 FINANCING OF THE NYU LANGONE HEALTH COBBLE HILL AMBULATORY CARE CENTER PROJECT*

The Honorable Bill de Blasio
Mayor
The City of New York
City Hall
New York, New York 10007

The Honorable Eric L. Adams
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201

The Honorable Brad Lander
Council Member
Borough of Manhattan Council District 39
456 5th Avenue
Brooklyn, New York 11215

Ms. Gina Santucci
Director of Environmental Review
New York City Landmarks Preservation Commission
Municipal Building
One Centre Street, Room 9N
New York, New York 10007

The Honorable Brian Kavanagh
New York State Senator, District 26
Brooklyn Borough Hall
209 Joralemon Street, Suite 300
Brooklyn, New York 11201

The Honorable Jo Anne Simon
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STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR NYU LANGONE HOSPITALS'
2019 FINANCING OF THE NYU LANGONE HEALTH
COBBLE HILL AMBULATORY CARE CENTER PROJECT

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