



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

Date: May 3, 2021

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

Applicant: St. John's University
8000 Utopia Parkway
Queens, New York 11439
(Queens 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.

Dormitory Authority of the State of New York ("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: St. John's University
2021 Financing (Health Sciences Center)
(Independent Colleges and Universities Program)

SEQR Status: Type I Action – 6 N.Y.C.R.R. 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 St. John’s University (“St. John’s” or the “University”) for its *St. John's University 2021 Financing (Health Sciences Center)* (“Proposed Project”). For purposes of SEQRA, the Proposed Action would involve DASNY’s authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate bonds to be sold with one or more series, at one or more time, through negotiated offerings and/or private placements, pursuant to DASNY’s Independent Colleges and Universities Program.

Health Sciences Center. The Proposed Project would consist of the design and construction of a standalone Health Sciences Center occupying a portion of the existing St. John’s University Queens Campus (“Project Site”) (see Fig. 1). The new Health Sciences Center would be an as-of-right (under New York City Zoning) 3-story (55 feet tall), approximately 70,000 gross-square-foot (“gsf”) building located on a portion of the 89.1-acre campus. The new Health Sciences Center would be located in the heart of the academic center of campus and on the edge of the main residential village.

The Proposed Project would require the demolition of the existing 52,500-gsf St. Vincent Hall building, which currently houses University offices and dormitory uses. The proposed building would support the University’s proposed Health Sciences Center with an expected enrollment of approximately 450 students/year; the Center would include a new nursing program and the relocation of the existing Physician Assistant program. It would feature a specialized skills and simulation center and active learning classrooms as required to support contemporary nursing and health professions curriculum. Parking for the Proposed Project would be accommodated by existing available parking on campus. The new Health Science Center would incorporate high performance sustainable design strategies to reduce the total energy consumption per building on the Queens campus.

In addition to the Proposed Project described above, St. John’s is also seeking financing for certain refunding, renovation, maintenance, and reimbursement projects at various buildings on its Queens campus. These components of the proposed financing are described below:

Refunding. This component of the proposed financing would involve the refunding of all or a portion of various series of DASNY St. John’s University bonds, including but not limited to the Series 2008B-1, Series 2008B-2, Series 2012B, Series 2013A, and Series 2015A bonds.

Renovation and Maintenance Projects. This component of the proposed financing would involve a series of campus-wide renovation, maintenance, and equipment purchase projects, including furniture replacement; heating, ventilation and air conditioning (“HVAC”) system repairs, reconditioning and upgrades; packaged terminal air conditioner replacement; domestic water system replacement; roof repairs; shower enclosures replacement; building maintenance system (“BMS”) upgrades; fire alarm replacement; dormitory lock replacement; electrical system improvements; parking garage repairs; storm sewer repairs; computer lifecycle replacements for labs, faculty, staff and administrators; lifecycle replacement of servers, audio/visual equipment,

and other equipment; upgrades and maintenance of specialized learning environments (seminar rooms, wet labs, dry labs, simulation rooms, computer classrooms, etc.).

Reimbursement Projects. This component of the proposed financing would involve the reimbursement of funds to the University for a series of completed or substantially completed campus-wide renovation and maintenance projects, including window replacement; classroom renovations; lab renovations; elevator upgrades; roof repairs; roof replacement; asphalt and concrete repairs; furniture replacement; locker room upgrades; lobby renovation; storage renovation; domestic water service upgrades; restroom upgrades; new teaching infrastructure & equipment; research equipment; fitness center equipment; transformer replacement; accessibility improvements; and air handler upgrades.

Other Public Actions

St. John's University has also requested grant financing from the Higher Education Capital Matching Grant ("HECap") Program for its *Health Science Center* project. For the purposes of SEQRA, the HECap Board's Proposed Action would consist of the authorization of the expenditure of approximately \$5,000,000 of the proceeds of the HECap bond issuance for the Proposed Project.

Location of Proposed Project

The Project Site is located at 8000 Utopia Parkway, Queens, Queens County, New York.

Description of the Institution

St. John's University is an independent, not-for-profit institution of higher education chartered under the laws of the State of New York. The University was founded in 1870. Today, the University's main campus is in Queens, with other New York campuses in Staten Island, Hauppauge, and Manhattan. The University currently includes six schools and colleges: College of Liberal Arts and Sciences, College of Pharmacy and Health Sciences, School of Education, Peter J. Tobin College of Business, College of Professional Studies, and School of Law. The University offers over 100-degree programs, ranging from associate level to full doctorates.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review in accordance with the procedures set forth in the 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 was reviewed following the procedures of the *State Environmental Quality Review* ("SEQR"). The *New York City Environmental Quality Review*

(“CEQR”) *Technical Manual* (2020 Edition, as revised) was used as a guide with respect to environmental analysis methodologies and criteria for evaluating the Proposed Project’s potential effects on the environment.

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.

Representatives of DASNY reviewed the *Full Environmental Assessment Form – Part 1* (“FEAF – Part 1”), dated March 4, 2021 (attached), and determined that the Proposed Project constitutes a Type I Action pursuant to 6 *N.Y.C.R.R.* 617.4(b)(9) of the *SEQR* implementing regulations. On March 8, 2021, DASNY circulated a lead agency request letter, including the *FEAF – Part 1* 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 discussed the Proposed Project’s environmental effects with representatives of St. John’s University, 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 *SEQR Supplemental Report* and *FEAF – Parts 2 and 3* (see attached). **Based on the above, and the additional information set forth below, 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 purpose of the Proposed Project is to provide a modern academic facility for St. John’s University’s College of Pharmacy and Health Sciences. The College has embarked on a significant expansion of its curriculum, and the new Health Science Center would be a premier model for innovation in the delivery of healthcare education and learning. The proposed facility would contain nursing skills and simulation labs, classrooms, science labs, staff and faculty offices, and student commons spaces.

Degree programs expected to utilize the building are: Pharmacy (Pharm.D.) Program; Biomedical Sciences Program; Clinical Laboratory Sciences (CLS) Program; Radiologic Sciences (RAD) Program; Toxicology (TOX) Program; Physician Assistant (PA) Program), and the graduate programs (Master of Science for Biological and Pharmaceutical; Biotechnology; Pharmaceutical Sciences; Pharmacy Administration; Physician Assistant Program; as well as Master of Public Health; and Doctor of Philosophy).

The proposed site for the Health Sciences Center, at the current location of St. Vincent Hall, is in the heart of the academic center of campus and forms the southern edge of St. John's most important campus space, the Great Lawn. The site is adjacent to St. Albert Hall where other required core and science courses associated with the College of Health Sciences and Pharmacy are held. The site also borders the main residential village, and the design approach for this important and prominent site focuses on knitting together the two parts of campus – academic and residential. An important set of exterior stairs to the west of the building define a main path connecting these two parts of campus and will help anchor the building and be a welcome source of student traffic and activity.

SEQR. DASNY's overall SEQR classification for the various elements of the proposed financing is Type I. The *Refunding, Renovation and Maintenance Projects* and *Reimbursement Projects* are Type II actions as specifically designated by SEQR. The replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, is a Type II action under SEQR as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2). The refinancing of existing debt is a Type II action under SEQR as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29). 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."¹ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II. It is the determination of DASNY that these components of the Proposed Project would not cumulatively result in significant adverse environmental impacts.

Hence, the environmental review which follows focuses on the Health Sciences Center, referred to hereafter as the "Proposed Project."

New York State Smart Growth Public Infrastructure Policy Act. 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 SGPIPA, Article 6 of the ECL, is detailed in the attached SGISAF. In general, the Proposed Project would comply with the relevant State and local public policy initiatives that guide development within the project area.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and 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 resources: 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 *SEQR Supplemental Report* and *FEAF*

¹ 6 N.Y.C.R.R. § 617.5(a).

– *Parts 2 and 3*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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.

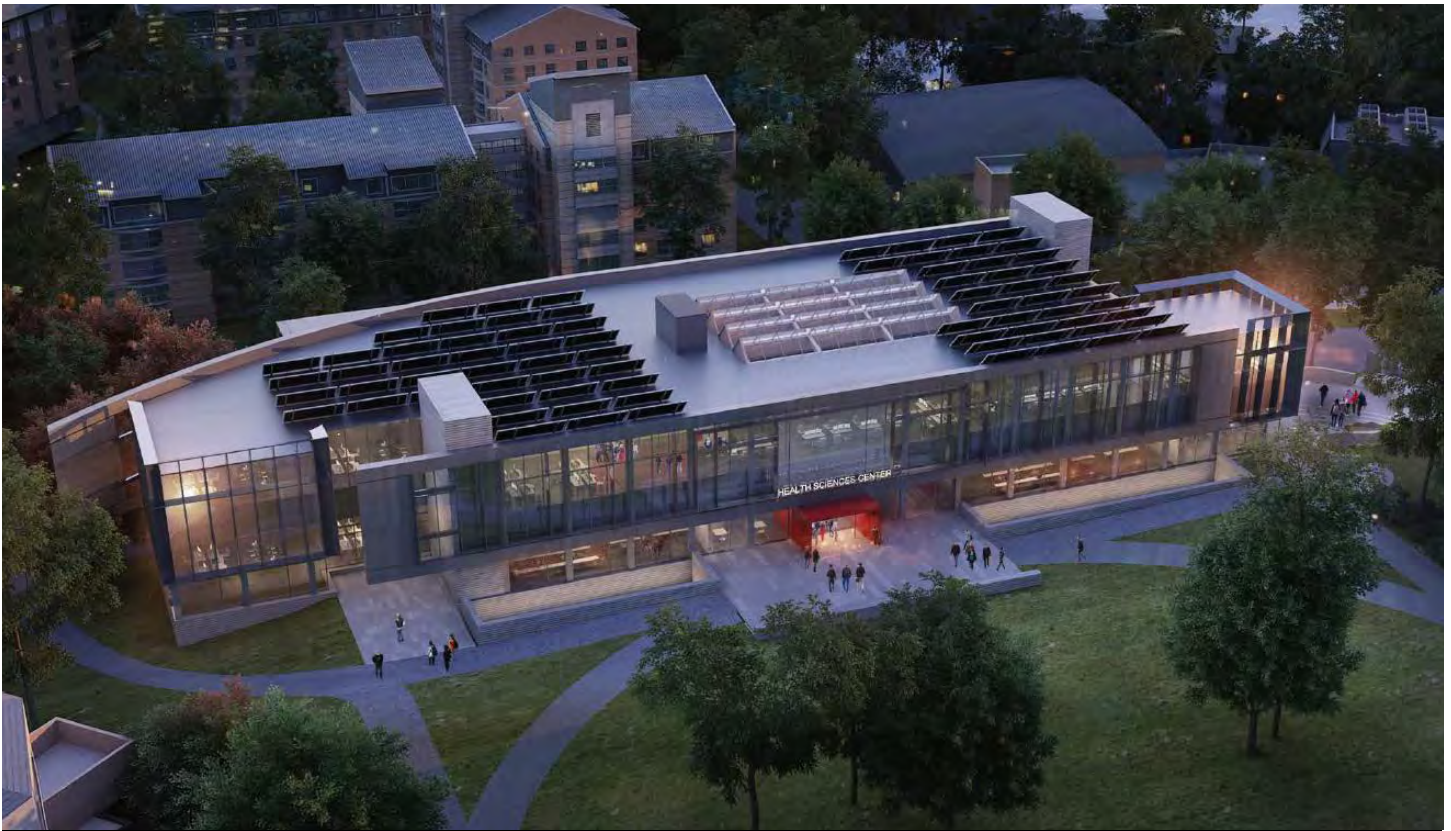
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St. John's University Health Sciences Center

State Environmental Quality Review Full Environmental Assessment Form & Supplemental Report

April 2021



DASNY



ST. JOHN'S
UNIVERSITY

BFJ Planning

State Environmental Quality Review Full Environmental Assessment Form & Supplemental Report

St. John's University Health Sciences Center

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Borough of Queens, Queens County, New York

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April 2021

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Appendix A: SHPO and LPC Correspondence

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Full Environmental Assessment Form
Part 1 - Project and Setting

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		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 <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1542 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1542 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1542 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

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? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

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)?

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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? _____

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

- Volume (specify tons or 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.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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: _____ 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: _____
- 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: _____

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

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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):

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

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)

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

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

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
 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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 1/2 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
 If Yes: * N/A - community facility/institutional use
 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: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

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:

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:

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 _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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):

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
 If Yes: N/A - community facility/institutional use
 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: _____

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

 iii. Specify amount to be handled or generated _____ tons/month Less than 1-ton/month - less than 6-tons stored at one time
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 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:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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:

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:

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:

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): _____
 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: _____

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):

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? _____ feet

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: _____ %
 (On the Development Parcel) _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 (On the Development Parcel) Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 (On the Development Parcel) 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Eligible property: St Augustine Hall, Eligible property: St Albert Hall, Eligible property: ST. VINCENT HALL, 1967	
<i>iii.</i> Brief description of attributes on which listing is based:	
Embodies the distinctive characteristics of a type, period or method of construction.	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s):	
<i>ii.</i> Basis for identification:	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource:	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation:	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 Jacques C Theus Date 3/4/2021

Signature  Title Executive Director of D&C



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Brooklyn-Queens SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

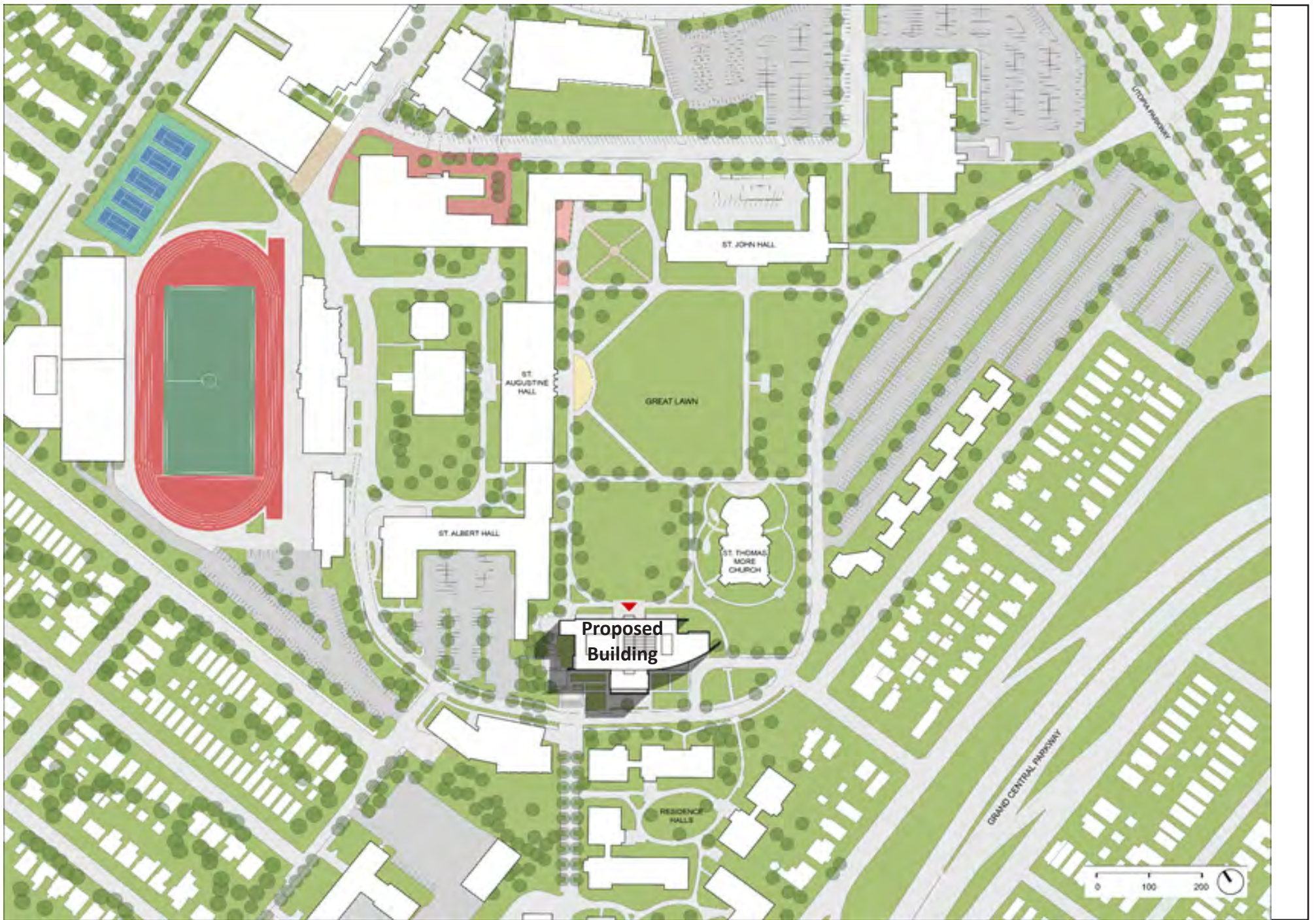
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:St Augustine Hall, Eligible property:St Albert Hall, Eligible property:ST. VINCENT HALL, 1967
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



St. John's University Health Sciences Center EAF

Figure 1: Location Map

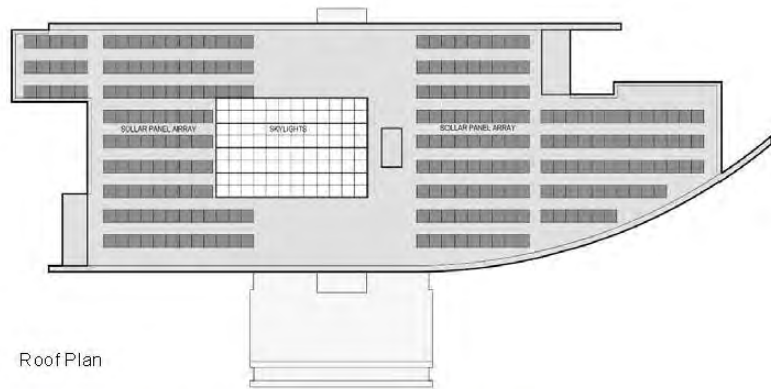
Source: Google 2021



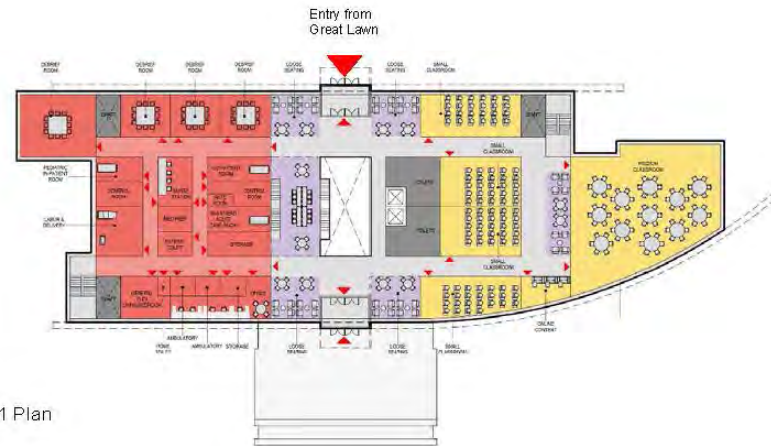
St. John's University Health Sciences Center EAF

Figure 2: Proposed Site Plan

Source: Cannon Design, 2021



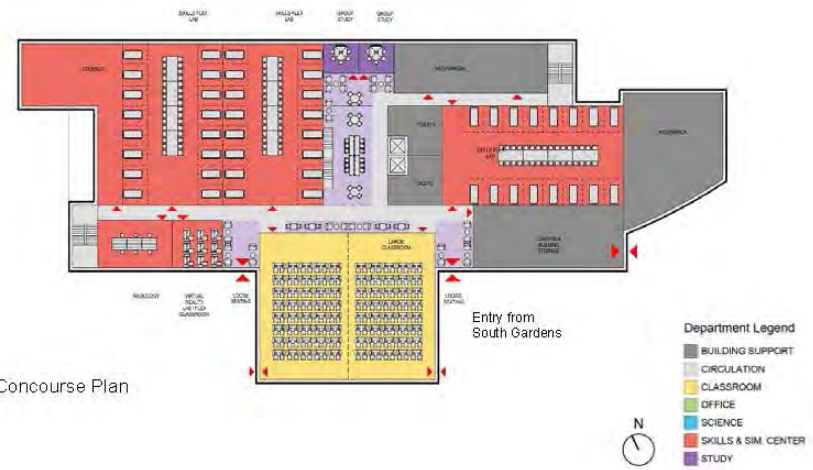
Roof Plan



Level 01 Plan

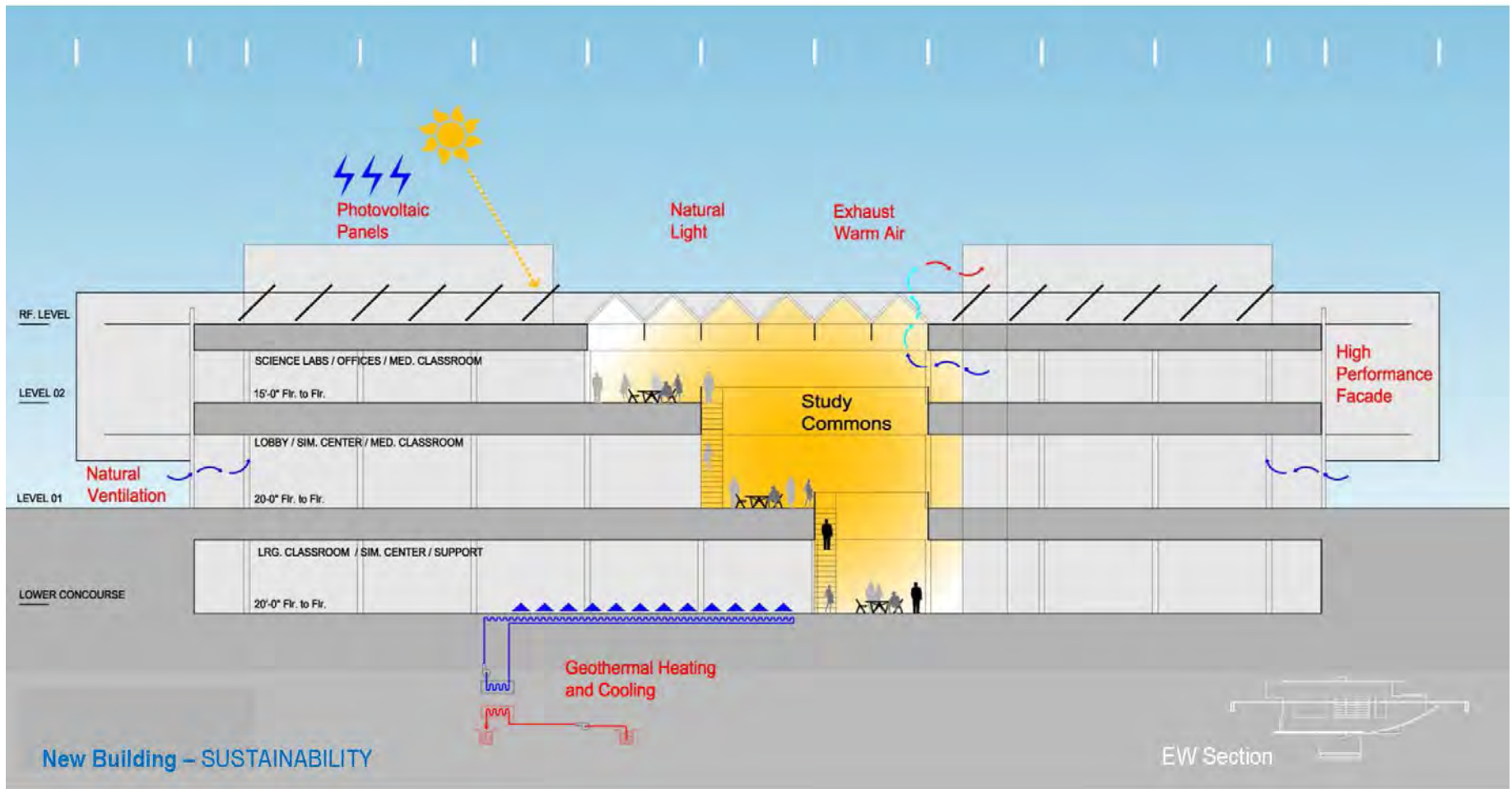


Level 02 Plan



Lower Concourse Plan

New Building FLOOR PLANS



St. John's University Health Sciences Center EAF

Figure 4: Proposed Building Section

Source: Cannon Design, 2021

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

Project :

Date :

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)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
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.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

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.

