



DASNY

KATHY HOCHUL
Governor

ALFONSO L. CARNEY, JR.
Chair

REUBEN R. MCDANIEL, III
President & CEO

Memorandum

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

FROM: Matthew A. Stanley, AICP, Senior Environmental Manager, Office of Environmental Affairs

DATE: April 4, 2022

RE: *State Environmental Quality Review (SEQR) Determination* for the Northwell Health Obligated Group *2022 Financing Project*, various locations (Nassau and Suffolk Counties), New York

Description of Proposed Action and Proposed Project. The Northwell Health Obligated Group (“Northwell”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2022 Financing Project* (the “Proposed Project”). Based on a review of the attached *Single Approval Transaction Summary*, dated March 29, 2022, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of tax-exempt and/or taxable, fixed- and/or variable-rate Series 2022 Bonds to be sold through a negotiated offering, in an amount not to exceed \$820,000,000 in funding under DASNY’s Hospitals Program.

2022 Financing Project. The proceeds of the bond issuance would be used to finance the *2022 Financing Project*, which would involve:

Refunding. Refunding all or a portion of DASNY’s North Shore – Long Island Jewish Obligated Group Revenue Bonds, Series 2009B, 2009C and 2009D.

Construction, Renovation and Modernization. Various construction, renovation, and modernization projects for the members of the Northwell Health Obligated Group (see *Institution* below), as follows:

Staten Island University Hospital (“SIUH”)

Labor & Delivery Modernization (Core & Shell Fit-Out). Interior fit-out of the 3rd and 4th floors of an existing building to facilitate the modernization of SIUH’s obstetric and maternity facilities.

19-Bed Medical/Surgical Unit (Tower Building). Renovation of the 4th floor of the existing Tower building at the north campus to facilitate the development of a 19-bed medical/surgical unit.

Emergency Department Expansion. Renovation of existing emergency room to facilitate the creation of discrete adult and pediatric treatment areas.

North Shore University Hospital (“NSUH”)

Advanced Surgical Pavilion. Construction of an 8-story, 288,000-square-foot Advanced Surgical Pavilion (“ASP”) to include new surgical suites, intensive care units, ICU beds, shell space, parking, and new lobby connecting Tower and ASP building.

ASP Loading Dock Generator Installation. Installation of new generators and switchgear to support the ASP building.

ASP New Boiler Installation. Installation of new boiler to support the ASP building.

ASP Temporary MRI Trailers. Relocation of magnetic resonance imaging (“MRI”) equipment to temporary trailers.

MRI Modernization. Interior alteration of the MRI suite, including new equipment with additional support space.

Pharmacy Expansion. Renovations to pharmacy compounding space, including HVAC work.

South Shore University Hospital (“SSUH”)

Maternity Program Expansion. Renovate, modernize, and expand the maternity unit on the 1st and 2nd floors of the East Building.

Neurological Intensive Care Unit. Renovation of the 3rd floor of the North Building to facilitate the creation of a neurological intensive care unit (“ICU”).

Brackett Building Expansion. Construction of a 14,067-square-foot addition to the Brackett Building to create additional medical surgical rooms, plus core and shell space.

Brackett Operating Rooms. Fit-out of shell space in Brackett Building to accommodate two hybrid operating rooms (ORs) for image-guided surgery.

Pharmacy on 1 North. Interior alteration to facilitate the expansion of the current first floor Northwest Building pharmacy.

Long Island Jewish Medical Center (“LIJMC”)

Visitors Parking Garage. Repairs and maintenance of Visitors Parking Garage.

Cohen Children’s Medical Center (CCMC) Surgical Suite. Renovation and fit-out of interior space to facilitate development of operating rooms.

CCMC Neurosciences Unit. Renovation of an existing vacated unit on the 2nd floor to facilitate development of a pediatric Neuroscience Unit.

Together, these various project elements constitute the “Proposed Project” for purposes of SEQR compliance.

Institution. Northwell Health, Inc. (“NHI”), together with its member corporations and affiliated entities, constitutes an integrated healthcare delivery system serving the greater metropolitan New York area, and is comprised of 19 hospitals, three long-term care facilities, four certified home health care agencies, six trauma centers, a hospice network, over 800 ambulatory and physician practice locations, the Feinstein Institute for Medical Research and other controlled entities (collectively referred to as “the “System”). NHI is the corporate parent of the System. The members of the Northwell Health Obligated Group (the “Obligated Group”), each of which is part of the System, are: Long Island Jewish Medical Center, North Shore University Hospital, Glen Cove Hospital, Plainview Hospital, Northwell Health Stern Family Center for Rehabilitation, South Shore University Hospital (formerly Southside Hospital), Huntington Hospital Association, Staten Island Hospital, Lenox Hill Hospital and Northwell Healthcare, Inc. (“HCI”).