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 _____ 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 617.7(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:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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>

1.0 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 State Environmental Quality Review ("SEQR") process. The environmental review of the Proposed Project follows SEQR, and the *New York City Environmental Quality Review ("CEQR") Technical Manual (December 2020 Edition)* generally is used as a guide with respect to environmental analysis methodologies and criteria for evaluating the Proposed Project's potential effects on the environment since the Proposed Project is located within New York City.

The Proposed Project has also been reviewed under 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").

1.1 Project Location

For purposes of this State Environmental Quality Review, the Project Location is defined as the "Project Site" and the "Development Site," as follows:

Project Site

The "Project Site" is the entirety of St. John's University Campus, located at 8000 Utopia Parkway, Jamaica in the Borough of Queens, Queens County, New York (Figure 1-1). The campus is approximately 89.1 acres, and it is comprised of a single zoning lot on a single city block (Block 7021, Lot 1) (Figure 1-2). The Project Site is bounded by Utopia Parkway to the east, Grand Central Parkway and residential uses to the south, 170th and 168th Street to the west, and Union Turnpike to the north.

The Project Site is accessible via public transit, including the E, F, J, Z subway lines, Long Island Railroad (Jamaica Station), all in combination with bus service (Q-46 bus, Q-30 and Q-31 buses, and the Q-17 bus). Access by automobile is also possible with parking provided on site.

Development Site

The "Development Site" is the specific location where construction activities would occur. The new Health Sciences Center building would be constructed on the southern portion of the campus, adjacent to the southwest side of the University's Great Lawn. Currently, the Development Site contains St. Vincent Hall, a building used for dormitory and office purposes. Photos of the existing conditions are included in Figure 1-3, 1-4 and 1-5.

1.2 Project Description and Proposed Action

Proposed Action

The Dormitory Authority of the State of New York ("DASNY") has received a funding request from St. John's University for its St. John's University Health Sciences Center (2021 Financing) ("Proposed Action"). For purposes of SEQRA, the Proposed Action would involve DASNY's authorization of the issuance of bonds on behalf of the University, pursuant to DASNY's Independent Colleges and Universities Program. St. John's University has also requested grant financing from the Higher Education Capital Matching Grant ("HECap") Program for its Health Science Center Project. For the purposes of SEQR, the HECap Board's Proposed Action would consist of the authorization of the expenditure of approximately \$5,000,000 of the proceeds of the HECap bond issuance for the Proposed Project.

Proposed Project

More specifically, the Proposed Action would facilitate the design and construction of a standalone Health Sciences Center occupying a portion of the existing St. John's University Queens Campus ("Proposed Project") (Figure 1-6, 1-7 and 1-8). The new Health Sciences Center would be built as-of-right under the New York City Zoning Resolution and would consist of a 3-story (55 feet tall), ±70,000 gross-square-foot ("gsf") building located on a portion of the 89.1 acre campus. The new Health Sciences Center would be located in the heart of the academic center of campus and on the edge of the main residential village. The Proposed Project would require the demolition of the existing 52,500 gsf St. Vincent Hall building which currently houses offices and dormitory uses. The Proposed Project will result in an incremental increase of 17,500 gsf as compared to existing conditions (no-action condition).

The proposed building would support St. John's proposed Health Sciences Center with an expected enrollment of ±450 students/year; the Center would include a new nursing program and the relocation of the existing Physician Assistant program. It would feature a specialized skills and simulation center, teaching laboratories, and active learning classrooms as required to support contemporary nursing and health professions curriculum. Parking for the Proposed Project would be accommodated by existing available parking on campus. The new Health Science Center would incorporate high performance sustainable design strategies to reduce the total energy consumption per building on the Queens campus.

1.3 Project Purpose and Need

The Proposed Project is necessary to ensure St. John's University can continue to offer cutting-edge educational programs in the health sciences that prepare students to tackle ever complex public health related challenges, such as the COVID-19 pandemic that has hit NYC in unprecedented ways. The next generation of caregivers and health scientists would have a chance to serve the wider NYC community by applying their academic and hands-on experience learned at St. John's Health Sciences Center.

The proposed new building design would accommodate the spaces and functions needed to support the highest quality education in health sciences, such as teaching laboratories, a simulation and skills laboratory, classrooms and support offices. A flexible design would be an integral part of the project, to

easily adjust spaces for future needs. With this state-of-the-art facility, St. John's University seeks to retain students and recapture some of the decline in enrollment experienced by the University over the last 10 years. In particular, recent enrollment trends highlight an 8.4% decline in enrollment between 2010 and 2020, which corresponds to a loss of 1,577 students in the same timeframe.

Within the building, a space called the Commons will act as the heart of the academic program and promote interactions between students and faculty. The strategic location of the proposed new building within the campus would also allow for a good integration of health sciences students and faculty with the greater campus community.

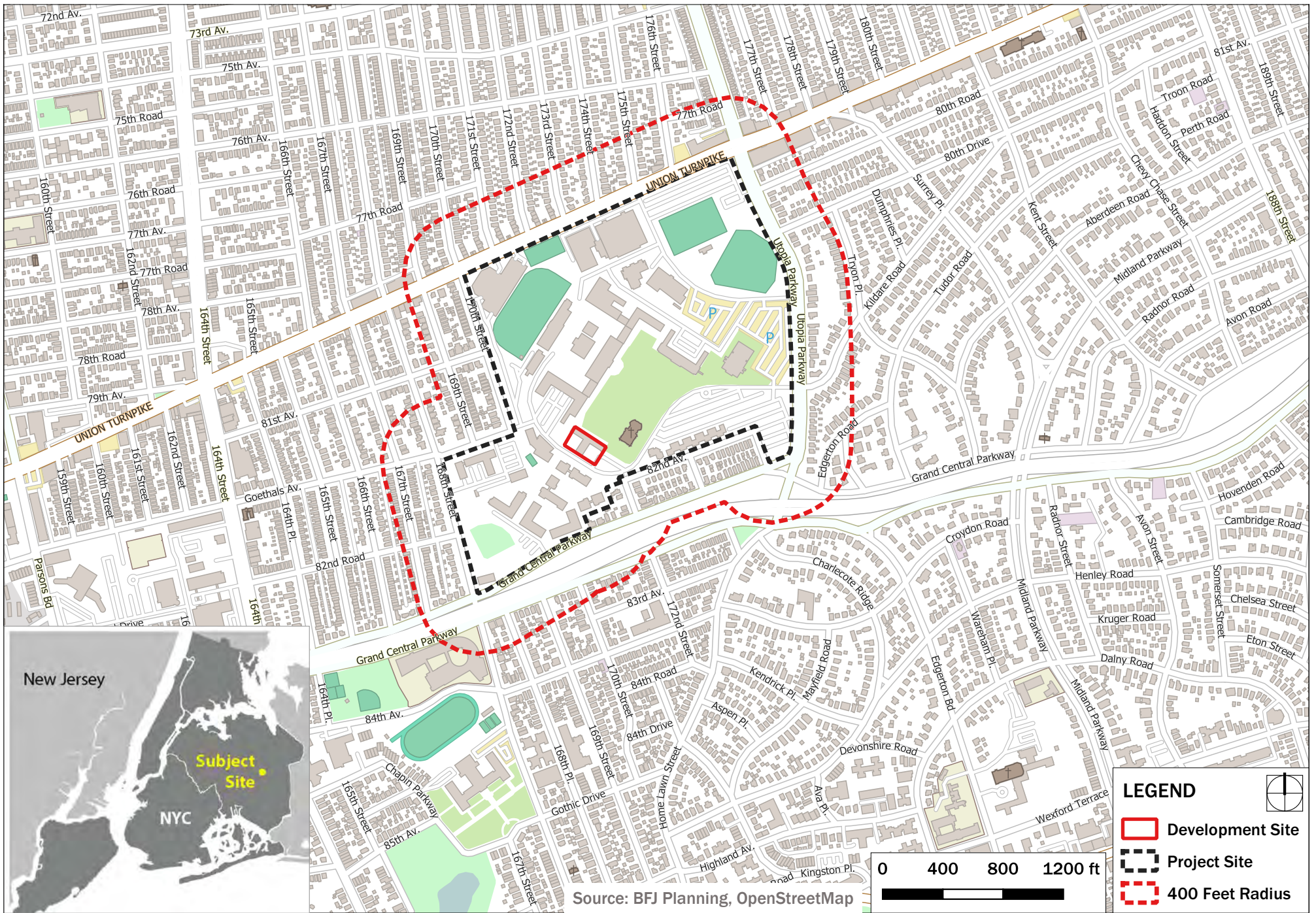


Figure 1-1: Location Map and Proposed Site Project

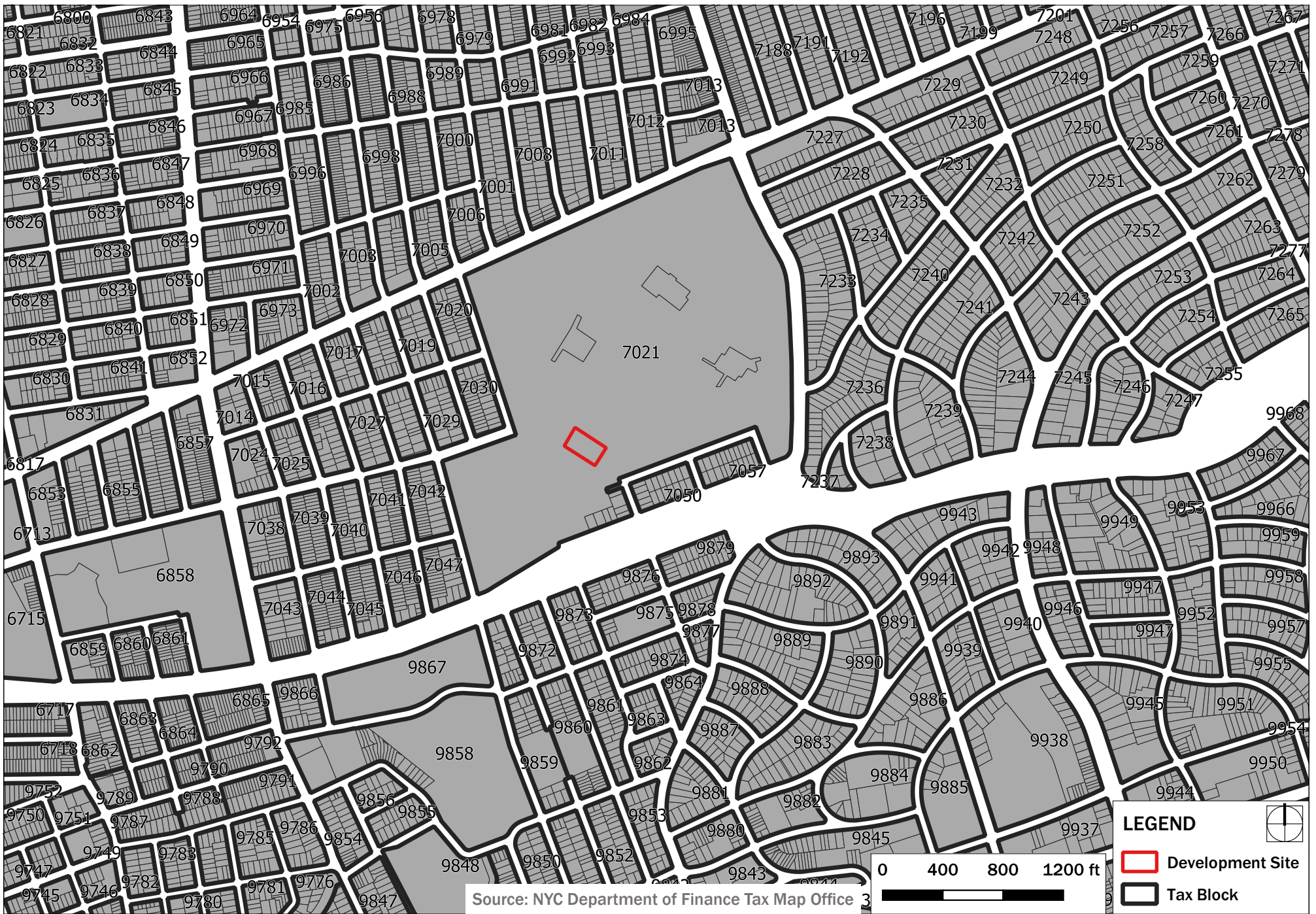
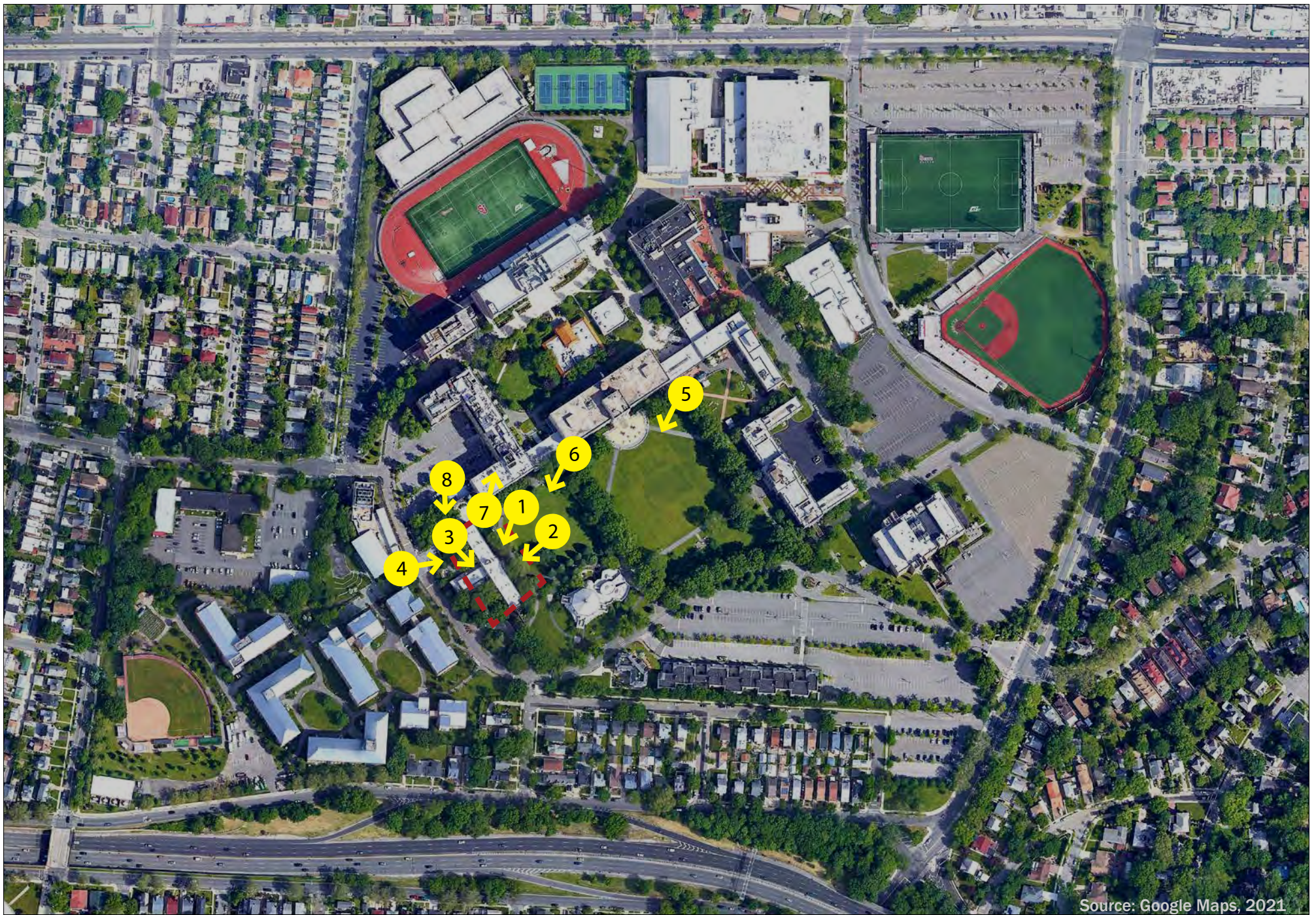


Figure 1-2: Tax Map



Source: Google Maps, 2021

Figure 1-3: Site Photos Key Map



1 - St. Vincent Hall | Front on Green



2 - St. Vincent Hall | Entry Detail



3 - St. Vincent Hall | Rear West Side



4 - St. Vincent Hall | Rear

Photo Credits: St. John's University, 2021

Figure 1-4: Site Photos



5 - Great Lawn from North-East Corner



6 - St. Vincent Hall from the Great Lawn



7 - St. Albert Hall



8 - Stairway Adjacent to St. Vincent Hall

Photo Credits: St. John's University, 2021

Figure 1-5: Site Photos

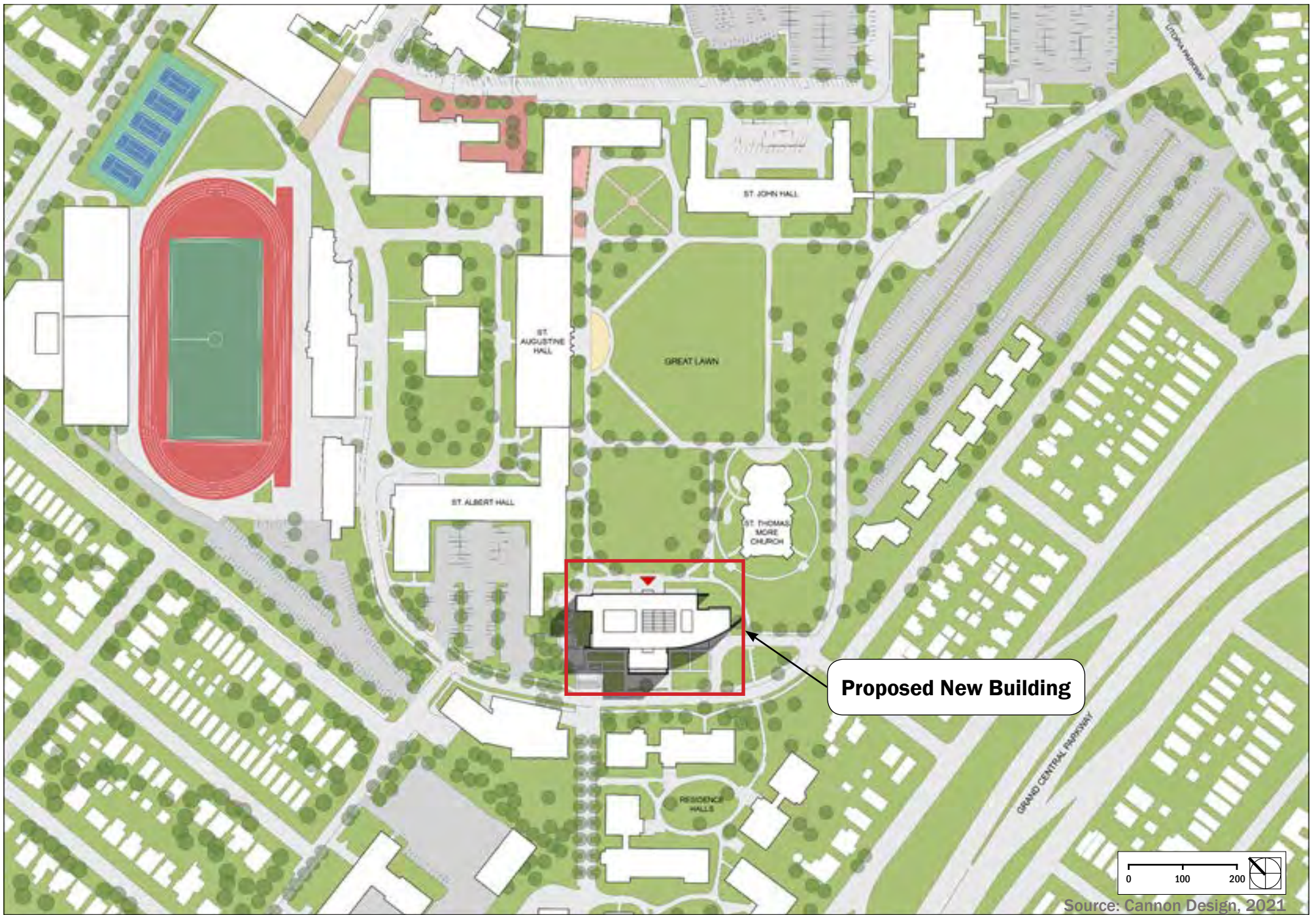
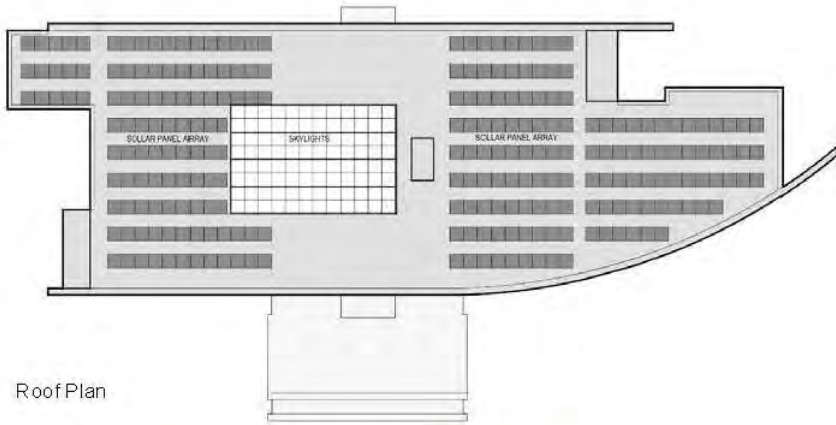
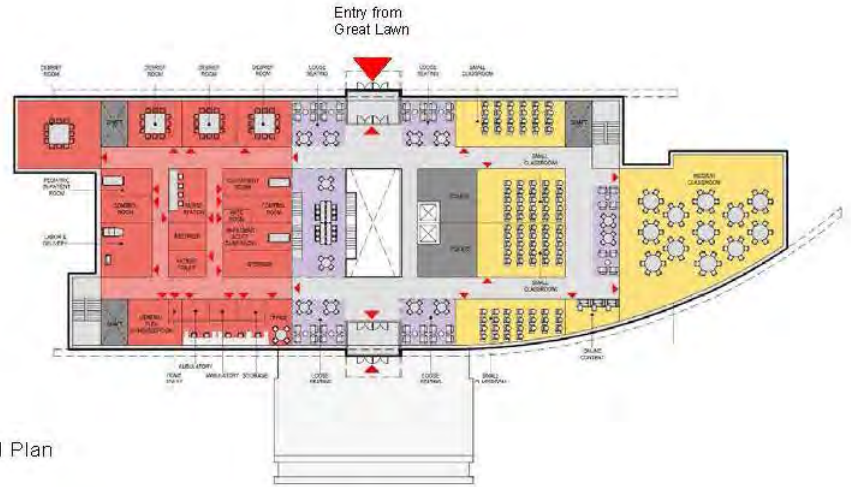


Figure 1-6: Proposed Project Site Plan



Roof Plan



Level 01 Plan



Level 02 Plan



Lower Concourse Plan

Department Legend

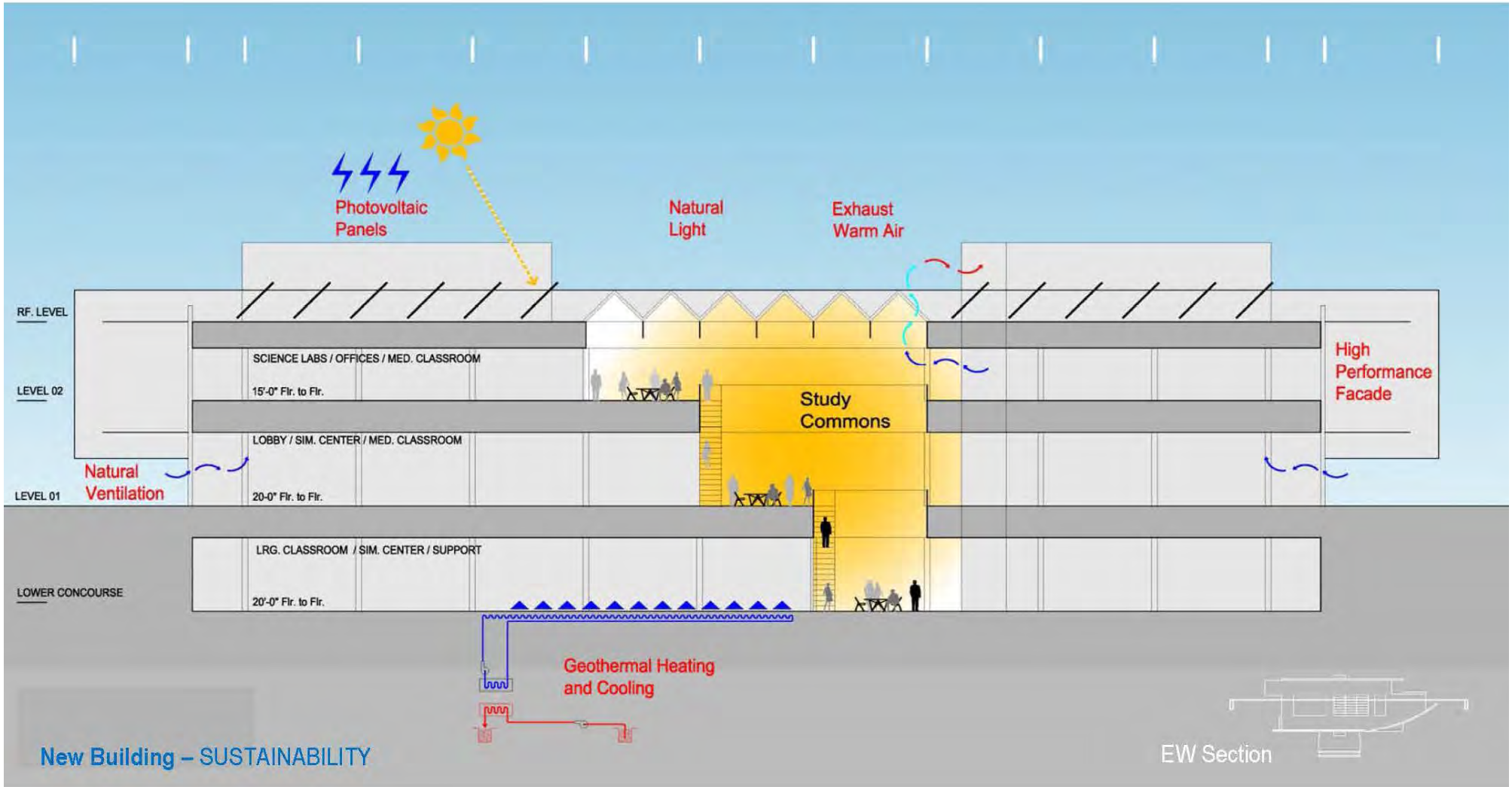
- BUILDING SUPPORT
- CIRCULATION
- CLASSROOM
- OFFICE
- SCIENCE
- SKILLS & SIM. CENTER
- STUDY

N
↑

New Building FLOOR PLANS

Source: Cannon Design, 2021

Figure 1-7: Proposed Floor Plans



Source: Cannon Design, 2021

Figure 1-8: Proposed Building Section and Sustainability Features

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.¹

2.0 Land Use, Zoning and Public Policy

Introduction

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.

This analysis of land use, zoning, and public policy follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment (Chapter 4, 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 The City of New York, Mayor’s Office of Environmental Coordination. City Environmental Quality Review (“CEQR”) Technical Manual 2020 Edition Revisions (Effective 12/24/2020).

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.

Land Use

Project Site:

The Development Site consists of an approximately 0.89-acre portion of the existing St. John's University Queens Campus (Block 7021, Lot 1). The Development Site is a portion of the Project Site, which is categorized as Use Group 3, Community Facilities (schools, colleges/universities, etc.) under the New York City Zoning Resolution (ZR). The Development Site represents approximately 1% of the overall campus (or Project Site), which is 89.1 acres in total.

The Development Site is presently occupied by St. Vincent Hall, a building used for dormitory and related uses. Specifically, the existing building contains 198 residential hall beds in single dormitory rooms and suites, a small student diner, space for 25 back office admissions staff,; and a few student lounges for games and meetings.

The Study Area is defined by a 400-foot radius from the Project Site, and contains mostly residential uses such as one- and two-family buildings, and a few other uses such as public facilities and institutions to the southwest, and commercial and mixed use buildings to the north (Figure 2-1).

The Development Site is located in the heart of the St. John's Campus, as such land uses surrounding the Development Site consist entirely of university facilities, and include athletic fields, academic buildings, residence halls, open space and other university-related uses.

The Proposed Project consists of the demolition of an existing university building used in the past as a student dormitory² with a new Health Sciences Center, which would include a new nursing program and

² St. Vincent's Hall is currently being used as St. John's Quarantine facility for students infected with COVID-19. The office uses have already been relocated out of the building.

the relocation of the existing Physician Assistant program. The new Health Sciences Center would accommodate new academic programs and would be used for teaching purposes consistent with other teaching/academic uses located on Campus.

As the new use would be consistent with surrounding land uses and would further St. John's University's goal of providing state-of-the-art facilities and expanded learning opportunities for its students, the Proposed Project would not result in any potentially significant adverse impacts on land use.

Zoning

The entirety of the Project Site is mapped within the R4 zoning district (General Residence District). In addition to residential uses, the R4 district allows for Community Facility uses, such as St. John's University and the new Health Sciences Center (ZR Use Group 3). The Proposed Project will be built as-of-right under the existing R4 zoning district (Figure 2-2).

As the new building would be constructed on a zoning lot that encompasses the whole St. John's University campus and its over 36 buildings, zoning calculations such as building floor area and lot coverage apply for the entirety of the campus. With a total lot size of 3,881,196 SF and a permitted Floor Area Ratio (FAR) of 2.0 (as per R4 zoning district regulations), the allowable floor area is 7,762,392 SF. Currently, the total existing floor area on campus is approximately 2,259,315 gsf, which means that over 5.5M SF are still available for development. The Proposed Project would only add 17,500 gsf, as it would proposed the demolition of the existing St. Vincent Hall (52,500 gsf) in order to construct the new building (approximately 70,000 gsf).

Because the Proposed Project would be constructed in the center of the campus, the required zoning setbacks are all amply met. In terms of height limits, per zoning regulation 24-551 of NYC Zoning Resolution (required side setbacks for tall buildings in low bulk districts), a building allows a sky exposure plane that increases from 3 stories (or 35'); and regulation 24-552 (required rear setbacks for tall buildings), allows building heights up to 125'. The Proposed Project is within these height requirements.

The Proposed Project complies with all use and bulk provisions of the R4 district for community facility uses. No zoning changes or other discretionary land use actions are necessary to approve the construction of the proposed facility. Therefore, a zoning assessment is not required.

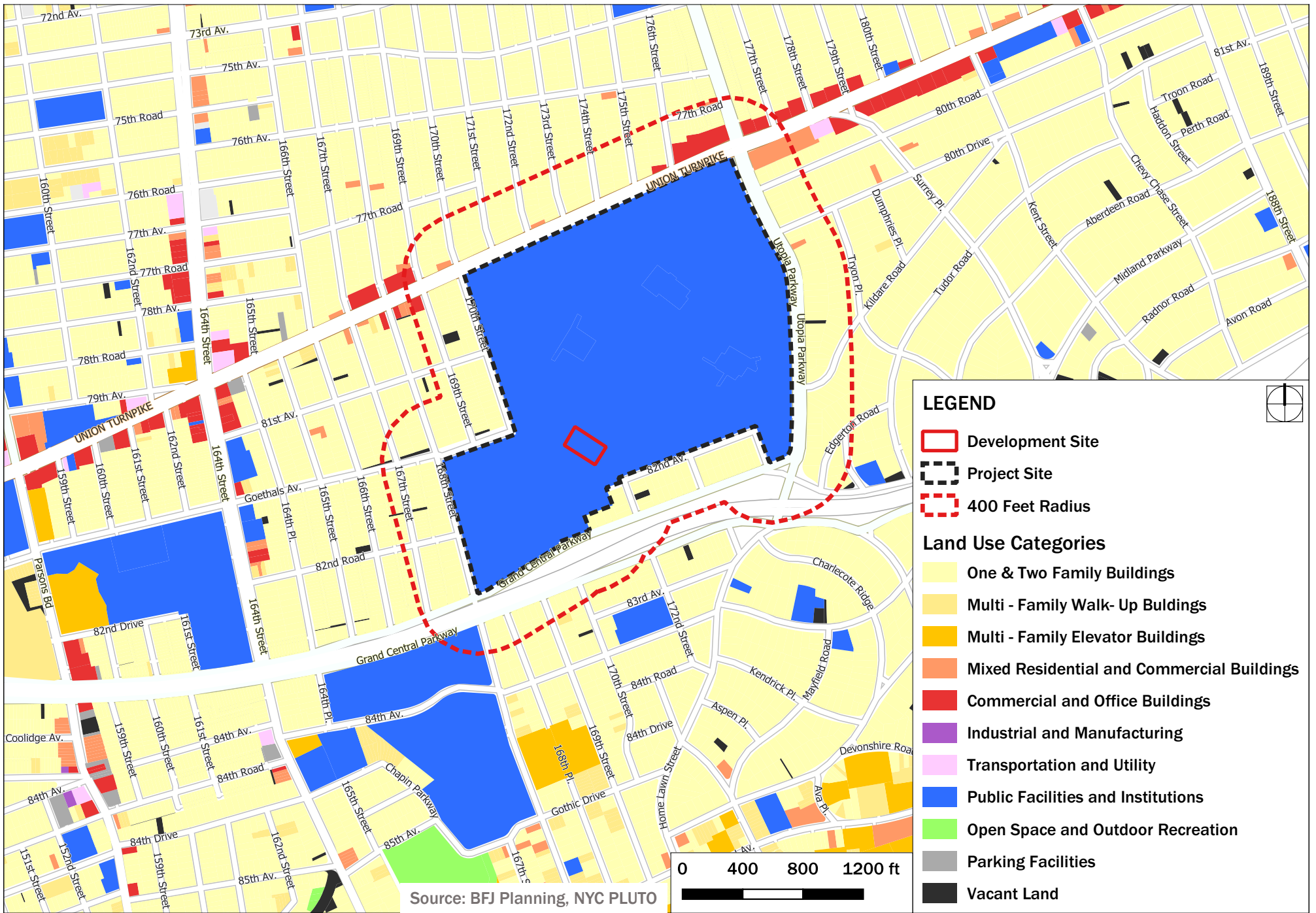
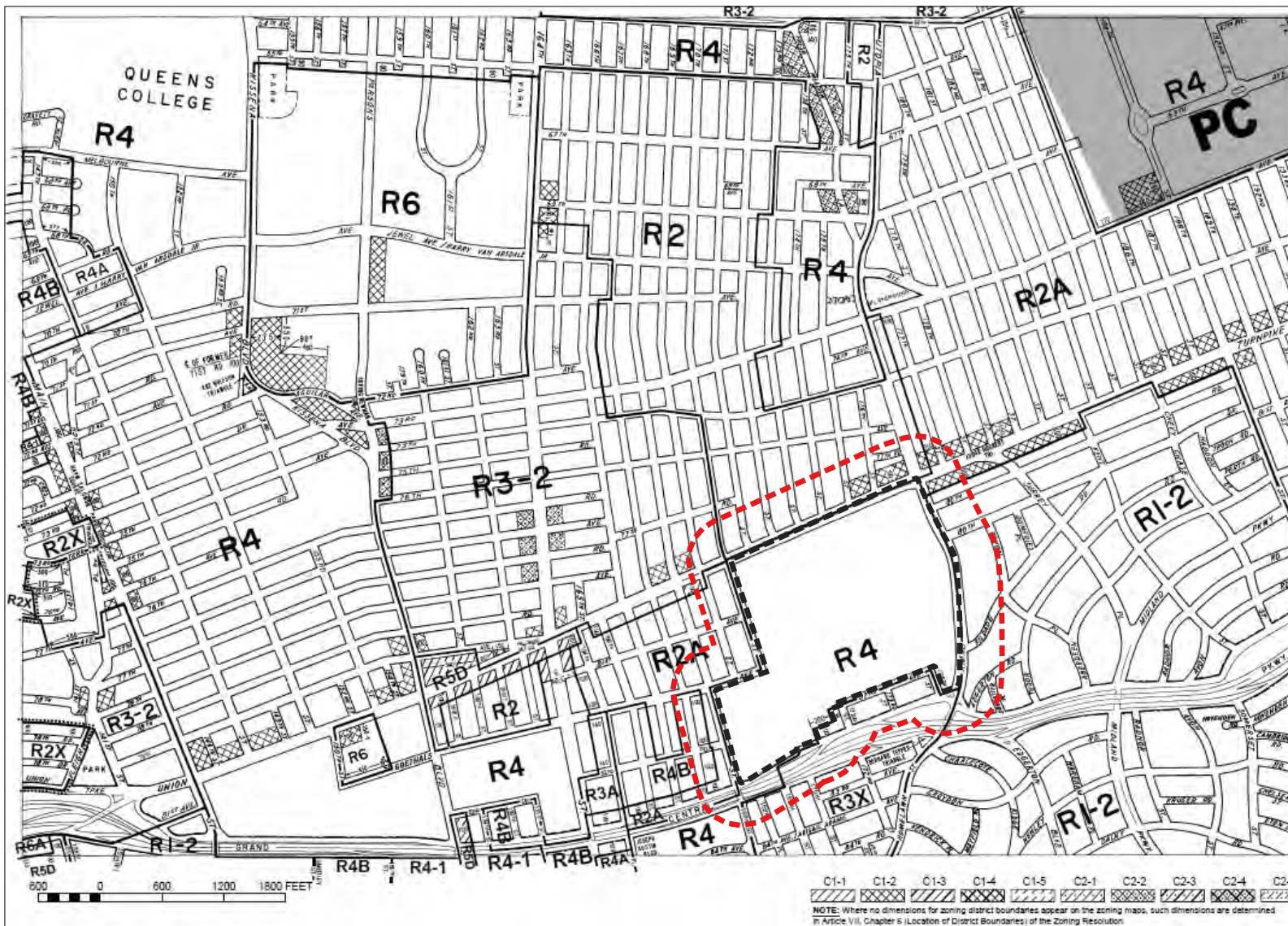


Figure 2-1: Land Use



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district(s) as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
 09-25-2019 C 190299 ZMO

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

10b	10d	11b
14a	14c	15a
14b	14d	15b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (212) 732-3251.

LEGEND

- Project Site
- 400 Feet Radius

ZONING MAP 14c

Figure 2-2: Zoning

Public Policy

OneNYC

OneNYC is the City's sustainability plan. It is a development policy document designed to address the City's long-term challenges, including a projected population of 9 million residents by 2040, changing climate conditions, an evolving economy, and aging infrastructure. OneNYC was released in 2015 to address New York City's long-term challenges previously identified in PlaNYC, the City's previous long-term plan. OneNYC builds upon PlaNYC and focuses on four guiding principles: growth, equity, sustainability, and resiliency.

The Proposed Project is aligned with sustainability principles included in OneNYC. The proposed building is designed to accommodate an evolving series of campus and New York City sustainability initiatives, and focuses on energy-saving and carbon reduction strategies. Many sustainability features are anticipated to be integrated within the design of the Proposed Project, and in particular: geothermal heating and cooling, daylighting and natural ventilation, photovoltaic panels, green roofs, and advanced storm water strategies.

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 smart growth criteria established by the legislation. To the extent practicable, projects must align with the smart growth criteria established by the legislation.

A Smart Growth Impact Statement Assessment Form ("SGISAF") for the Proposed Project was prepared pursuant to SGPIPA procedures (Appendix C). 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 Proposed Project would be generally supportive of the SGPIPA and no further analysis is required.

Overall, the Proposed Project would be consistent with the relevant public policy initiatives that apply to the Project Site and no significant adverse impacts are identified. Therefore, no further analysis is required.

3.0 Socioeconomic Conditions

Introduction

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.

Assessment

The Proposed Project would involve the construction of a new, approximately 70,000 gsf, three-story building containing educational facilities. The Proposed Project would not introduce or displace any residents, nor would it displace employees or a business or institution. The new building is intended to provide a modern, state-of-the-art Health Sciences Center for St. John's University. The Proposed Project seeks to attract and retain students with expanded academic programs in health science related studies. The Proposed Project would be consistent with and would contribute to the existing institutional uses that are already present on the Project Site. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

4.0 Community Facilities and Services

Introduction

The *CEQR Technical Manual* defines community facilities as public or publicly funded schools, hospitals, libraries, child-care centers, health care facilities, and fire and police protection 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.

Assessment

Direct Effects

The Proposed Project would not directly eliminate, displace, or alter any publicly funded community facilities, including public schools, libraries, health care facilities, day care centers, or police or fire stations. Therefore, an assessment of direct effects on these services is not required.

Although the demolition of St. Vincent Hall would represent a direct effect to that facility and the St. John's campus, this physical change would not adversely affect the service delivery of the facility. The University plans to relocate the existing offices and resident students to available space elsewhere on the campus, and there would be no disruption to these functions as a result of the Proposed Project. Therefore, no further analysis of direct effects on community facilities and services is required.

Indirect Effects

According to the *CEQR Technical Manual*, an increase in residential population as a result of a proposed project could potentially result in an increase in the demand for existing services, which may result in an "indirect" effect on community facilities' services. Depending on the size, income characteristics, and age distribution of the new population, there may be impacts on public schools, libraries, or child care centers. The community facility thresholds above which a detailed analysis would be required as set forth in Table 6-1 of the *CEQR Technical Manual* only apply to projects with a residential component; therefore, the Proposed Project does not meet or exceed the threshold for further analysis.

The Proposed Project consists of the construction of a new academic building in the heart of St. John's University Campus to provide a state of the art facility for classes and related activities for the health sciences programs. It does not add any residential uses or new residential population. A maximum of 55 employees, 27 of which will be new hires, would work in the new facility, which is designed to have a capacity of 450 students during the academic terms.