SEQR Determination. DASNY conducted this environmental review in compliance with 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.

NSUH Advanced Surgical Pavilion. Previously, Northwell sought and received approval for the *NSUH Advanced Surgical Pavilion* from the Town of North Hempstead (the “Town”). The Town served as lead agency and conducted a coordinated SEQR review of the Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated November 28, 2018, attached). While DASNY was not an involved agency for that coordinated review, it is bound by the determination of the lead agency.¹

Based on the above, DASNY, as an involved agency for the purpose of its funding action, independently analyzed the relevant areas of environmental concern and concurs with the lead agency’s *Negative Declaration* that the *NSUH Advanced Surgical Pavilion* would not have a significant adverse impact on the environment.

SSUH Brackett Building Expansion. Previously, Northwell sought and received approval for the *SSUH Brackett Building Expansion* from the Town of Islip (the “Town”). The Town served as lead agency and conducted a coordinated SEQR review of the Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated October 19, 2018, attached). While DASNY was not an involved agency for that coordinated review, it is bound by the determination of the lead agency.²

Based on the above, DASNY, as an involved agency for the purpose of its funding action, independently analyzed the relevant areas of environmental concern and concurs with the lead agency’s *Negative Declaration* that the *SSUH Brackett Building Expansion* would not have a significant adverse impact on the environment.

The remaining Proposed Project components are classified as follows:

Refunding. Refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(29).

Equipment Purchase. These components of the Proposed Project would involve “*the purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.*” These would be Type II actions as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(31).

Renovation, Rehabilitation, and Fit-Out. These components of the Proposed Project would involve the “*replacement, rehabilitation, or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy or fire codes...*” which are Type II actions as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(1), and 6 *N.Y.C.R.R.* § 617.5(c)(2), respectively.

Maintenance or Repair. These components of the Proposed Project would involve “*maintenance or repair involving no substantial changes in an existing structure or facility*” which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(1).

¹ 6 *N.Y.C.R.R.* § 617.6(b)(3)(iii).

² *ibid.*

Type II “...actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”³ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

SHPA Determination. 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 the DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds.

It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

Cc: Matthew T. Bergin
Mike Logan

Single Approval Transaction Summary

Northwell Health Obligated Group
Northwell Healthcare, Inc.

March 29, 2022
Long Island, New York

Program: Hospitals

Purpose: New Money/Refunding

New Issue Details

Approximately \$690,000,000 in 30-year tax-exempt and/or taxable, fixed and/or variable rate Series 2022 Bonds issued in one or more series to be sold at one or more times through a negotiated offering.

- Lead Manager – Citigroup
- Co-Bond Counsel – Orrick Herrington & Sutcliffe LLP and Brown Hutchinson LLP
- Underwriter's Counsel – Katten Muchin Rosenman LLP

Purpose

- The refunding of all or a portion of DASNY's North Shore – Long Island Jewish Obligated Group Revenue Bonds, Series 2009B, C and D (\$125 million).
- Various construction, renovation and modernization projects for the members of the Northwell Health Obligated Group (\$677 million).

Security

- Obligations issued under the Master Trust Indenture that will be a joint and several obligation of each member of the Obligated Group and will be further secured by a lien on certain Gross Receipts of the members of the Obligated Group. It is anticipated that the existing mortgages will be eliminated once the consents of 51% of the holders of the Master Trust Indenture Obligations are received which is expected to occur by the closing of the Series 2022 Bonds.

Expected Ratings: Moody's: A3
S&P: A-
Fitch: A-

Overview

Northwell Health, Inc. ("NHI"), together with its member corporations and affiliated entities, constitutes an integrated healthcare delivery system serving the greater metropolitan New York area, and is comprised of 19 hospitals, three long-term care facilities, four certified home health care agencies, six trauma centers, a hospice network, over 800 ambulatory and physician practice locations, the Feinstein Institute for Medical Research and other controlled entities (collectively referred to as "the System"). NHI is the corporate parent of System.