The Proposed Project would not result in an increase in the student population. In fact, St. John's University is looking to recapture student enrollment that has been steadily declining over the last 10 years. Therefore, no significant changes in the student population is expected and the Proposed Project

would not result in a significant indirect effects community facilities impact. No further analysis is necessary.

5.0 Open Space

Introduction

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 nonresidents in an area identified as underserved for open space resources; more than 350 residents or 750 nonresidents in an area identified as well-served; or more than 200 residents or 500 nonresidents in an area not identified as either underserved or well-served by open space resources.

Assessment

Direct Effects

According to the *CEQR Technical Manual*, a proposed project could result in direct effects on open space if the project would encroach upon, limit public access to, or cause a loss of, public open space.

The Proposed Project would be constructed on a previously-disturbed site that currently contains a university building. The proposed building footprint and bulk would be similar to the existing building, and no construction would occur on public open space.

Indirect Effects

The Proposed Project is located in an area that is identified as underserved (Hillcrest, Community District 8) per the *CEQR Technical Manual* definition. Approximately 27 employees are anticipated to be added to the current worker population, while the new building would accommodate 450 students in the health sciences. However, St. John's University is looking to recapture student enrollment that has been steadily declining over the last 10 years. In particular, recent enrollment trends highlight an 8.4% decline in enrollment between 2010 and 2020, which corresponds to a loss of 1,577 students in the same timeframe. Therefore, no significant changes in the student population is expected as a result of the Proposed Project. In addition, no new residents would be added as a result of the Proposed Project. Therefore, the Proposed Project is under the threshold requiring further assessment.

St. John's University offers ample open space on campus for its student and worker populations. Public open spaces in the vicinity of the Project Site also include Joseph Austin Playground and Captain Tilly Park (to the southwest), Tepper Triangle (to the south), Playground Seventy Five (to the northwest), Utopia Playground (to the north), and Cunningham Park (to the east).

The Proposed Project would not result in a change in population that would have an indirect effect on open space. Therefore, the Proposed Project would not have the potential to result in significant adverse impacts to open space, and no further analysis is warranted.

6.0 Shadows

Introduction

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) 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. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details which make the resources significant.

Assessment

A shadows analysis has been performed for the Proposed Project, as the proposed new building would exceed 50 feet in height (the rear portion of the building would be approximately 55 feet tall). The existing building maximum height is approximately 50 feet, thus there would be a 5-foot incremental height increase between the no-action and with-action condition.

The Proposed Project would sit across from the University's Great Lawn, a private open space accessible to the St. John's University community only. Most of the Project Site, including the Great Lawn, is part of the St. Johns Historic District, which is eligible for listing in the State and National Registers of Historic Places (more details in Section 7.0: Historic and Cultural Resources). Some on-campus structures are buildings contributing to the historic district, including St. Vincent Hall (which would be replaced by the Proposed Project new Health Sciences Center) and St. Albert Hall (the closest contributing building to the Proposed Project site – note that St. Albert Hall does not have sunlight dependent features). Shadows do not affect any other contributing building within the historic district. St. Thomas More Church, a non-contributing building located approximately 100 feet from the Proposed Project, features stained-glass windows that may be impacted by the incremental shadow.

To determine whether new shadows could adversely affect buildings contributing to the historic district (i.e. St. Albert Hall) and buildings that contain sunlight-sensitive features (i.e. St. Thomas More Church), screening analyses are necessary. A preliminary screening assessment must first be conducted to determine whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. Prior to conducting the three-tiered analysis, a base map illustrating the proposed site location in relation to the sunlight-sensitive resources must be prepared. After the base map is developed, the longest shadow study area is determined (Tier 1 Screening Assessment). The longest shadow study area encompasses the site of the Proposed Project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21, the winter solstice. To find the longest shadow length, multiply the maximum height of the structure (including any rooftop mechanical equipment) resulting from the proposed project by the factor

of 4.3. Once the longest shadow length has been determined, any sunlight sensitive resources located within the shadow extent should be identified.

If any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 Screening Analysis must be performed. Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. Therefore, on the base map, the triangular area that cannot be shaded by the proposed project site starting from the southernmost portion of the site, covering the area between -108° degrees from true north and +108 degrees from true north should be located. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project. Any sunlight sensitive resources located within the reduced shadow extent should be identified; if none of the sunlight-sensitive resources lay within the area that can be shaded by the proposed project, no further assessment of shadows is necessary.

Based on the results of the Tier 2 screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project.

Under the Proposed Action, the existing three-story, approximately 50-foot tall building (St. Vincent Hall) would be demolished and a new building would be constructed. The Proposed Project would result in a slightly taller building on the rear portion of the site, up to 55 feet. According to the *CEQR Technical Manual*, the longest shadow cast by any structures in New York City occurs on December 21 (the winter solstice) and is 4.3 times the height of the structure. For a building with a height of 55 feet, the longest shadow it would cast would be approximately 236.5 feet.

As illustrated in Figure 6-1, St. Albert Hall, which is a contributing building to the St. John's University Historic District, and St. Thomas More Church, which has sunlight-sensitive architectural features, are both within the 236.5-foot buffer of the Development Site.

The Tier 2 Screening Assessment is also included in Figure 6-1. It shows the area south of the Development Site that cannot be shaded by the Proposed Project. Such area does not include any sunlight-sensitive resources.

According to the *CEQR Technical Manual*, the Tier 3 Screening Assessment should use three-dimensional computer modeling to determine a reasonable worst case scenario and should consider those shadows occurring between 1.5 hours after sunrise and 1.5 hours before sunset. The Tier 3 Screening Assessment, illustrated in Figure 6-2, shows the shadows that Proposed Project would cast at approximately one-hour increments for four representative days (May/August 6, June 21, March/September 21 and December 21). Daylight savings time is not used per guidance in the *CEQR Technical Manual*. The Tier 3 Screening Assessment revealed that St. Albert Hall would be partially shaded by the Proposed Project in the morning around the winter solstice (December 21), and only marginally in the early mornings during the rest of the

year. Further, the Tier 3 Screening shows that St. Thomas More Church would be affected by the Proposed Project's shadow mainly during late afternoon around March/September 21 (Figure 6-2).



Figure 6-1: Shadow Assessment Tier 1 and Tier 2

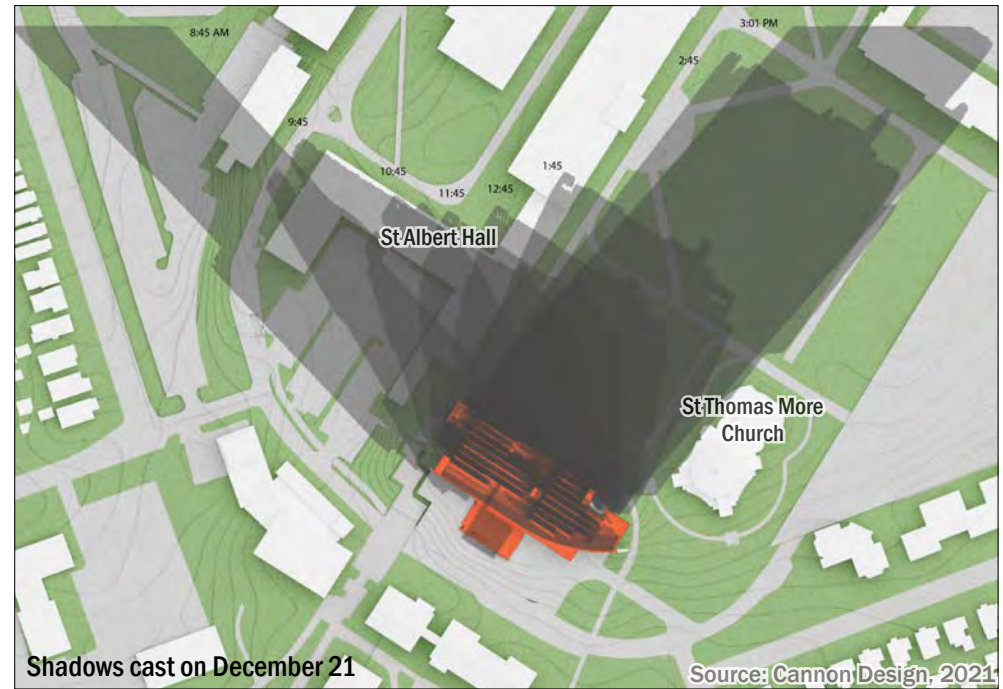
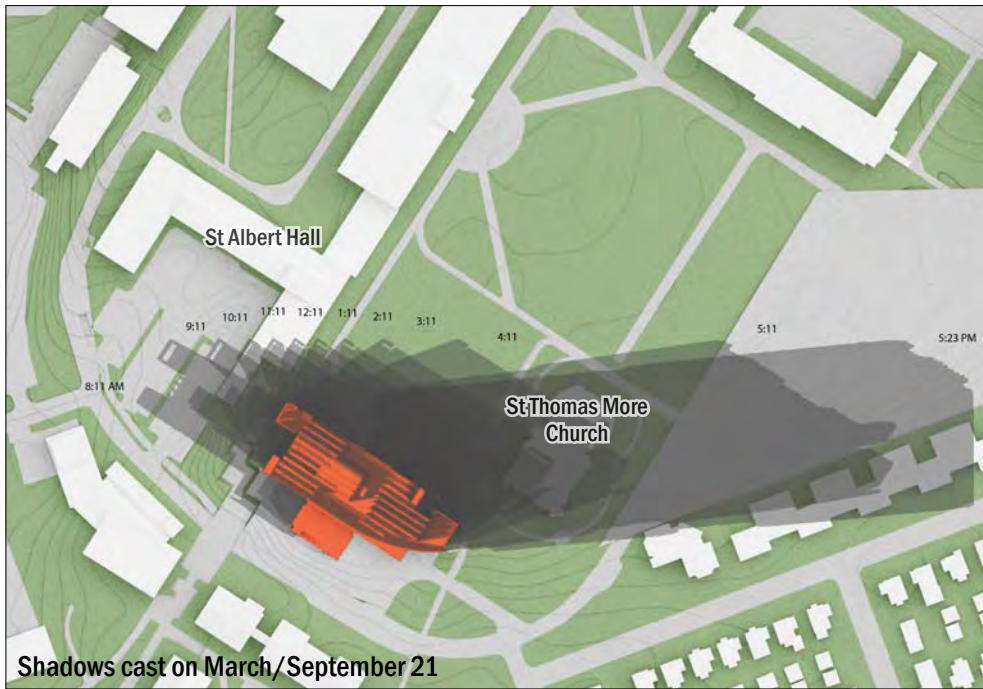
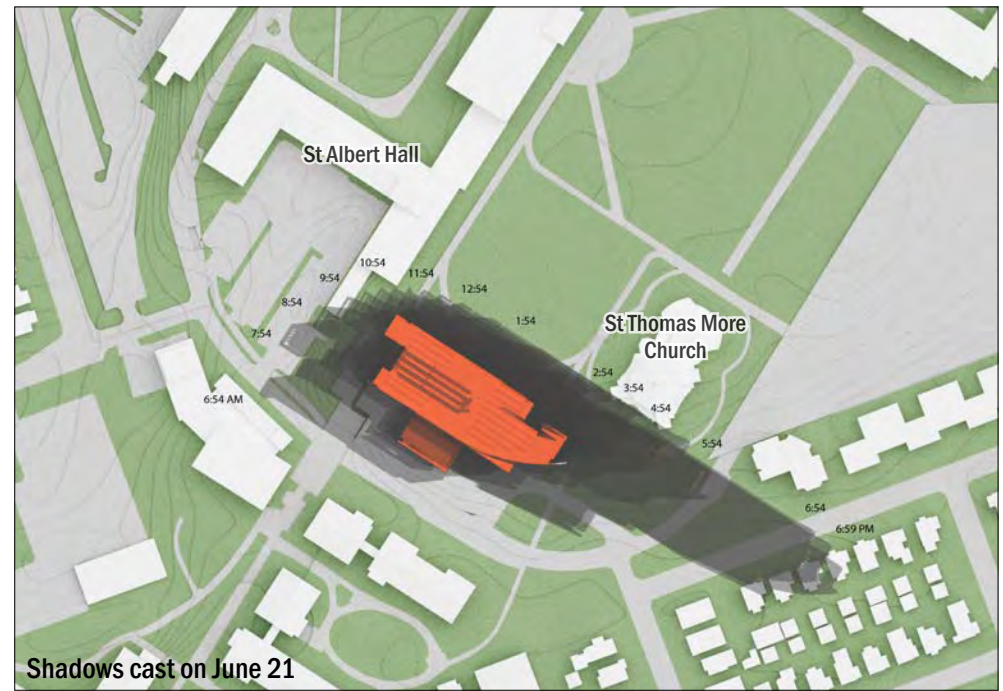
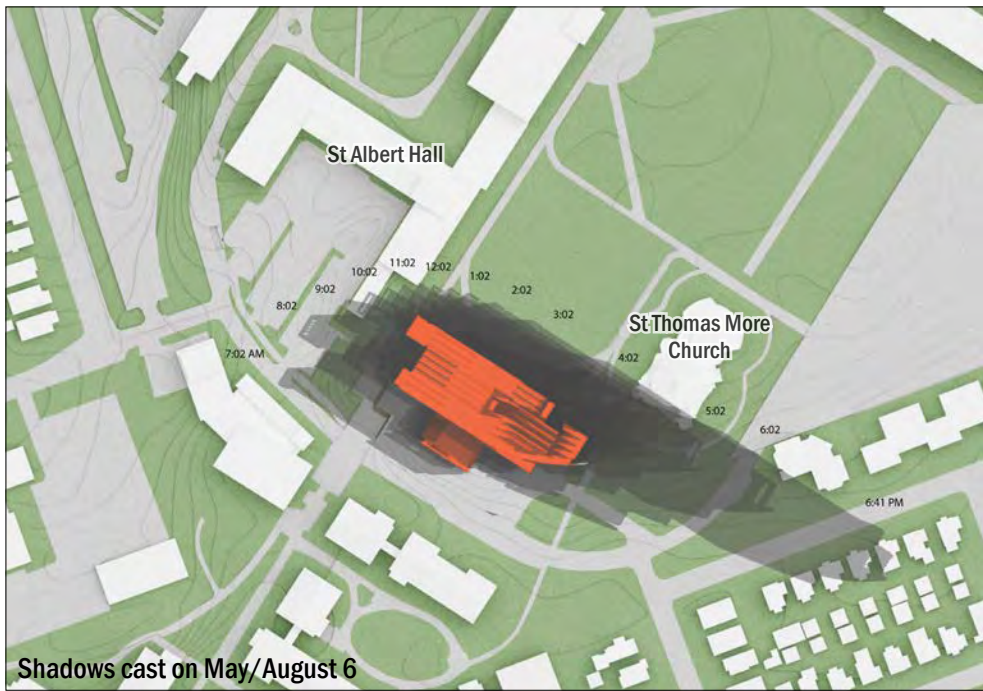


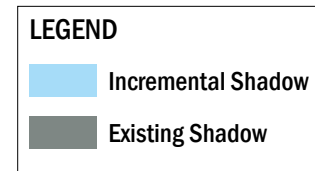
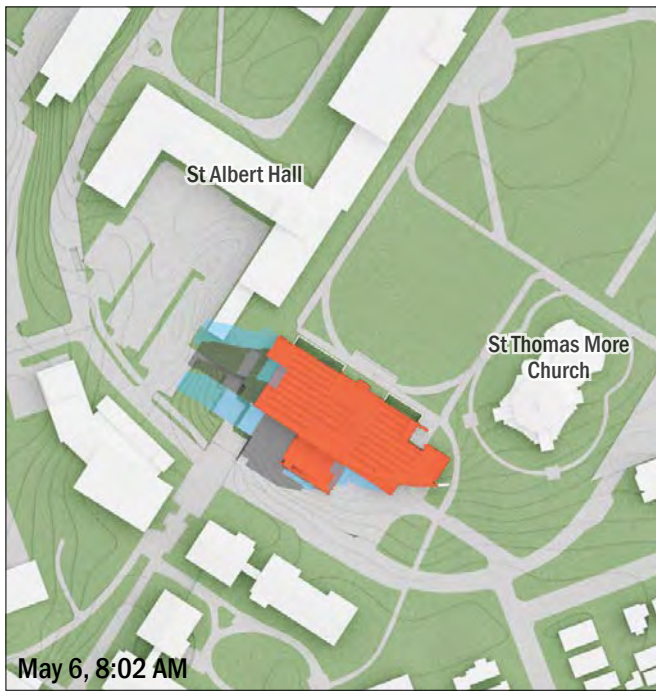
Figure 6-2: Shadow Assessment Tier 3 | Proposed Building

A Detailed Shadow Analysis was performed to determine the extent and duration of new incremental shadows that would fall on a contributing building or sunlight-sensitive resource as a result of the Proposed Action. Such analysis shows the incremental increase between the existing building (No Action scenario) and the new building (Proposed Action). Figures 6-3, 6-4, 6-5 and 6-6 illustrate the result of the Detailed Shadow Analysis that was conducted for the four representative days, following *CEQR*'s guidelines.

The existing building (St. Vincent Hall) already casts shadows on the southeastern portion of St. Albert Hall in the early morning hours of spring/fall equinox (Figure 6-5), and on both the southeastern and southwestern portion of St. Albert Hall in the late morning/early afternoon hours around the winter solstice (Figure 6-6). The incremental shadow as a result of the Proposed Action would be very minimal and would not affect any sunlight-sensitive feature. St. Albert Hall, in fact, is a historic resource because it contributes to the St. John's University Historic District, but it does not contain any sunlight-sensitive resource.

Similarly to St. Albert Hall, the existing building already casts a shadow on parts of St. Thomas More Church, depending on the time of the day/year. As a result of the Proposed Action, the shadow would be minimally increased. As illustrated in Figure 6-3 and 6-5, the incremental shadow would affect only the church's southern edge in the late afternoon hours around May/August 6, and it would only result in a small increment of an existing shadow on the western side of the church in the afternoon around spring/fall equinox (March/September 21). It is noted that St. Thomas More Church was built in 2004 and sits outside the historic district boundary. The church features stained-glassed windows on all sides. However, the windows facing the Proposed Project are already partially shaded by St. Vincent Hall in the late afternoon hours around March/September 21, as well as by surrounding trees that cast shadows especially during the leaf-on season. Additionally, late afternoon shadows tend to be low and therefore the upper stained-glassed windows would not be particularly affected by the Proposed Project.

In conclusion, St. Vincent Hall already cast shadows on St. Albert Hall and St. Thomas More Church. The incremental increase in shadows cast by the Proposed Project would be very minimal and, in the case of the church, limited to hours when the resource is less utilized (late afternoon). The shadows cast by the Proposed Project would be similar to the shadows cast by the existing building (No Action scenario). Therefore the Proposed Project would not result in significant adverse shadow impacts.