The members of the Northwell Health Obligated Group (the "Obligated Group"), each of which is part of the System, are: Long Island Jewish Medical Center, North Shore University Hospital, Glen Cove Hospital, Plainview Hospital, Northwell Health Stern Family Center for Rehabilitation, South Shore University Hospital (formerly Southside Hospital), Huntington Hospital Association, Staten Island Hospital, Lenox Hill Hospital and Northwell Healthcare, Inc. ("HCI"). The members of the Obligated Group make up approximately

82% of the total operating revenue and approximately 83% of the total assets of the System.

As stated, Northwell Health, Inc. is the corporate parent of the System. Under Northwell Health, Inc. is Northwell Healthcare, Inc., which is the parent holding company of each of the referenced members of the Obligated Group. Northwell Healthcare, Inc. is both a member of, and a representative for, the Obligated Group. Northwell Health, Inc. (the corporate parent of the System) is not a member of the Obligated Group.

The Obligated Group

Each member of the Obligated Group is jointly and severally liable to repay all obligations and guarantees issued under the Master Trust Indenture ("MTI"). The MTI assures the parity nature of existing and future indebtedness among Obligated group members and is the principal contract that governs the members of the Obligated Group. The MTI provides the basis under which the Obligated Group incurs and secures debt. The MTI also provides the security and governs the pledging of assets. Each time an Obligated Group member incurs debt or guarantees the debt of a non-Obligated group member, the Obligated Group issues an Obligation pursuant to the MTI to secure each member's obligation with respect to repayment.

The Obligated Group has sought to eliminate the existing mortgages from its security structure since the issuance of the Series 2019 bonds. Once the consents of 51% of the holders of the Master Trust Indenture Obligations are received, the MTI will be amended and restated to eliminate the existing mortgages. As a result of the issuance of the Series 2022 bonds (together with the Series 2019 bonds) 51% of the holders will have consented. As such, this will result in a more market-based security structure. The Obligated Group is also proposing to structure the new money portion of the financing in a manner that fits best within its overall debt service profile.

Description of the Series 2022 Bonds

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of HCI.
- The Bonds are payable from payments made pursuant to the Loan Agreement and the Obligation. The Obligation is a joint and several obligation of the members of the Obligated Group.

Approvals

- SEQR Filing – April 4, 2022*
 - TEFRA Hearing – April 5, 2022*
 - PACB Approval – April 20, 2022*
- *Anticipated date

Single Approval Transaction Summary

Northwell Health Obligated Group
Northwell Healthcare, Inc.

March 29, 2022
Long Island, New York

Program: Hospitals

Purpose: New Money/Refunding

Additional Information

- **Refunding Results:** The refunding is estimated to provide a net present value benefit of approximately \$19.3 million which is approximately 15.5% of the bonds being refunded.
- **Liquidity and Balance Sheet:** The Obligated Group has consistently recorded over 100 days cash on hand and its cushion ratio has averaged approximately of 13:1.0 over the last five years.
- **Market Share:** The System's inpatient market share is approximately 31%, which is more than twice that of its nearest competitor.
- **Results of Operations:** In 2020, despite the financial pressures caused by the pandemic, the Obligated Group posted a \$142 million operating gain. The Obligated Group's operating gain has averaged \$234.6 million over the last five years. For the nine-month period ending September 30, 2021, the Obligated Group posted an \$80.6 million operating gain.
- **Payor Mix/Managed Care Contracting:** As one of the larger integrated healthcare systems in the nation, the System has leverage when negotiating with payors. The negotiating power of the System has been critical to obtaining adequate reimbursement levels for services, especially because commercial payments have covered the revenue deficiencies from government payors and uninsured patients. The payor mix is favorable as compared to other providers in the region with a higher mix of commercial payors (30%) and Medicare (44%) and less Medicaid (22%).
- **Competition:** The major competitors include several healthcare systems located in Long Island, Manhattan and the New York City metropolitan area and each system seeks to develop plans aimed at capturing additional market share and growing high-end services.
- **Reimbursement** – The impact of Federal Health Care Reform in New York State and future changes in Medicare reimbursement may present challenges in the future.

This Transaction Summary was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Obligated Group in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Obligated Group, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Obligated Group pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.

Recommendation

The attached single approval report recommends that the Board authorize and adopt the necessary documents for the issuance of one or more series of tax-exempt and/or taxable fixed rate bonds issued at one or more times in an amount not to exceed \$820,000,000.

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.