Source: Cannon Design, 2021

Figure 6-3: Detailed Shadow Analysis | May 6

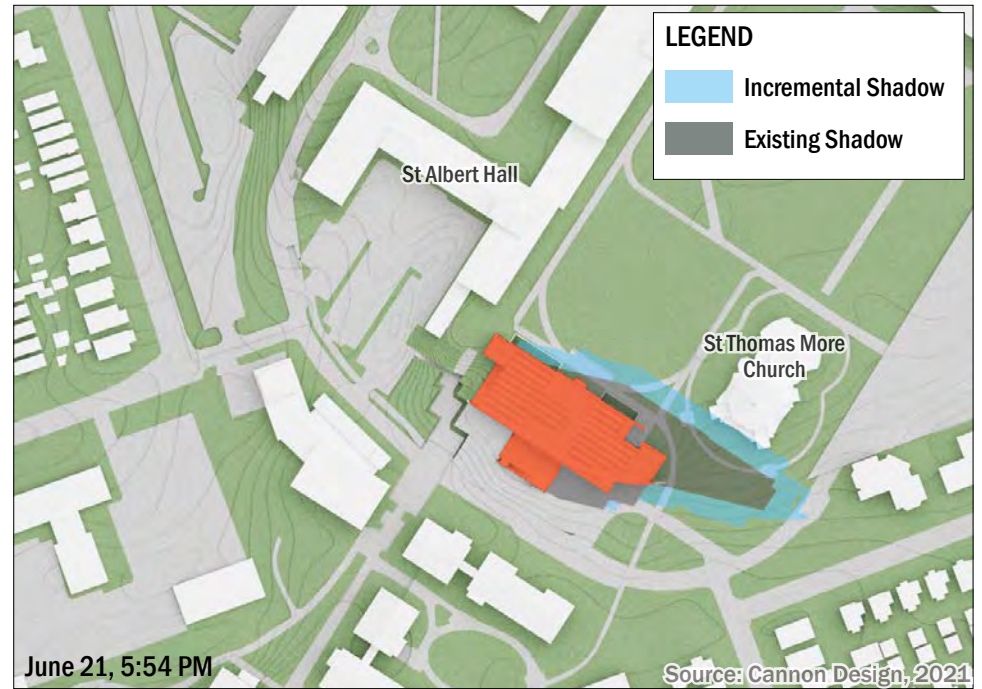
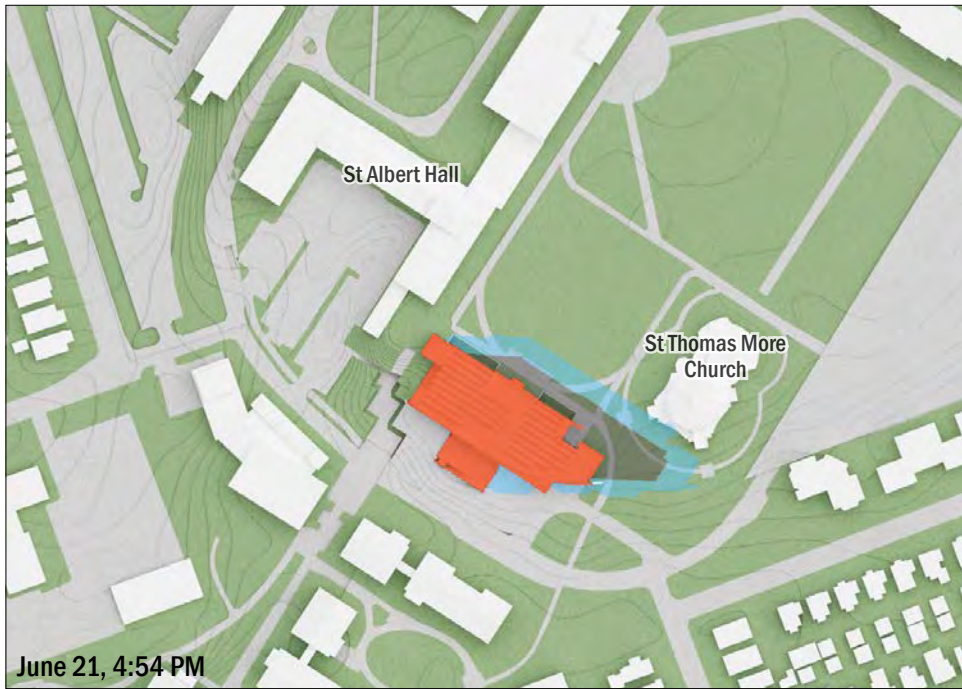
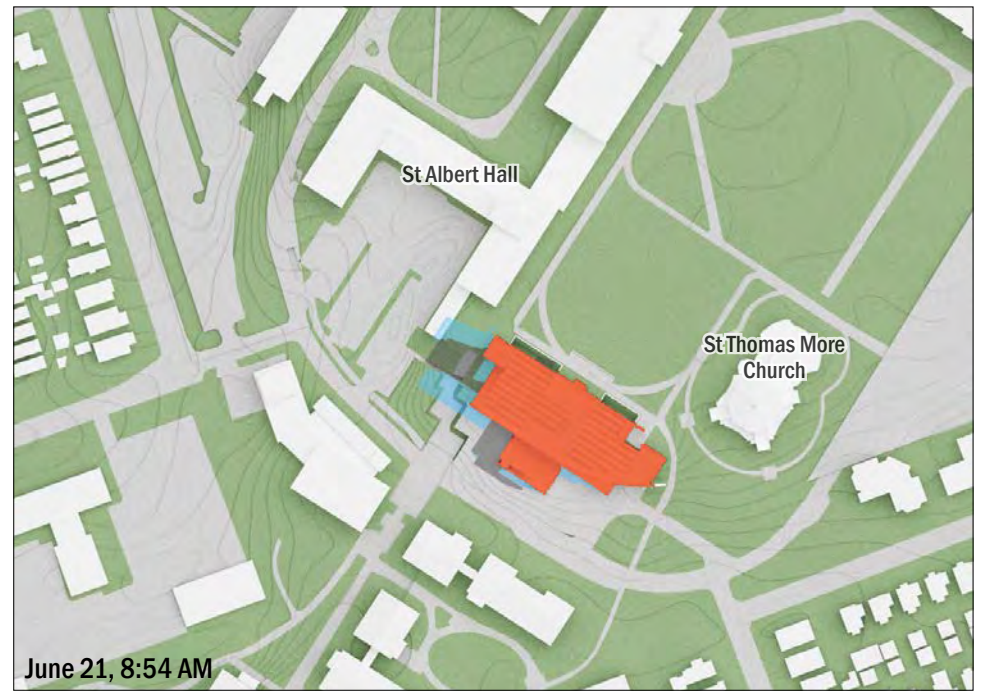
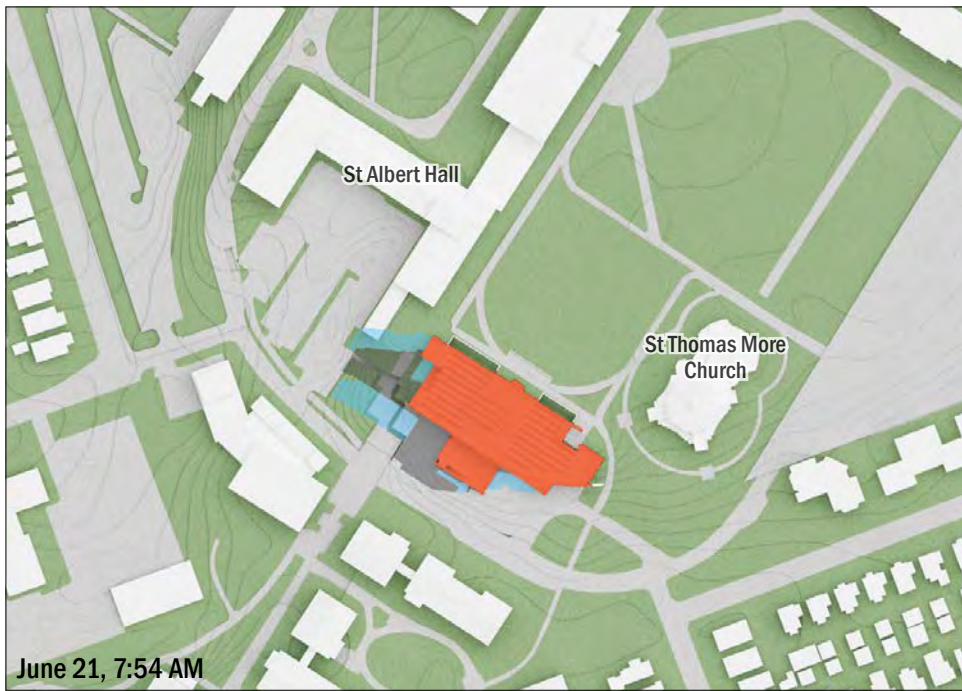
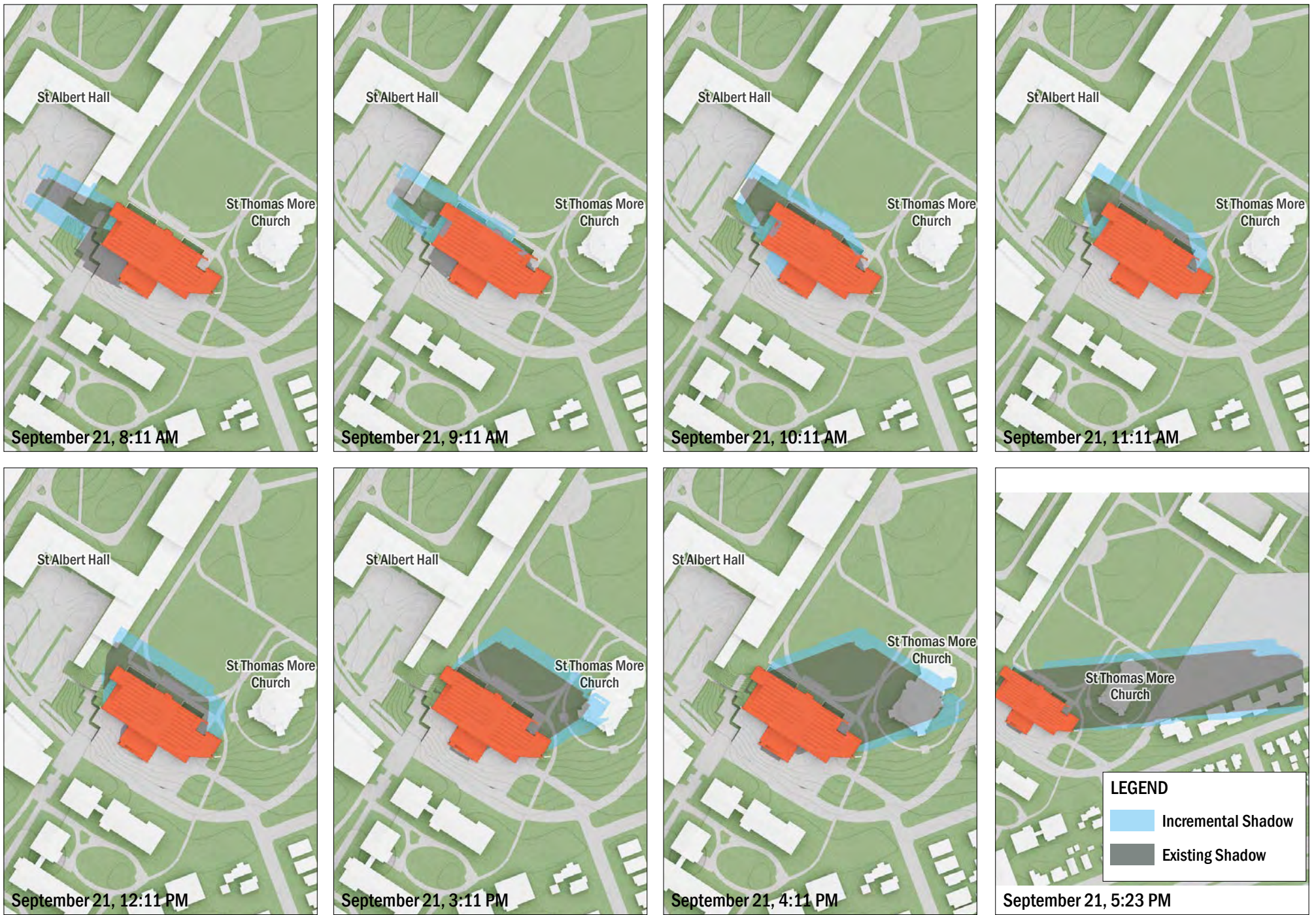
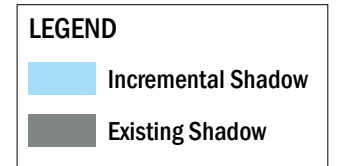
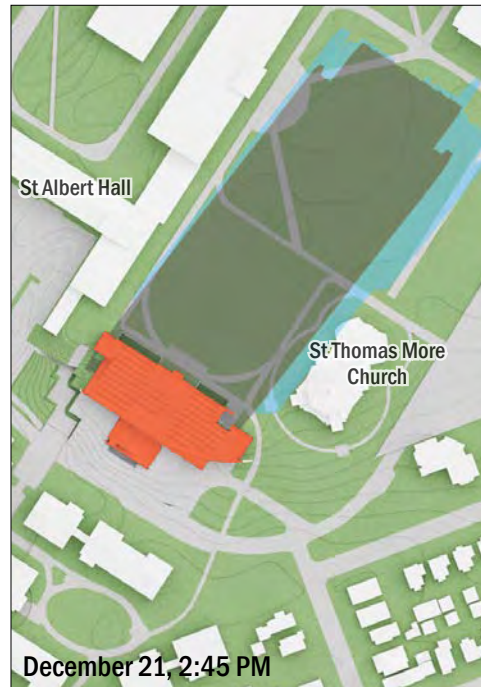
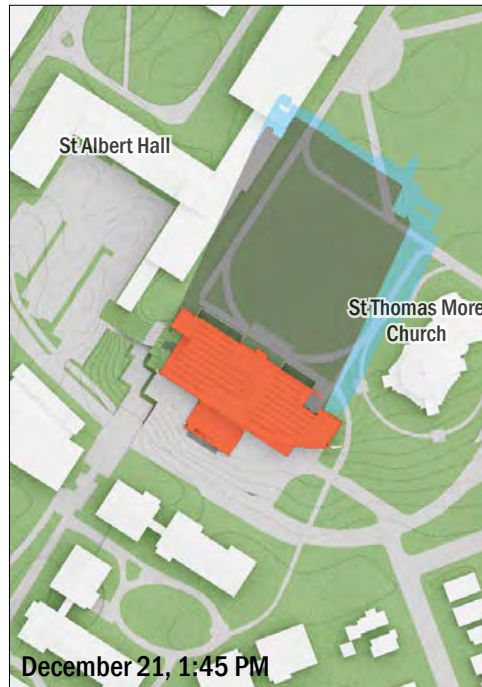
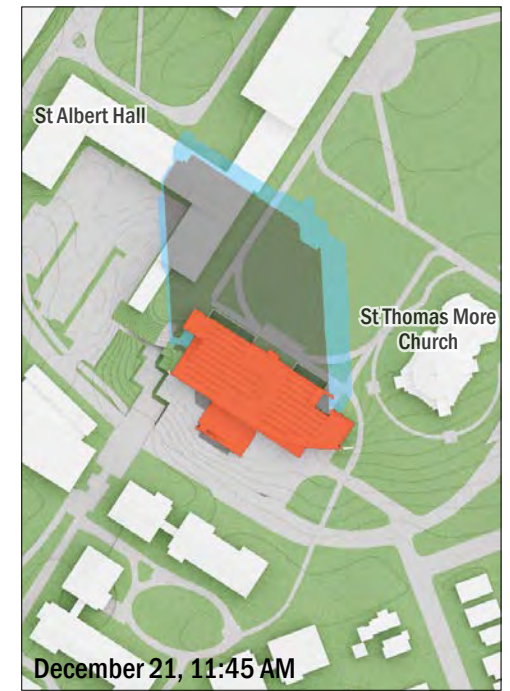
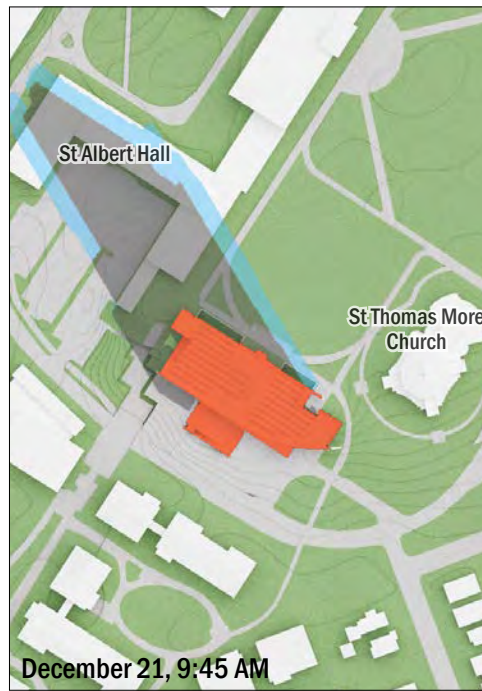
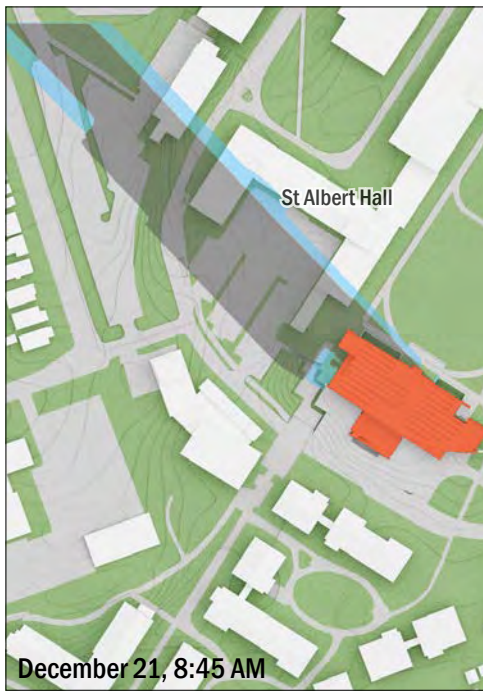


Figure 6-4: Detailed Shadow Analysis | June 21



Source: Cannon Design, 2021 **Figure 6-5: Detailed Shadow Analysis | September 21**



Source: Cannon Design, 2021

Figure 6-6: Detailed Shadow Analysis | December 21

7.0 Historic and Cultural Resources

Introduction

According to the *CEQR Technical Manual*, an assessment of architectural and archaeological resources is typically required for any project involving new construction, demolition, or any ground disturbance. Historic resources include both archaeological and architectural resources.

Historic resources are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, or archaeological importance. This includes designated New York City Landmarks ("NYCL"); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission ("LPC"); properties listed on the State/National Register of Historic Places ("S/NR") or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks ("NHL"); and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

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.

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

Assessment

Archaeological Resources

The Proposed Project will include in-ground disturbance; however, the Development Site currently contains a building with a basement, so no new in-ground disturbance in an area not previously disturbed is proposed. If the extent of the disturbance area increases, further review by LPC would be conducted.

On March 12, 2021, the Proposed Project was submitted to the LPC for their review of the Development Site and the surrounding area for potential archaeological resources. On March 25, 2021, the LPC communicated that the Proposed Project *"does not appear to involve in-ground construction in areas identified as having archeological potential. In the event that new in-ground construction will occur on any*

portion of this BBL³ outside of the proposed project, the Commission should be notified so further review may be conducted." Both letters are included in Appendix A.

According to the State Historic Preservation Office ("SHPO") Cultural Resource Information System ("CRIS") database, the Development Site is not in a designated "Archeologically Sensitive Area". Based on the above information, it is not expected that the Proposed Project would have significant adverse impacts to archaeological resources.

Architectural Resources

The Project Site includes the St. John's University Historic District, which is eligible for listing in the State and National Registers of Historic Places under Criterion C, for its master plan and buildings by prominent architects designed in the Collegiate Gothic, Art Deco, Modern, Brutalist and Chinese architectural styles. The Proposed Project proposes to demolish St. Vincent Hall, a building that contributes to the St. John's University Historic District, and construct a new building (the "Health Science Center") in its location.

The Proposed Project has been submitted to the Division for Historic Preservation of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for coordination and review. By letter dated February 24, 2021 (included in Appendix A), OPRHP responded that pursuant to the provisions of Section 14.09 of the New York State Preservation Act of 1980, removal of a historic resource constitutes an Adverse Impact. Based on this determination, NYS OPRHP requested the preparation of an Alternatives Analysis discussing reasonable and practicable alternatives to the demolition of St. Vincent Hall.

On March 12, 2021, the Proposed Project was submitted to LPC for their review of the Development Site and the surrounding area for potential architectural resources.

On March 23, 2021, a detailed Alternatives Analysis was submitted to OPRHP for review (Appendix B). Such analysis evaluates the potential for avoiding the Proposed Action's potential adverse effects to St. Vincent Hall in a manner that would allow the Proposed Project to meet its goals and objectives. The Alternatives Analysis describes the various alternatives studied, including building the new Health Science Center on a different site within campus, maintaining the exterior of St. Vincent Hall building, renovating the existing St. Vincent Hall building with an addition, and constructing a new building on the St. Vincent Hall site. The latter two alternatives were deemed as the only options that would be able to accommodate the new Health Science program and meet its goals, and were described in the Alternatives Analysis as Design Option 1 and Design Option 2.

On March 25, 2021, the LPC communicated their comments that read as follows: "*LPC concurs with the SHPO finding that this undertaking constitutes an Adverse Impact and supports the development of an Alternatives Analysis*" (see Appendix A).

³ "Borough, Block and Lot", which in this case refers to the entire St. John's University Campus.

On March 30, 2021, OPRHP responded that based on the review of the Alternatives Analysis submitted on March 23, 2021, *“all alternatives have been evaluated and there are no prudent and/or feasible alternatives to demolition.”* OPRHP also requested the preparation of a Letter of Resolution documenting the alternatives evaluated and describing the mitigation measures to be carried out. This letter is also included in Appendix A.

Execution of the Letter of Resolution by St. John's University, DASNY, and OPRHP, and implementation of its terms is evidence that the University and DASNY have mitigated the impacts of the Proposed Project on historic properties and have afforded the OPRHP an opportunity to comment, in satisfaction of DASNY's responsibilities under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law.

8.0 Urban Design and Visual Resources

Introduction

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.

Assessment

As described in Section 2.0: Land Use, Zoning and Public Policy, the Proposed Project would be developed as-of-right in accordance with the New York City Zoning Resolution. Because no zoning changes are needed nor proposed, no further analysis is warranted. The Proposed Project would therefore not result in significant adverse impacts to urban design and visual resources.

9.0 Natural Resources

Introduction

A natural resources assessment is conducted when a natural resource is present on or near a development site, and disturbance of that resource is caused by the project. The *CEQR Technical Manual* defines natural resources as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

Assessment

The Proposed Project would involve the construction of a new, three-story building upon the 0.89-acre Development Site, which already contains a building. Therefore the Development Site has been previously disturbed.

According to the New York State Department of Environmental Conservation ("NYSDEC") Environmental Resources Mapper, the Project Site is not within or adjacent to any designated State-regulated freshwater wetlands or significant natural communities. The closest natural resource (freshwater pond at Captain Tilly Park) is located over 2,000 feet to the southwest of the campus. No natural resources would be impacted and, therefore, no further analysis is warranted.

10.0 Hazardous Materials

Introduction

The purpose 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 hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials.

Assessment

The proposed new building would replace an existing building that is used for dormitory and related uses (back offices for admissions staff, small dining hall, and lounges). The existing building does not contain uses that are classified as potentially hazardous to public health or the environment. Before such building was built in 1957, the Development Site was used as a golf course. Historically, there is no record of any industrial activity being performed on the Project Site or Development Site.

In terms of soil contamination, a search of the NYSDEC Spill Incidents Database⁴ going back to 1990 indicated five spill incident records within the Project Site (Spill # 9103691, 9602489, 0002675, 0002676, and 0002677). The incidents involved either #6 fuel oil, diesel or gasoline spills. Records show that all these spills were properly closed. Further, there are no institutional controls (e.g., E designation or Restrictive Declaration) relating to hazardous materials on the Project Site.

The Proposed Project does include teaching labs that would generate biological waste, including small amounts of flammable and hazardous waste, and sharp object disposal for nursing education. A hazardous waste room would be located within the building and all materials would be handled and disposed of in accordance with prevailing regulations. Further, regulated biological waste would be disposed at an authorized solid waste management facility in accordance with applicable State regulations.

Prior to executing any demolition activity within the Development Site, any potential for asbestos and lead-based paint would be accounted for, and appropriate remediation techniques would be followed if such environmental hazard is suspected.

⁴ *Spills Incidents Database Search*, New York State Department of Environmental Conservation
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=2>

Based on this information, no further analysis is required, and the Proposed Project would not result in any potentially significant adverse impacts related to hazardous materials.

11.0 Water and Sewer Infrastructure

Introduction

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.

Assessment

The Proposed Project consists of an approximately 70,000 gsf Health Sciences Center, located on a Development Site of approximately 0.89 acres within the heart of St. John's University Campus. The site is located in a combined sewer area in Queens.

Based on the anticipated occupancy load, it is estimated that total water demand of the new building would be roughly 7,575 gpd. Further, the building currently occupying the Development Site has been used for university-related residential halls (a total of 198 beds/students). The water usage generation by residential uses is 100 gpd per person (19,800 gpd), whereas the Proposed Project uses would generate

only 15 gpd per person. Therefore the Proposed Project would result in a net decrease in water demand and sewer system utilization of approximately 12,225 gpd as compared to the no-action condition.

For these reasons, no further analysis is required, and the Proposed Project would not result in any potentially significant adverse impacts on water and sewer infrastructure.

12.0 Solid Waste and Sanitation Services

Introduction

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.

Assessment

As the Proposed Project would not result in additional student population, it is not expected to generate a substantial amount of solid waste as defined in the *CEQR Technical Manual*. More specifically, the Proposed Project use would reduce the amount of solid waste generated compared to the current generation rate. In particular, the existing St. Vincent Hall dormitory facility includes 198 dormitory beds, for a capacity of 198 students (and a few offices for admissions staff). The Proposed Project instead would not feature any residential use but mostly College uses and some Office uses. The table below summarizes the incremental increase between the current use (residential and office) and the proposed use (college and office).

Solid Waste Generation (per Table 14-1 CEQR Technical Manual 2020)

	Type	Rate (lbs./week)	Unit	Number	Estimate (lbs./week)
Existing Condition (no action)	Residential	17	per individual	198	3,366
	Office Building	13	per employee	25	325
<i>Subtotal</i>					3,691
Proposed Project (with action)	College	1	per pupil	450	450
	Office Building	13	per employee	55	715
<i>Subtotal</i>					1,165
Incremental Change (Proposed Project - Existing Condition)				Total	(2,526)

By using Table 14-1 of the *CEQR Technical Manual*, the estimated total sanitary sewer generation was calculated, resulting in less solid waste generation than existing conditions (-2,526 lbs/week). Therefore, the Proposed Project would not affect the City's capacity to handle solid waste, and no further analysis is warranted.

13.0 Energy

Introduction

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.

Assessment

It is expected that the Proposed Project, when operational, would consume approximately 17,549,000 Thousand British Thermal Units ("MBtu") per year. This energy consumption estimate was calculated by using the average energy consumption in NYC for institutional building type as provided by Table 15-1 of the *CEQR Technical Manual*. This estimate would not be considered a significant demand for energy.

Further, the new Health Sciences Center will incorporate high performance sustainable design strategies to reduce the total energy consumption per building on the Queens campus to help St. John's University campus as a whole to meet City's greenhouse gases standards.

Based on this information, no further analysis is required, and the Proposed Project would not result in any potentially significant adverse impacts related to the consumption or supply of energy.

14.0 Transportation

Introduction

The objective of a transportation analysis is to determine whether a proposed project may have a potentially significant adverse impacts on traffic operations and mobility; public transportation facilities and services; pedestrian elements and flow; safety of roadway users (pedestrians, bicyclists, and vehicles); and on- and off-street parking or goods movement.

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.

Assessment

The Proposed Project is an as-of-right development that would replace an existing university building. More specifically, the proposed, approximately 70,000 gsf Health Sciences Center would replace the approximately 52,500 gsf dormitory facility that currently occupies the Development Site. The Proposed Project would not result in a significant increase in the student and worker populations, as enrollment rates have been declining over the last 10 years. With the Proposed Project, St. John's University aims to retain students and recapture some of the lost enrollment. Also, only approximately 27 new employees would be employed in the proposed building.

Because there would not be an increase in the student population and only a slight increase in the worker population, the Proposed Project would generate similar vehicle, subway and 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.

15.0 Air Quality

Introduction

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. An air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality effects.

Assessment

Mobile Sources

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicle trips in any given hour are considered as unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality analyses. Therefore, no detailed air quality mobile source analysis would be required for the Proposed Action per the *CEQR Technical Manual* as the Proposed Action will not result in a net increase of more than 170 vehicle trips in a given peak hour (see Section 13.0 Transportation above).

Moreover, the Proposed Project: (i) is not within 200 feet of an atypical source of vehicular pollutants, such as an elevated highway or a bridge; (ii) is not adjacent to a large parking facility or parking garage with exhaust vents; (iii) does not involve construction of a new parking facility; and (iv) would not result in a sizable number of other mobile sources of pollution. Therefore, no significant mobile source air quality impacts would be generated by the Proposed Action and a mobile source air quality analysis is not required.

Stationary Sources

A stationary source air quality analysis would be warranted if a proposed project would:

- create new stationary sources of pollutants – such as emission stacks for industrial plants, hospitals, or other large institutions, or a building's boilers – that may affect surrounding uses;
- introduce certain new uses near existing or planning emissions stacks that may affect the use; or
- introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

The Proposed Project was evaluated for potential adverse air quality effects from stationary sources, and in particular the potential emissions from Heating, Ventilating, and Air Conditioning ("HVAC") systems. Two options are analyzed herein, given that St. John's University is still determining options for the Proposed Project's HVAC system. The preferred option ("Option A") would feature geothermal as the energy source for the heating and cooling systems. However, if sourcing geothermal energy turns out not

to be feasible for this site, or too costly, an alternative option would be to use a traditional HVAC boiler system using natural gas ("Option B").

Option A

Under Option A, the Proposed Project would feature geothermal water-to-water heat pumps with a dedicated domestic water heat pump. In this case, no emissions would be released as a result of providing all heating and cooling services through geothermal, and the Proposed Project would not require further analysis.

Option B

Under Option B, the Proposed Project would feature natural gas as the heating and cooling systems energy source. Although it is unlikely that the entire building would use natural gas as the only source of energy (a combination of geothermal and natural gas would be more likely for Scenario B), the worst case scenario (only natural gas utilized) is analyzed below.

A screening analysis was performed using the methodology described in Chapter 15 of the *CEQR Technical Manual* to assess air quality impacts associated with emissions from the Proposed Project's natural gas-fired heating and hot water system. The *CEQR* screening methodology for HVAC systems determines the threshold of development size below which there is no potential for significant adverse impact. The screening procedure uses information regarding the type of fuel used, the maximum development size or estimated emissions, the exhaust stack height, and the distance to the nearest building of similar or greater height to evaluate whether a significant adverse impact is likely. Based on the distance to the nearest building of a similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further study is required.

A review of existing structures within 400 feet of the Development Site was conducted through NYC Open Data and NearMap 3D imagery, to determine building height data and measure the distance from the Proposed Project to nearby structures. St. Albert Hall, a university building used as an auditorium and related academic uses, was identified as the closest existing building to the Development Site, approximately 64 feet distant to the closets roofline edge. St. Albert Hall's height is approximately 42 feet measured from the Great Lawn level, and therefore slightly taller than the Proposed Project, which would be approximately 35 feet tall (measured from the lawn level as well).

The *CEQR Technical Manual* nomographic procedure was used to determine the threshold distance between the proposed development and existing building. Because the Proposed Project would be heated by natural gas, Figure 17-7 of the *Air Quality Appendix* was used as follows to determine the potential for significant nitrogen dioxide (i.e., the critical pollutant for natural gas) impacts:

- The size of the Proposed Project (approximately 70,000 gsf) was plotted on the nomograph

- (Figure 15-1: Option B | Air Quality HVAC Screening) against the distance to the closest potentially affected building (St. Albert Hall).
- The threshold distance at which a potentially significant impact is likely to occur was estimated to be less than 55 feet and compared to the actual distance between the Development Site and the closest existing taller building, estimated to be 64 feet.
 - Because the distance between the proposed development and an existing taller building is greater than the threshold distance indicated on the nomograph, no potentially significant impact is anticipated, and no detailed analysis is required.

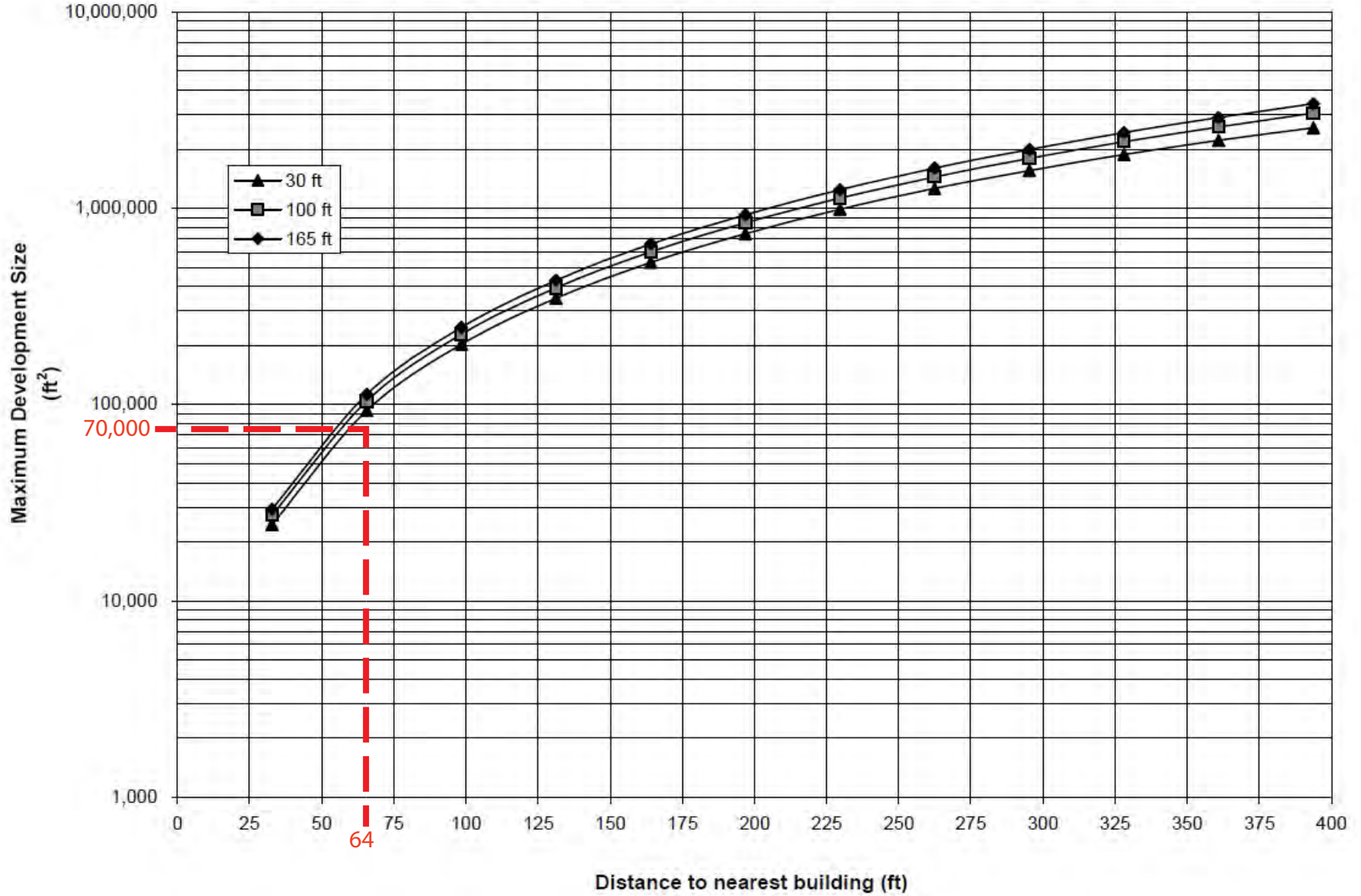
It is noted that the above mentioned screening for Option B was conducted assuming the stacks would be located on the north-west portion of the roof of the Proposed Project, which would be the closest point between the new building and St. Albert Hall. This is a conservative approach, as most likely the Proposed Project's stacks would be located on the interior of the roof, thus farther away from St. Albert Hall.

Because the Proposed Project passed the screening analysis in Option B (using natural gas), and no analysis is required for Option A (using geothermal), no further analysis is required for the proposed building's HVAC system.

Lastly, no other stationary sources analyses are needed for the Proposed Project, as there are no industrial sources within 400 feet of the Development Site, as well as no large or major sources within 1,000 feet of the Development Site.

Based on this information and screening analysis, the Proposed Project would not result in any potentially significant adverse air quality impacts.

**FIG App 17-8
NO₂ BOILER SCREEN
COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT - NATURAL GAS**



Source: 2020 CEQR Technical Manual Air Quality Appendix

Figure 15-1: Option B | Air Quality HVAC Screening

16.0 Greenhouse Gas Emissions and Climate Change

Introduction

According to the *CEQR Technical Manual*, greenhouse gas emissions (“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.

Assessment

The Proposed Project does not warrant a GHG emissions assessment as it does not meet any of the characteristics described by the *CEQR Technical Manual*, and more specifically: (i) would not exceed the 350,000 gsf threshold; (ii) is not a City capital project; (iii) would not introduce new power generation; (iv) would not change the City’s waste management system, and (v) would not affect regulations.

Moreover, the Proposed Project would be designed to accommodate an evolving series of campus and NYC’s sustainability initiatives, using many sustainable strategies to save energy and contribute to the carbon reduction efforts for the entire university.

Based on this information, the Proposed Project does not meet the threshold for further assessment, and the Proposed Project would not result in any potentially significant adverse impacts related to greenhouse gas emissions.

17.0 Noise

Introduction

The goal of this section is to determine both (i) a proposed project's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities, and at open spaces, and (ii) the effects of ambient noise levels on new sensitive uses introduced by the proposed project.

Assessment

Mobile Source Noise

Since the Proposed Project would not result in an increase in the student population and would not generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis based on the proposed as-of-right development, the Proposed Project would not generate sufficient vehicular traffic to have the potential to cause a significant adverse noise effect. In particular, it 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.

Additionally, the Development Site would be farther than 200 feet from a heavily trafficked thoroughfare (approximately 500 feet from Grand Central Parkway to the south), more than a mile away from the closest rail activity (LIRR rail line), and outside aircraft noise contours for both La Guardia and JFK Airports.

Stationary Source Noise

For a stationary source analysis to be triggered, a proposed project must either: (i) cause a substantial stationary source to be operating within 1,500 feet of a receptor, with direct line of sight to that receptor; or (ii) introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as enclosed manufacturing activities or other loud uses.

Because the Proposed Project would be limited to an expansion of academic/institutional uses that are already present on St. John's University campus (Project Site), it would not be considered a substantial stationary source operating within 1,500 feet of a receptor and would not introduce a receptor with high ambient noise levels resulting from stationary sources.

Based on the information above, the Proposed Project does not meet the thresholds for further assessment in either mobile or stationary source noise, and would not result in any potentially significant adverse impacts resulting from noise.

18.0 Public Health

Introduction

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.

Assessment

No significant adverse impacts to air quality, water quality, hazardous materials, or noise were identified as a result of the Proposed Project. 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.

19.0 Neighborhood Character

Introduction

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. An assessment of neighborhood character is generally necessary when a proposed project has the potential to result in significant adverse impacts in any of the elements listed above, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

Assessment

The Proposed Project would introduce a new, three-story academic building that would be used as a new Health Science Center. The Development Site currently contains a university building, St. Vincent Hall, used for dormitory purposes. The Proposed Project would sit between the residential and academic centers of the St. John's campus, and its design would seek to knit together these two parts of campus. Additionally, it would better define and highlight the physical space of the Great Lawn, which is a central feature of the campus. Lastly, the Proposed Project would be very similar in scale to the existing St Vincent Hall building and the other surrounding university buildings.

Based on the information above and in previous sections of this report, 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.

20.0 Construction

According to the *CEQR Technical Manual*, construction activities, although temporary, may sometimes result in significant adverse impacts. Construction duration, which is a critical measure to determine a project's potential for adverse effects during construction, is categorized as short-term (less than two years) and long-term (two or more years). Where the duration of construction is expected to be short-term, any adverse effects resulting from the short-term construction generally do not require a detailed assessment. However, there are instances where a potential adverse effect may be of short duration, but nonetheless significant, because it raises specific issues of concern.

The construction activities associated with the development of $\pm 70,000$ gsf academic building, would be expected to result in conditions typical of construction sites in New York City. Construction of the proposed building would occur over a period of approximately twenty-four months. Construction of the proposed project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 AM and 6:00 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the New York City Department of Buildings and New York City Department of Environmental Protection).

Transportation

Construction actions could result in short-term disruption of both traffic and pedestrian movements within the vicinity of the Development Site and would not occur outside of the Project Site. This would occur primarily due to the potential temporary loss of curbside lanes from staging of equipment and the movement of materials to and from the Development Site. Additionally, construction may at times result in closings of sidewalks adjacent at the Development Site. However, these conditions would not result in significant adverse impacts on traffic and transportation conditions given the limited duration of any obstruction and that all impacts will be contained within St. John's Campus. During construction, standard practices would be followed to ensure safe pedestrian and vehicular access to nearby buildings, streets, and sidewalks. Accordingly, the Proposed Action would not result in significant adverse construction related transportation impacts.

Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved, the construction schedule, and the location of potentially sensitive noise receptors. Noise associated with construction would be limited to typical construction activities, and would be subject to compliance with the New York City Noise Code and by EPA noise emission standards for construction equipment. These local and federal requirements mandate that a certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level

equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. Construction noise associated with the proposed action is expected to be similar to noise generated by other construction projects in the area. Accordingly, the proposed action would not result in significant adverse construction related noise impacts.

Air Quality

Construction would be conducted with care and all appropriate fugitive dust control measures required by law, including watering of exposed areas and dust covers for trucks would be employed. Given the size of the project and the limited construction period, the mobile source emissions generated by the proposed action would not be significant.

Conclusion

Overall, the construction-related activities associated with development of the proposed project are not expected to have significant adverse impacts and further analysis is not required. Overall, through implementation of the measures described above, adverse 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 required.

APPENDICES

Appendix A: SHPO and LCP Correspondence

Appendix B: Alternatives Analysis for SHPO

Appendix C: Smart Growth Impact Statement Assessment Form

Appendix A: SHPO and LCP Correspondence



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 24, 2021

Matthew Stanley
Senior Environmental Manager
Dormitory Authority - State of New York
Office of Environmental Affairs
515 Broadway
Albany, NY 12207

Re: DASNY
St. John's University - New Health Sciences Center
8000 Utopia Pkwy, Queens, Queens County
21PR00966

Dear Matthew Stanley:

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 (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that St. Vincent Hall contributes to the St. John's University Historic District, which is eligible for listing in the State and National Registers of Historic Places under Criterion C, for its master plan and buildings by prominent architects designed in the Collegiate Gothic, Art Deco, Modern, Brutalist and Chinese architectural styles. We have reviewed the submission received on February 19, 2021, including the project narrative and exterior photos. Based on that review, it is our understanding that the project proposes to demolish the eligible historic resource and construct a new building in its location.

Pursuant to the provisions of Section 14.09 of the New York State Preservation Act of 1980, removal of a historic resource constitutes an Adverse Impact. The provisions of this law require that prior to any work taking place, a detailed alternatives analysis must be completed and submitted to our office for review. This analysis should explore all prudent and feasible alternatives that could be taken to avoid or reduce the impacts of the proposed undertaking on the historic resource. If no reasonable alternatives are identified for this building, then we would begin development of a formal Letter of Resolution (LOR), which would identify proper mitigation measures to be incorporated into the project.

We would appreciate additional submissions be provided via our Cultural Resource Information

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

System (CRIS) at www.nysparks.com/SHPO/online-tools/. To submit, log into CRIS as a guest, choose "submit" at the very top of the menu. Go to "Other Options" and choose "submit new information for an existing project."

If you have any questions, I can be reached at (518) 268-2170.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robyn Sedgwick".

Robyn Sedgwick
Historic Site Restoration Coordinator
e-mail: robyn.sedgwick@parks.ny.gov

via e-mail only



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

March 30, 2021

Matthew Stanley
Senior Environmental Manager
Dormitory Authority - State of New York
Office of Environmental Affairs
515 Broadway
Albany, NY 12207

Re: DASNY
St. John's University - New Health Sciences Center
8000 Utopia Pkwy, Queens, Queens County
21PR00966

Dear Matthew Stanley:

Thank you for your continued consultation with 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.

We have reviewed the submission received on March 23, 2021, including the Alternatives Analysis dated March 23, 2021. Based on this review, the OPRHP concurs that all alternatives have been evaluated and there are no prudent and/or feasible alternatives to demolition. In order to move forward with the project, the next step is to begin drafting a Letter of Resolution (LOR). The LOR will document the alternatives evaluated and the mitigation measures to be carried out in order to minimize harm to this historic resource. We note that you may be interested in setting up a conference call to discuss these potential mitigation measures.

We would appreciate additional submissions be provided via our Cultural Resources Information System (CRIS) at www.nysparks.com/SHPO/online-tools/. To submit, log into CRIS as a guest, choose "submit" at the very top of the menu. Go to "Other Options" and choose "submit new information for an existing project." If you have any questions, I can be reached at (518) 268-2170.

Sincerely,

Robyn Sedgwick
Historic Site Restoration Coordinator
e-mail: robyn.sedgwick@parks.ny.gov

via e-mail only

March 12, 2021

Gina Santucci, Environmental Review Coordinator
The City of New York
Landmarks Preservation Commission
1 Centre Street, 9N
New York, NY 10007

**Subject: St. John's University Health Sciences Center, 8000 Utopia Parkway,
Queens, NY**

Dear Ms. Santucci,

Our firm represents St. John's University (the "Applicant") in connection with their proposed new Health Sciences Center located within St. John's University campus at 8000 Utopia Parkway (the "Project Site") in the Jamaica section of Queens Community District 8 (Block 7021: Lot 1).

The Applicant is seeking construction financing from the Dormitory Authority of the State of New York (DASNY) to facilitate construction of a new three-story (55' tall) approximately 70,000 square foot Health Science Center building (the "Project"). The Proposed Project would be constructed in conformance with the Project Site's zoning designation (Community Facility in R4 zoning district). The Project would require the demolition of the existing St. Vincent Hall.

We note that St. Vincent Hall contributes to the St. John's University Historic District, which is eligible for listing in the State and National Registers of Historic Places under Criterion C, for its master plan and buildings by prominent architects designed in the Collegiate Gothic, Art Deco, Modern, Brutalist and Chinese architectural styles. By letter dated February 24, 2021 the Division for Historic Preservation of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) determined that pursuant to the provisions of Section 14.09 of the New York State Preservation Act of 1980, removal of a historic resource constitutes an Adverse Impact. The provisions of this law require that prior to any work taking place, a detailed alternatives analysis must be completed and submitted to OPRHP for review. The Applicant is in the process of preparing such alternatives analysis.