See attached.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
The Town of North Hempstead Board of Zoning Appeals _____ 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: TNH BZA APPEAL #20415 - Northwell Hospital Advanced Surgical Pavilion

Name of Lead Agency: North Hempstead Board of Zoning Appeals

Name of Responsible Officer in Lead Agency: Michael A. Levine, AICP

Title of Responsible Officer: Commissioner of Planning

Signature of Responsible Officer in Lead Agency: *Michael A. Levine*

Date:

Signature of Preparer (if different from Responsible Officer) *[Signature]*

Date: 11/28/2018

For Further Information:

Contact Person: Steven Perrotta
 Address: 210 Plandome Road, Manhasset, NY 11030
 Telephone Number: (631) 869-7667
 E-mail: perrottas@north Hempsteadny.gov

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>

PRINT FULL FORM

It has been determined that the proposed action *will not* have a significant adverse impact on the environment, and therefore a Negative Declaration is appropriate based on the review and analysis of the application, as amended, including the June 2018 expanded Full Environmental Assessment Form (EAF), prepared by VHB Engineering, and associated SEQRA documents. The analysis of the application based on the environmental parameters set forth in the SEQRA regulations are presented below.

§617.7(c)(1)(i)

It is not anticipated that there would be a substantial adverse impact to existing air quality, ground or surface water quality, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Air quality

The project would generate air emissions from mobile sources including generator fuel trucks, emergency vehicles (e.g., ambulances), and delivery vehicles, and from stationary sources including an emergency generator (diesel), and the HVAC system as indicated on sections D.2.f.i and *iii* of the EAF. However, none of these operations require a New York State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit.

The negligible increase in traffic to and from the Advanced Surgical Pavilion (ASP), and the minor increases in delay time at area intersections, would not result in a substantial increase in air pollution from vehicles.

Short-term impacts may occur during construction of the ASP, which is anticipated to last approximately 32 months. Suitable dust control measures as outlined in the EAF will limit this impact.

Ground or surface water quality

The subject property contains no surface water bodies, nor wetlands; therefore no impact with respect to surface waters would occur on site. The adjoining parcel of land to the east does contain some small surface water features. No impacts to these waterbodies are anticipated as a result of new drywells to be installed as part of the proposed action, which would augment on-site storm water storage capacity and mitigate potential flooding and surface water transport to neighboring properties.

No impacts to groundwater are anticipated as the hospital would discharge sanitary wastewater to the existing Great Neck Water Pollution Control District (GNWPCD) sewer main which currently serves the site. The GNWPCD has provided a letter of availability, dated July 18, 2018, confirming that sufficient capacity exists to handle the increase in sanitary flow.

It is anticipated that the ASP will increase the water consumption of the Hospital by approximately 90,662 gallons per day (gpd). A letter of water availability, dated September 12, 2017 has been provided by the Manhasset-Lakeville Water District. The majority of the water would be utilized by the cooling tower—approximately 72,000 gpd. Of the 72,000 gallons used by the water tower, approximately 58,000 gallons will evaporate. The remainder of the water would be treated and discharged to the sewer system. Recycling of the cooling tower is not possible due to the high levels of dissolved solids.

Traffic

No traffic or parking related impacts are anticipated. The hospital has frontage on Community Drive and has five access drives, one of which will service the ASP. No major changes are proposed for the access drives as part of the instant application. A net decrease of 49 parking spaces is proposed.

The combined two-way Average Annual Daily Traffic on Community Drive is 42,217 vehicles. The applicant's traffic consultant, VHB Engineering, estimates that the ASP would generate a total of 93 and 100 two-way trips during the AM and PM peak periods, respectively. This additional volume represents a 0.45% increase in traffic.

Level of Service (LOS) analyses were conducted for Community Drive and Driveways 1, 3, Northern Boulevard and the Long Island Expressway. During the weekday AM and PM peak periods the overall LOS at signalized intersections and the site driveways studied would continue to operate at a LOS of B or better, with a maximum increase in delay of 1.4 seconds over the no-build scenario. The southbound left turning movement at Community Drive and Site Driveway 3 during the AM peak is expected to experience an increased delay of 9.4 seconds, however an adjustment to the phase split to allocate more time to this movement would result in a 3.1 second increased delay; this modification would have to be approved by the Nassau County Department of Public Works, and such mitigation would be reviewed and considered after project approval. No changes to the LOS for the intersections of Community Drive and Northern Boulevard or the Long Island Expressway are anticipated, but some minor modifications to signal timing are proposed as mitigation to reduce increased delays for individual turning movements.

The parking analysis shows there would be approximately 247 available spaces on the subject property subsequent to the construction of the ASP, despite the net reduction of spaces and the increased demand for parking. This assumes continued valet operations for the hospital and at the ASP.

Construction-related traffic impacts were evaluated. Approximately 15,000 cubic yards of material would be removed from the site, utilizing 35-cubic yard trucks. This would require approximately 15 truck trips per day for seven weeks, which is minimal and not expected to hinder traffic flow on Community Drive. Off-site parking at nearby parking lots with ample availability will be provided for construction crews, and a shuttle service operated to bring crews to the site. This will reduce the number of trips added to Community Drive.

Noise

Once in operation, the ASP would not be a significant generator of noise, however, two sources of noise generation have been identified—the generator and rooftop equipment. The generator would be located within an enclosure, specified to allow sound levels of no higher than 65 decibels (dBA) at the building façade and no higher than 50 dBA at any property line. The rooftop equipment would comply with local noise ordinances by utilizing rooftop mitigation measures designed to reduce noise to 50 dBA at any property line.

Construction noise may exceed the ambient noise levels, however, as stated in D.2.m of the EAF construction would not occur outside of the hours set forth in §38-3 of the Town Code.

Solid waste production

Section D.2.a.ii of the EAF indicates approximately 15,000 cubic yards of material will be removed from the site during construction, and disposed of at a licensed facility.

Section D.2.r of the EAF requests information regarding the generation of solid waste for commercial or industrial projects only, with institutional uses being exempt from providing information. It is anticipated that additional solid waste generated by the ASP would be removed by the carters currently under contract by the hospital and disposed of at licensed facilities.

The EAF notes that the majority of regulated medical waste is treated on-site in large medical waste sterilizers, which render it benign. Anatomical waste would be packaged and sent to the hospital's waste vendor for incineration. As stated in Section 3.6.4 of the EAF, the proposed x-ray machines, CT scans and single-plane imaging systems do not produce radioactive wastes. In certain situations patients who are undergoing diagnostic nuclear cardiology or nuclear medicine procedures may be transferred to the new building. Any waste from these patients would be stored on-site and decay in storage until such time as the waste could be disposed of with regular trash when it is no longer considered radioactive under the hospital's broad scope radioactive materials license.

Erosion, flooding, leaching or drainage

No impacts are anticipated with respect to erosion or flooding. The area of work is almost completely covered in impervious surfaces with a minor amount of new impervious area to be added, and the area of construction has negligible slopes. These conditions minimize the potential for erosion and sediment transport during construction. However, a suitable erosion control plan will be prepared to further ensure there are no impacts of this type. As stated above, new drywells will be installed which would augment on-site storm water storage capacity and mitigate potential flooding of adjacent roadways and neighboring properties.

§617.7(c)(1)(ii)

No impacts relative to the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on significant habitat areas, adverse impacts to threatened or endangered species of animal or plants, or the habitat of such species, or an impact to natural resources are expected.

The area of work is completely developed, and as such little possibility exists for the destruction of vegetation or wildlife. The site does not contain any significant habitat areas of endangered animals nor contain any waterbodies used by fish for migration.

The project has been designed to reduce glare and limit the possibility of birds striking the building. However, according to the Hospital, bird strikes are minimal at the existing facility and other facilities operated by the Northwell health system.

§617.7(c)(1)(iii)

The EAF has identified the North Hills Special Groundwater Protection Area (SGPA) as a critical environmental area; no impacts to the environmental characteristics of a critical environmental area are anticipated. The proposed ASP will result in a minimal area of new impervious surfaces, therefore not significantly reducing recharge to the aquifer. Sewage would continue to be discharged to the GNWPCD, eliminating any potential impact from waste. Additionally, the stormwater collection system will be resized to handle the additional impervious surfaces and upgraded resulting in better functionality over present conditions. The application would also be in compliance with §70-195.7 of the Town Code, which outlines the standards for non-residential development in the Aquifer Protection Overlay District.

§617.7(c)(1)(iv)

No material conflict with current community plans or goals are anticipated. The hospital is located within the 'Hospital' zoning district, and thus the expansion of the ASP is in conformance with the principle permitted use. The Town Master Plan provides no specific land use regulations for the property, but supports the growth of medical services.

§617.7(c)(1)(v)

No impacts to the character or quality of important historical, archeological, architectural, or of existing community or neighborhood character are anticipated. The hospital already defines the character of the neighborhood, and there are no historical or archeological resources on the property.