The Project Site does not contain any New York City-designated historic landmarks or districts and the Applicant is not aware of any potential impact/effect that the Proposed Project may have upon archeological resources. The Project Site is not

CHARLOTTE, NC
CHATHAM, NJ
CHICAGO, IL
NEW YORK, NY
PITTSBURGH, PA
STAMFORD, CT
WASHINGTON, DC

PAUL BUCKHURST ARIBA, AICP
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP
SARAH K. YACKEL AICP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
F. 212.353.7494

WWW.BFJPLANNING.COM

located in any area having sensitivity for archeological resources as defined and mapped by SHPO (see attached figure).

On behalf of the Applicant, enclosed please find the following materials for reference:

1. Location Map
2. Tax map
3. Site Photos
4. Proposed Floor Plans
5. Proposed Cross Section
6. Archeological Resources Map

Please respond whether any architectural or archeological resources will be impacted by the Project, and if so, how any substantial adverse impacts can be avoided or mitigated.

We look forward to a written response from LPC at your earliest convenience. If you have any questions in the interim, however, please call me at (212) 353-7375.

Thank you for your time and consideration.

Sincerely,



Sarah K. Yackel
Principal

cc: File



Figure 1: Location Map

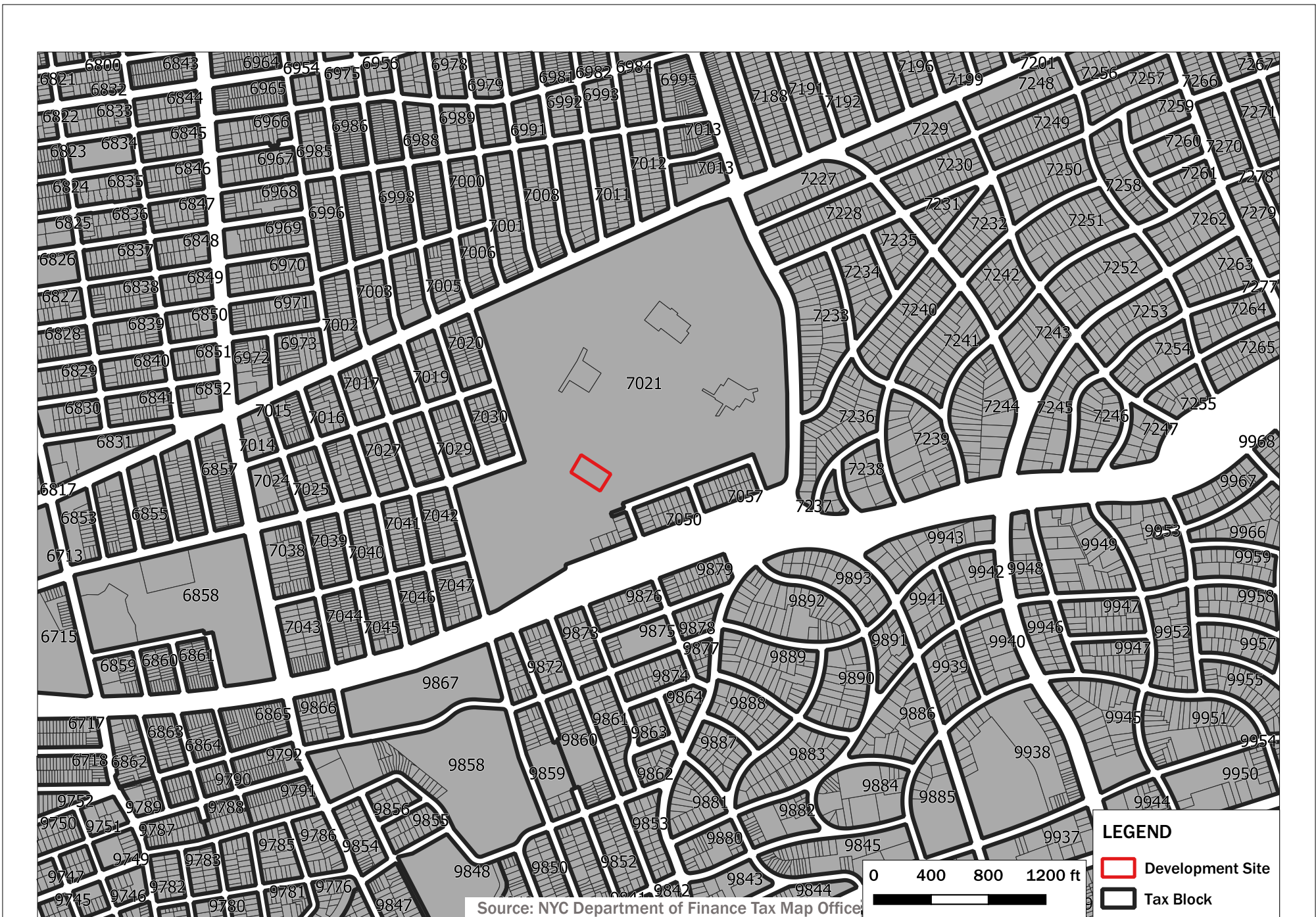


Figure 2: Tax Map



St. Vincent Hall | Front on Green



St. Vincent Hall | Entry Detail

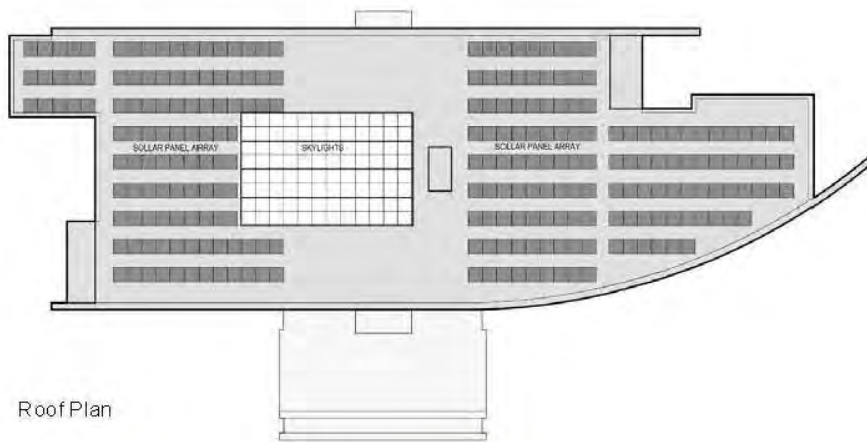


St. Vincent Hall | Rear Facade



St. Vincent Hall | Rear

Figure 3: Site Photos



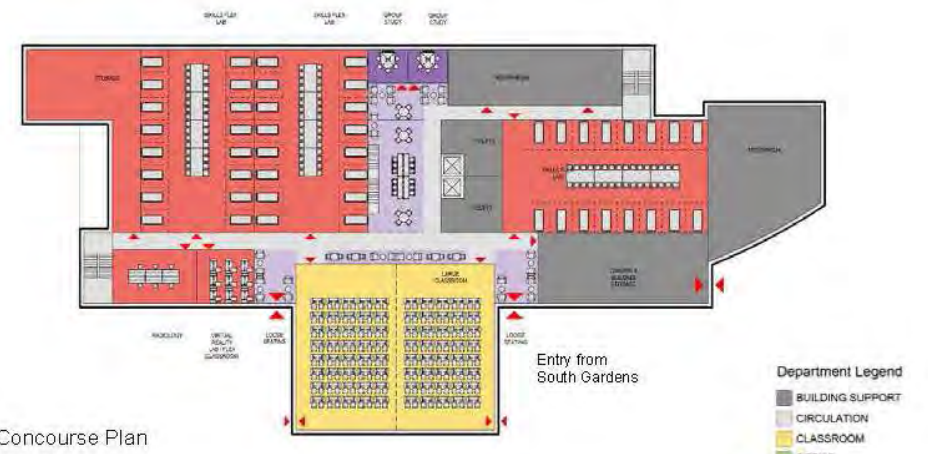
Roof Plan



Level 01 Plan



Level 02 Plan



Lower Concourse Plan

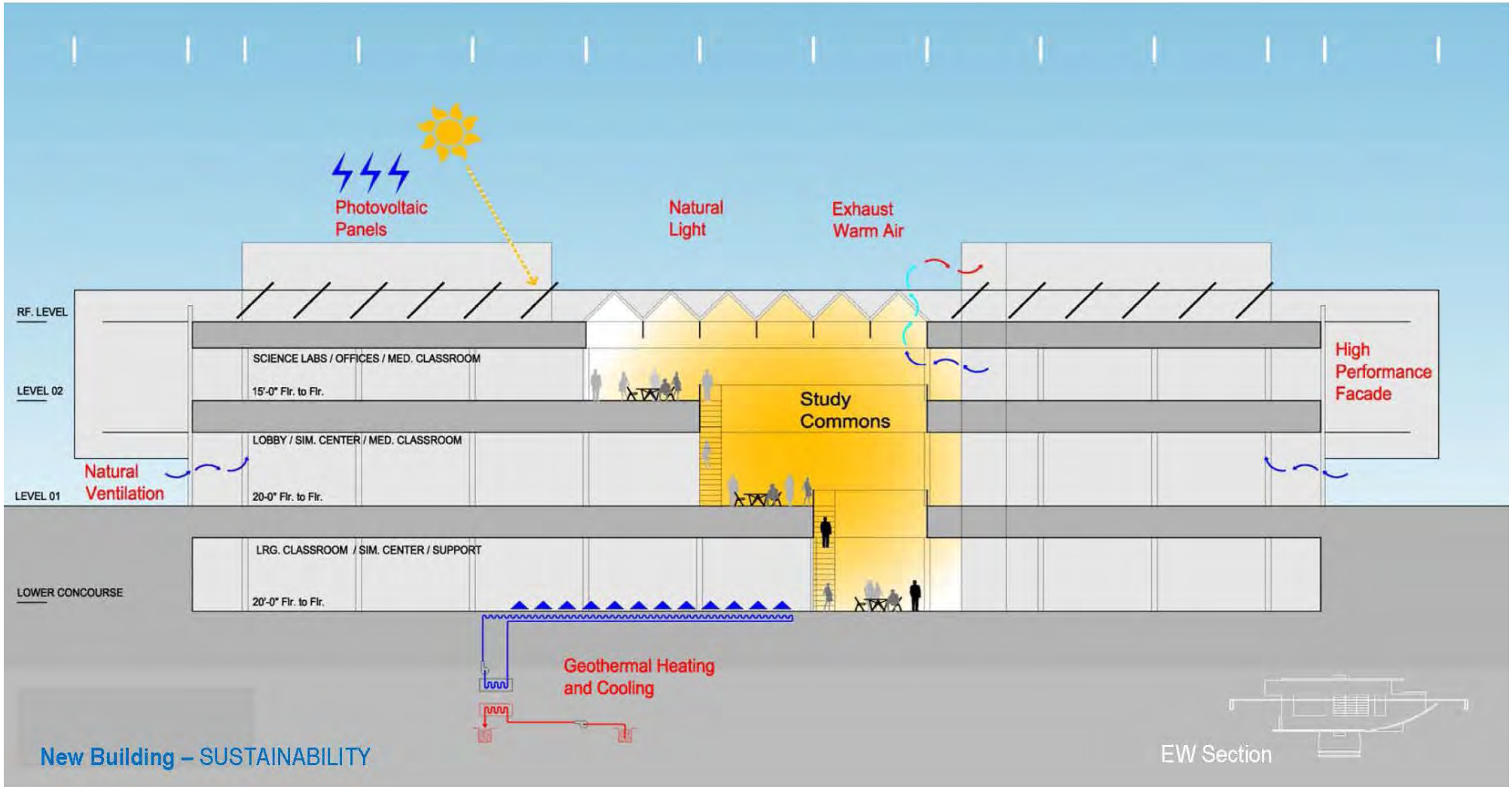
New Building FLOOR PLANS

- Department Legend
- BUILDING SUPPORT
 - CIRCULATION
 - CLASSROOM
 - OFFICE
 - SCIENCE
 - SKILLS & SIM. CENTER
 - STUDY



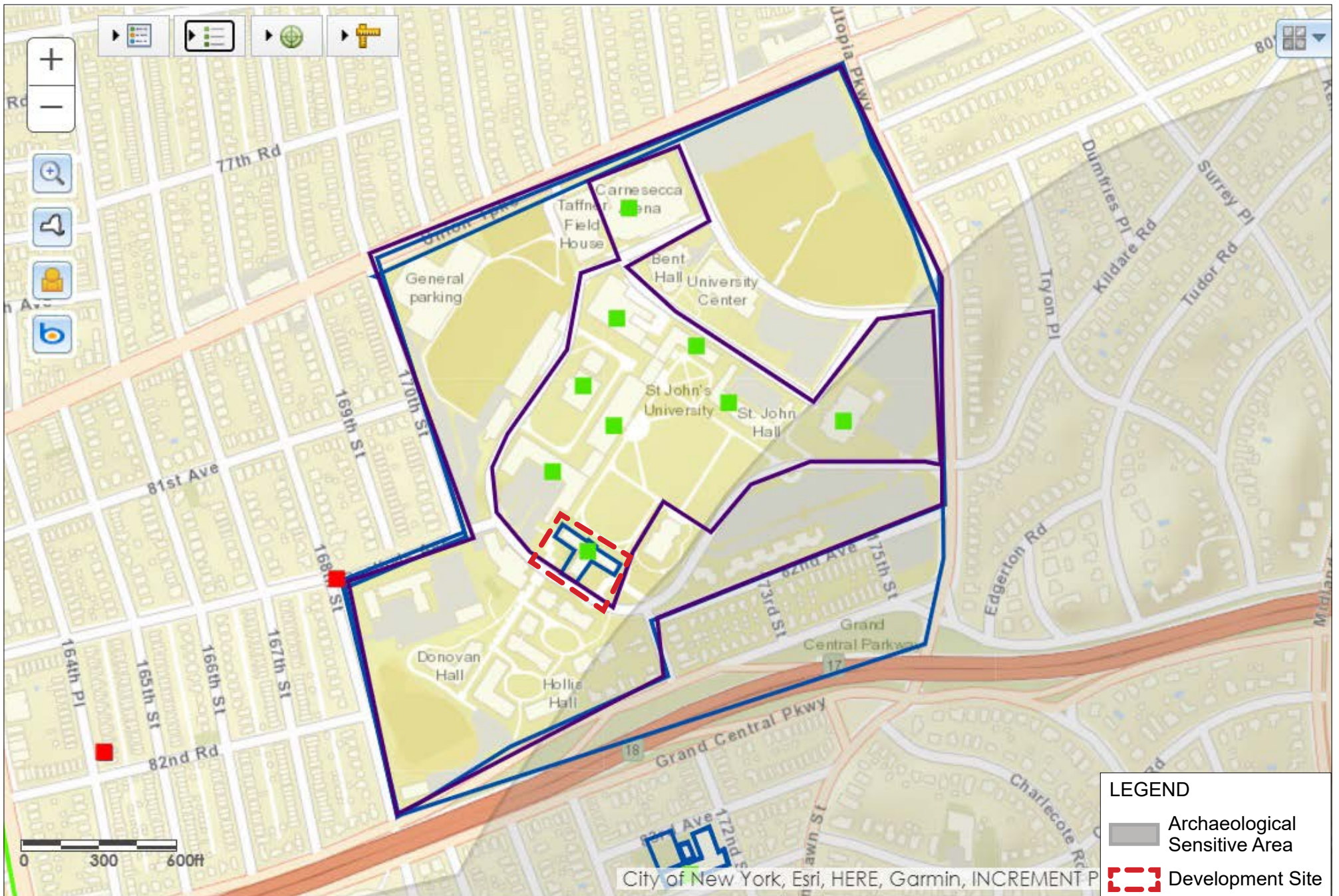
Source: Cannon Design, 2021

Figure 4: Proposed Floor Plans



Source: Cannon Design, 2021

Figure 5: Proposed Building Section



Source: New York State Cultural Resource Information System (CRIS)

Figure 6: Archaeological Resources Map

ENVIRONMENTAL REVIEW

Project number: SEQRA-Q (DASNY)
Project: ST. JOHN UNIVERSITY HEALTH SCIENCES CENTER
Address: 8150A UTOPIA PARKWAY BBL: 4070210001
Date Received: 3/12/2021

- No architectural significance
- 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
- May be archaeologically significant; requesting additional materials

Comments:

Project site is within the S/NR eligible St. John's University Historic District. St. Vincent's Hall is a contributing building within the district. LPC also notes that the architect of the complex is Henry V. Murphy, not Henry K. Murphy as stated in the NRE.

LPC concurs with the SHPO finding that this undertaking constitutes an Adverse Impact and supports the development of an Alternatives Analysis.

As proposed, the above referenced project does not appear to involve in-ground construction in areas identified as having archeological potential. In the event that new in-ground construction will occur on any portion of this BBL outside of the proposed project, the Commission should be notified so further review may be conducted.

Cc: SHPO



3/17/2021

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 35492_FSO_DNP_03172021.docx

Appendix B: Alternatives Analysis for SHPO

St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021

Introduction

St. John's University (the "Applicant") proposes to construct an approximately 70,000 gross-square-foot (GSF) new building at the current St. Vincent Hall site. St. Vincent Hall is located in the central portion of the campus facing the great lawn and bordering the main circulation spine to the residential village. The proposed new Health Science Center will contain nursing skills and simulation labs, classrooms, science labs, staff and faculty offices and student commons spaces. Degree programs expected to utilize the building are: Pharmacy (Pharm.D.) Program; Biomedical Sciences Program; Clinical Laboratory Sciences (CLS) Program; Radiologic Sciences (RAD) Program; Toxicology (TOX) Program; Physician Assistant (PA) Program) and the graduate programs (Master of Science for Biological and Pharmaceutical; Biotechnology; Pharmaceutical Sciences; Pharmacy Administration; Physician Assistant Program; as well as Master of Public Health; and Doctor of Philosophy).

Space Program

The functional space program defines the required quantities and qualities of spaces to support both current and future Health Science Center needs. A detailed space program was developed in close consultation with Health Sciences leadership and faculty and facilities staff from St. John's University. The detailed space program which is described in numerical detail later in this report, was sized to meet the needs of a new set of academic programs being introduced on campus and constitutes a minimal set of spaces needed for St. John's University to compete effectively with their peer institutions in the region.

Key components of the space program include:

- Classroom instructional space that can accommodate small and large classes in a variety of sizes, and a virtual reality lab that can flex as a classroom.
- A high-fidelity simulation center, that includes a suite of four simulation rooms with control rooms that will be equipped for inpatient acute care, intensive care, labor and delivery and pediatrics; three separate and distinct skills labs for task trainers, full-body manikins and hospital equipment; and space to accommodate a nurses station, medication preparation, a radiology lab, a home care suite, debrief rooms, storage and necessary support spaces, including: basic science labs for anatomy and chemistry, and faculty and administrative offices. Study areas and student lockers as well as building support spaces make up the rest of the spaces in the space program.
- It is also important to point out that the space program was developed with the understanding that 1st and 2nd year basic science and core classes associated with these degree programs would be held in adjacent buildings to the St. Vincent Hall site, in St. Albert Hall in particular.

Overview of Alternates Explored

Over the course of the last few years St. John's University has explored a variety of options for accommodating the growth and development of these new programs for the College of Health Sciences and Pharmacy. They have explored fitting the program into existing buildings such as St. Vincent Hall, various sites on campus, and two design options that were developed: renovation of the existing St. Vincent Hall building with an addition, and construction of a new building on the St. Vincent Hall site. Each option was studied to understand how the program might best be accommodated on campus initially as

St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021

well as accommodate the long term growth of these important academic programs.

Existing Campus

The St. John's University campus located in Queens, New York, consists of over 34 buildings on more than 90 acres. The University offers a multi-disciplinary education from five distinct schools. Of these, the College of Pharmacy and Health Sciences has embarked on a significant expansion of its curriculum. The new Health Science Center will be a premier model for innovation in the delivery of healthcare education and learning. It will house all the programs currently located in the Bartilucci Center.

The proposed St. Vincent Hall site for the new Health Sciences Center is in the heart of the academic center of campus and on the edge of the main residential village. This is an important and prominent site and our design approach focuses on knitting together the two parts of campus. The site and building design connect University Drive with the large open lawn space that will be shared by the new Health Sciences Center, St. Thomas More Church, and St. John Hall. An important set of exterior stairs to the west of the building define a main path connecting these two parts of campus and will help anchor the building and be a welcome source of student traffic and activity.

NYS OPRHP Process

This study was prepared in response to a comment letter from the New York State Office of Parks, Recreation, and Historic Preservation ("NYS OPRHP"), dated February 24, 2021, in which NYS OPRHP indicated that pursuant to Section 14.09 of the New York State Historic Preservation Act ("SHPA"), removal of a historic resource constitutes an Adverse Impact.

Based on this determination, NYS OPRHP requested the preparation of an Alternatives Analysis discussing reasonable and practicable alternatives to the demolition of St. Vincent Hall. This Alternatives Analysis evaluates the potential for avoiding the Proposed Action's potential adverse effects to St. Vincent Hall in a manner that would allow the Proposed Project to meet its goals and objectives.

This Alternatives Analysis was prepared in consultation with DASNY and NYS OPRHP. As presented below, the Applicant has explored all prudent and feasible alternatives to the demolition to avoid the potential adverse impact.

Historic Significance

The New York State Office of Parks, Recreation, and Historic Preservation ("NYS OPRHP") determined that St. Vincent Hall is eligible for listing in the State and National Registers of Historic Places ("S/NR") as a contributing building within the S/NR eligible St. John's University Historic District. According to a Resource Evaluation letter dated May 15, 2021, NYS OPRHP has determined that the S/NR eligible St. John's University Historic District is "Eligible under Criterion C in the area of architecture for its master plan and buildings by prominent architects designed in the Collegiate Gothic, Art Deco, Modern, Brutalist, and Chinese architectural styles. Henry K. Murphy, a prominent ecclesiastical architect known for his Art Deco work, designed the original master plan and buildings. The district may be additionally eligible under Criterion A in the area of social history for its association with the St. John's University Strike of 1966-67, which led to the widespread unionization of public college faculty in the New York City region; further research is needed to develop this potential area of significance. The period of significance for the district extends from 1953, the date of the master plan, through 1973, when Sun Yat-Sen hall was completed. The district boundaries, which generally encompass Murphy's master plan, have been drawn to include the 10 historic buildings at the campus's core and exclude resources which have largely been constructed

St. John's University Health Sciences Center Alternatives Analysis Report
March 23, 2021

within the last 30 years.