The project has been redesigned during the application process due to the potential to negatively impact aesthetic resources, specifically the view from the adjacent Greentree Estate. The redesign of the ASP included moving mechanical floors, which have no windows, to the top of the building to limit light at the higher elevations. Additionally, the material of the façade has

been modified so that the building would be less visible during the day and evening hours. While these mitigation measures would not completely eliminate the view of the building from Greentree, the impact will be significantly reduced.

§617.7(c)(1)(vi)

The ASP will utilize the same type of energy which is currently used by the hospital—electricity provided by PSEG. It is anticipated that an increase in energy consumption would occur. However, item D.2.k of the EAF specifies that energy use information only need be provided for commercial and industrial projects, exempting institutional uses.

§617.7(c)(1)(vii)

The project is not anticipated to create a hazard to human health. On the contrary, the construction of the ASP would allow for the treatment of a range of medical conditions and would provide an overall benefit to the residents of North Hempstead, Nassau County, and the metropolitan region.

§617.7(c)(1)(viii)

Impacts related to the increased intensity of use of the property are not expected. The build-out and occupation of the ASP, including the unoccupied floors to be constructed for future use, represent a less than 10% increase in the number of beds. Additionally, the increase in lot coverage will be minor, and below that which is permitted in the zoning district.

§617.7(c)(1)(ix)

The ASP would create a minor increase in the number of people who come to the hospital. Many of the surgeries currently conducted would now be performed in the ASP. As stated above, the increase in the number of beds at full occupation is less than 10%.

§617.7(c)(1)(x)

The ASP would not result in a material demand for other actions that would result in impacts associated with the parameters of those discussed above.

§617.7(c)(1)(xi)

Significant impacts, individually or when combined, are not expected as a result of the instant application.

§617.7(c)(1)(xii)

The hospital currently has no other pending actions related or unrelated to the proposed ASP. Other proposed developments in the area of the ASP have been included in the build analysis of the traffic study and have been determined cumulatively not to have a significant impact on roadway operations or LOS of nearby intersections.

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.

Flooding and Surface Waters: The proposed site plan demonstrates a modest decline in impervious area. In addition, the Town will seek to improve water retention on site and improve water quality during site plan review. It is further noted that the hospital is not within a designated FEMA flood zone.

Freshwater Wetlands: The applicant has indicated a pre-application meeting was held with the New York State Department of Environmental Conservation where no concerns or objectives were raised. No formal comments have been received by that agency. No work or disturbance will occur within designated wetlands or required buffers during the construction of the proposed project. Any work will be required to be performed under the guidance of a NYSDEC Freshwater Wetlands permit.

Endangered Species: No work will be performed within natural areas and no extraction of endangered species will occur.

Archaeological Resources: All work is proposed to occur within previously disturbed areas and no impacts to significant archaeological resources is anticipated.

Traffic and Parking: The Town and its traffic consultant have discussed the potential impacts of the proposed expansion with both the New York State Department of Transportation and the Suffolk County Department of Public Works. Both agencies have indicated that access design and mitigation measures that are reasonable and feasible are being developed and implemented, and have no objection to the project. The Town's traffic consultant has reviewed the Traffic Impact Study submitted by the applicant and has determined that no significant adverse impacts are anticipated with the proposal and has further noted that the mitigation offered by the applicant will address current impacts, particularly parking, pending approval by the responsible agencies (NYSDOT and SCDPW).

Energy: The applicant had an initial pre-application conversation with PSEG Long Island. The applicant shall address PSEG's correspondence ensuring that no adverse impacts shall occur from the proposed project. As per the applicant's engineering consultants, all proposed electrical components are expected to be accommodated on site.

Noise and light. Exterior lighting will be designed to minimize sky-glow and visibility glare and achieve Leadership in Energy and Environmental Design (LEED) certification.

Human Health: The project will not adversely impact other local community services and is proposed for the purpose to improve health and emergency services for the local community.

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 provided in the expanded EAF, the updated Traffic Impact Study, and the review and input of the Town's traffic consultant (LK McLean), New York State Department of Transportation and Suffolk County Department of Public Works

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Islip Town Board _____ 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: Southside Hospital

Name of Lead Agency: Town of Islip Town Board

Name of Responsible Officer in Lead Agency: Angie M. Carpenter *Angie M. Carpenter* 10/19/18

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: _____

Signature of Preparer (if different from Responsible Officer) *[Signature]* Date: 10/12/18

For Further Information:

Contact Person: Ron Meyer, Commissioner, Planning & Development
Address: 655 Main Street, Islip, NY 11751
Telephone Number: (631) 224-5450
E-mail: commissioner-pd@islipny.gov

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>

PRINT FULL FORM