Existing St. Vincent Hall



Image of the existing St. Vincent Hall facing Great Lawn



Image of the existing St. Vincent Hall Entry

Overview of Existing St. Vincent Hall and Context

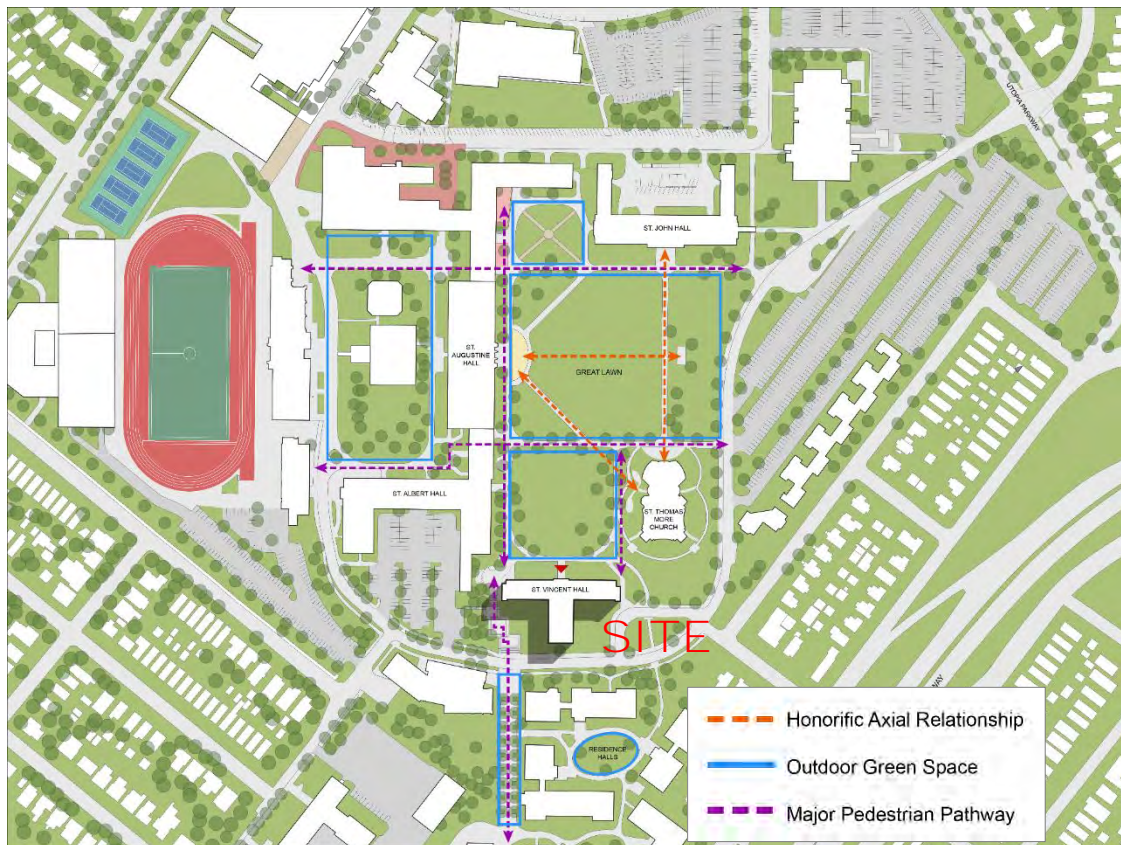
St. Vincent Hall is in the central academic portion of the campus facing the great lawn and bordering the main circulation path across campus connecting to the residential village. The site encompasses approximately 2 acres. The site slopes with a change in elevation whereas the first floor is at elevation 133'-6" approximately 2' above the great lawn and the existing lower level is at 119'-6' with the site continuing to slope down to elevation 106' at the street below. The exterior site circulation spine at the west side of St. Vincent Hall is a terraced stair providing a pathway from the Great Lawn to the main pedestrian mall in the residential village.

St. Vincent Hall was built in 1956 originally as a dormitory for priests and later converted to a residence hall. Designed in a T-shaped form, it consisted of a four-story bar building (the basement floor is partially below grade), 45-feet-wide by 252-feet-long, with an attached one-story south-facing chapel. The chapel consists of a central one-and-a-half-story space with a one-story arcade wrapping around it. A line of wide brick piers separates the inner chapel from the arcade and admits daylight from above. The chapel has been renovated and partitioned for office use. The top three floors of the bar building were organized by a double-loaded corridor with north- and south-facing dorm rooms, each with a shared bathroom. The partially embedded basement level contained social and dining spaces that opened out onto two small south-facing terraces.

St. Vincent Hall sits in an important location on the campus and forms the southern edge of St. John's most important campus space, the Great Lawn. This space is defined along three edges and is open to the surrounding city on its eastern side. Two significant campus buildings, St. Augustine Hall and St. John Hall, form strong axial alignments with campus pathways across this space and with St. Thomas More Church, which sits within this leafy green quadrangle. The main north-south campus walkway runs along the western edge of the Great Lawn before it cascades down the west side of St. Vincent Hall to the residential portion of the campus below. A small service drive, which connects to University Drive, Gate 7 and 172nd Street, is located on the east side of the building. The south side of the building overlooks University Drive, Montgoris Dining Hall and John Cardinal O'Connor Residence Hall. There is a change in elevation of roughly 27 feet between the higher elevation Great Lawn and University Drive below.

St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021



Site Analysis

The site for the Health Sciences Center, at the current location of St. Vincent Hall, is an important location on the campus and forms the southern edge of St. John's most important campus space, the Great Lawn. The Great Stairs bordering the west side of St Vincent Hall are the gateway and transition from the residential village to the heart of the academic campus. This provides a unique opportunity to create a signature campus building at the heart of the university.

Our existing building investigations indicate several physical challenges to the reuse of St. Vincent Hall for this type of program. The original structure is a reinforced concrete slab construction with a wide eight-foot beam which runs down the length of the building at the center of each floor and low floor-to-floor heights.

The site was assessed using existing geotechnical and utility information.

A. Site Alternative Study

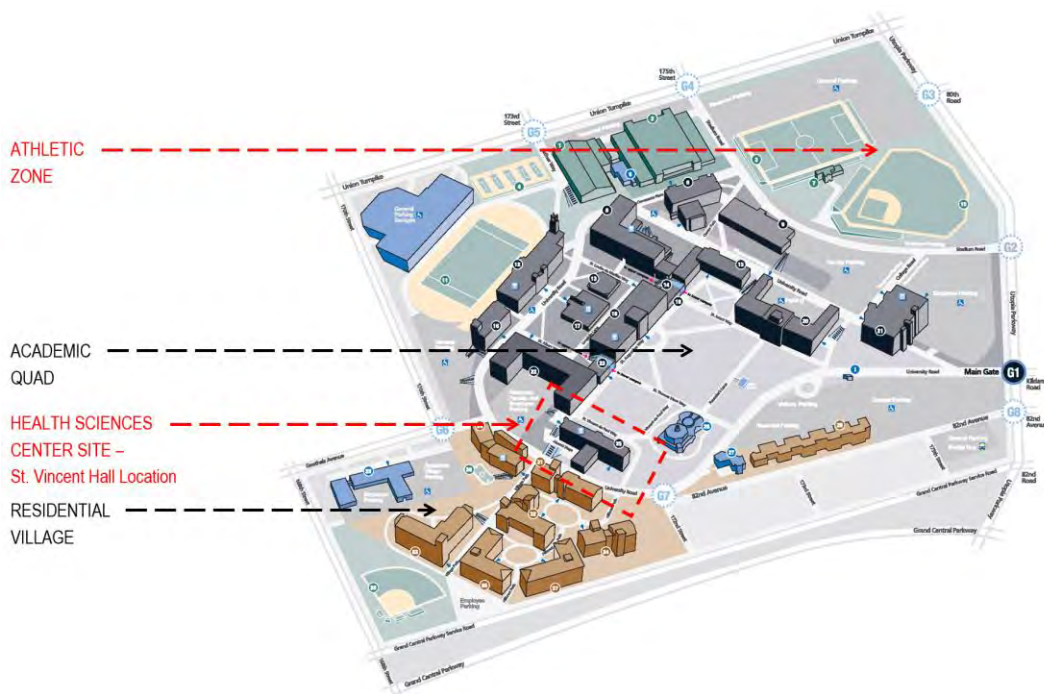
St. John's University conducted an alternate site location study that included a community facing medical clinic as part of the project. The alternate campus location considered was near the athletic zone. This specific site was chosen to provide the public access along the perimeter of the campus that was a requirement for the clinic. Having the Health Sciences Center near the clinic would allow for public accessibility and provide clinical space that the students in later years could use for some of their academic

St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021

clinical requirements; however, since then the university has eliminated the clinic as part of this project. Part of the SJU's vision for the HSC was that it would be a beacon for the campus and a central home for students to meet and collaborate. The athletic zone is located at one end of the campus hidden away from the main academic quad; this location makes it unsuitable in giving the HSC the prominence that the university envisioned for this academic program. Given the building's programmatic goals, this location will not lend itself to being a student hub due to its distance from the residential village and from the academic center of campus. In addition to this, having the HSC in this area will take up space in the athletic zone and compromise any future facilities expansion for athletics and recreation.

With these factors in mind this location was eliminated and a more appropriate site somewhere in the academic center of campus was pursued.



B. Exterior Structure Alternative Study

The initial phase of the most recent HSC design study was focused on the St. Vincent Hall site and maintaining the exterior of the existing building in order to preserve its massing and facades and minimize overall costs. The detailed study of the building shell revealed several physical challenges which would need to be remedied to reuse this building.

The original structure of the monastery was designed as a poured-in-place concrete structural system with a one-way slab and a wide eight-foot beam which runs down the length of the building at the center of each floor. This structural system limits the location of future slab penetrations and makes them expensive since they require reinforcing the existing structure. The structural frame was designed to accommodate a lower live load than current code requires and would need to be reinforced to withstand the higher loads a classroom/science building requires, as well as to meet modern seismic requirements. Exit stairs would need to be widened to reflect current life safety codes, a higher building occupancy, as well as higher live load requirements. Additionally, the building has low floor-to-floor heights (Basement 13'-6 3/4", Ground Floor 11'-1 7/8", Second Floor 10'-0 3/4", and Third Floor 10'-0 3/4") and this would not make it possible to accommodate the new program with the modern HVAC systems and flexible planning that this

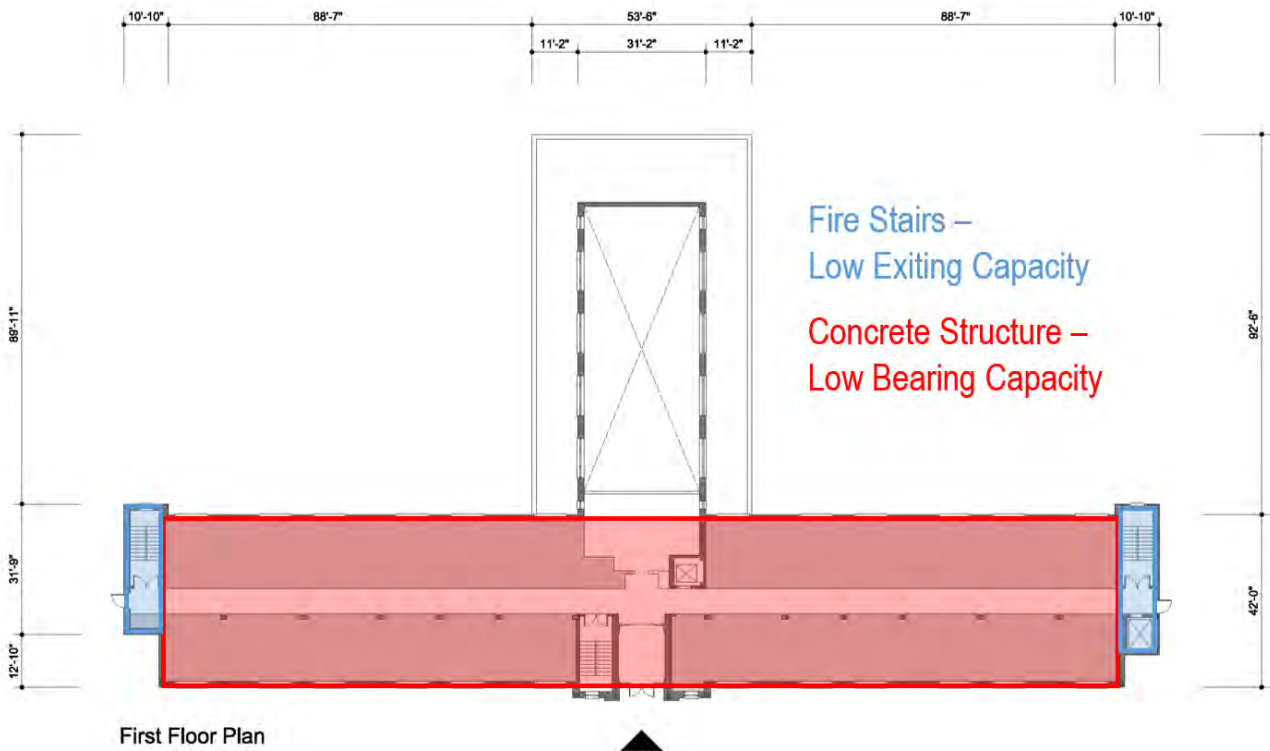
St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021

type of academic building requires. A complete demolition of the top floor would be required at minimum to accommodate for the vertical height requirement caused by mechanical systems and fume hoods for the science labs and larger classrooms. SJU already has many existing science labs on campus that are in spaces that are vertically challenged and this existing building does not lend itself at all to accommodating the required program spaces for the HSC.



Diagram of Existing St. Vincent Hall Floor Heights and Concrete Beam



First Floor Plan
Diagram of Existing St. Vincent Hall Bearing Capacity

St. John's University Health Sciences Center Alternatives Analysis Report

March 23, 2021

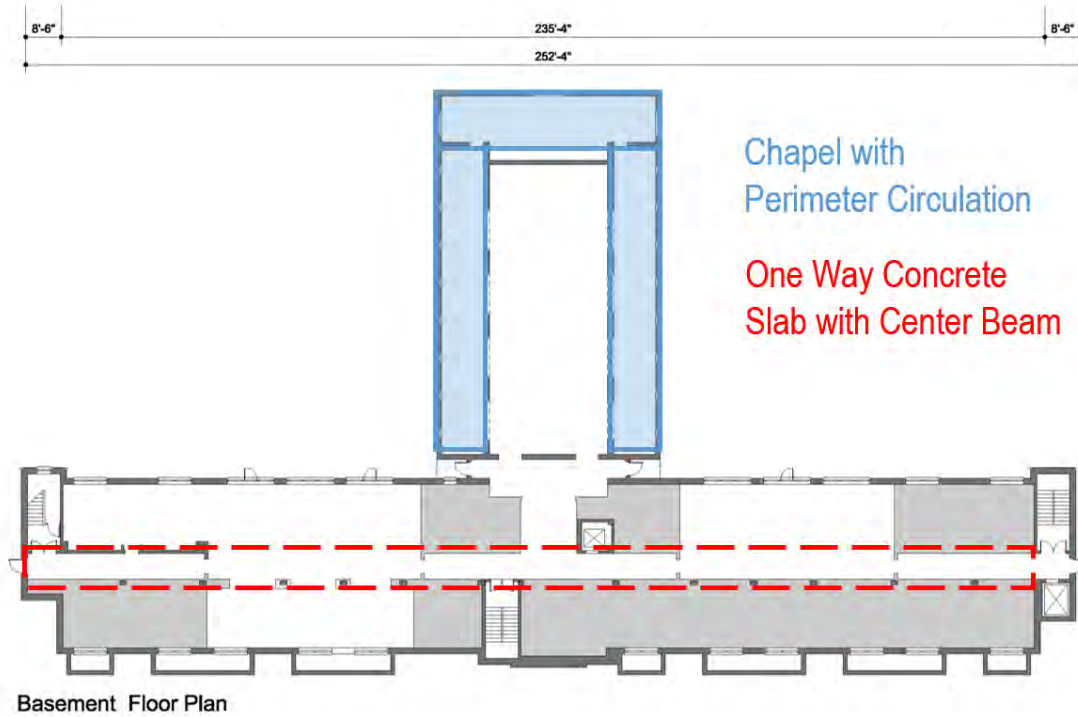


Diagram of Existing St. Vincent Hall Beam Location

Our conclusion was that this existing structural system limits mechanical system options and requires extensive structural modifications to allow the higher structural loads a classroom/science building requires as well as to meet modern seismic loading requirements. In addition, the existing building width is not well suited to accommodating the large clear spaces required in the space program. Finally, we would not be able to accommodate the entire space program within the existing St. Vincent Hall Building. The current gross area of St. Vincent Hall is 52,000 gsf while the program requirement from our study is a minimum of 66,614 gsf assuming a typical net to gross conversion factor for similar facilities; see below.

INSTRUCTIONAL SPACES	12,360
SKILLS & SIMULATION CENTER	14,357
BASIC SCIENCE LABS	3,270
ADMINISTRATIVE & FACULTY OFFICES	5,397
STUDY SPACES (COMMONS)	5,250
SUPPORT FACILITIES	1,000
	NSF 41,634
TOTAL GSF	66,614

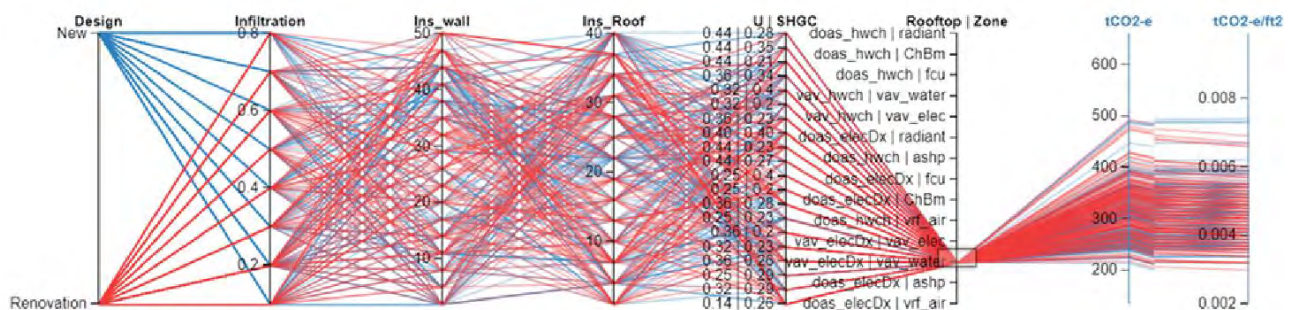
C. Current Energy Codes Alternative Study

Per local law 97 (LL97') for calendar years 2024 through 2029 the annual building emission limits for covered buildings shall be calculated. The law sets carbon emission equivalent limits on existing buildings, which gets more stringent on a periodic basis starting in 2024. The energy analysis performed for this study to inform the envelope and mechanical systems impact was primarily focused on meeting the LL97 carbon emission goals for the year 2030, per direction from the campus. The penalties for not meeting the emissions caps set by LL97 are calculated based on \$268/metric ton CO₂-equivalent (tCO₂-e) above the thresholds set by this law.

It was determined that the goal for the University, as part of a major renovation or new building project, is to meet the energy targets prior to year 2030. To accomplish this goal, the overall approach is to design an all-electric building so that the emissions for years after 2030 can take advantage of the anticipated greener electric utility grid emissions. The current building envelope does not meet the needed energy requirements for insulation and air entrainment and therefore would need to be completely renovated and modified to meet the new energy code requirements and NYC local laws related to carbon emissions.

Since the façade of the existing building would need to be removed and updated to meet energy codes, we conducted a detailed study that included a series of parametric energy simulations that were performed to determine the right combination of envelope properties including air tightness, amount of insulation in walls and roofs, minimum glazing thermal properties, amount of glazing to opaque envelope ratios, and mechanical system choices that will meet the LL97 thresholds for the pre-2030 period (0.00758 tCO₂e/sf), as presented in the image below. These options were subsequently filtered to fine-tune solutions that are energy efficient, practical, constructable, and budget conscious.

Based on the preliminary calculations, the benchmark existing building emissions is approximately 800 tCO₂-e, which, comparing to the pre-2030 emissions limits per LL97 at 500 tCO₂-e, will result in approximately \$85,000/year penalty prior to 2030 if the existing building performance remains at current baseline levels. It is worth noting that the average campus EUI values are used for this calculation and the existing building use is primarily changing with the new program proposed, therefore, these penalty estimates should be considered preliminary and further analyzed with detailed energy modeling. To this end to be environmentally conscious and meet the minimum local law requirements the existing building cannot remain at its current state and would need major modifications.



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D. and E. Design Options Alternative Studies

SJU hired CannonDesign in fall 2020 to provide a more detailed feasibility study for a new Health Science Center. Planning the HSC was an inclusive process involving clinicians, administrators, front-line staff members, facilities teammates, faculty, architects, and designers. The early meetings focused on creating a shared understanding of the future of the HSC and the academic needs to support the highest quality education. In a series of four meetings, the SJU and CannonDesign teams reviewed the existing program to verify, adjust as necessary, and agree on the space needs necessary to meet the curriculum. SJU provided detailed classroom and simulation space need and utilization for each of the schools planned to utilize the building.

Two new design options were developed to accommodate the program: renovation of the existing St. Vincent Hall building with an addition since the existing building on its own will not be suitable as shown by our previous alternates study, and the option of a new building on the existing St. Vincent Hall site with the guidance of key design principles listed below.

Guiding Design Principles

A Place of Innovative Learning and Creative Thought

This new facility will train the next generation of caregivers at a time of tremendous change and opportunity in our healthcare system. Its technology and flexible room layouts will allow for a multitude of teaching and learning styles. The views from the building and daylight provided throughout will create a bright, open, and transparent environment that will support creativity and collaboration.

Promote Community - Inside and Out

The building's multi-story social space will act as the heart of the academic program and promote both planned and chance interactions between students and faculty. Outside the building, new plazas and terraces will tie directly into the campus walkway system connecting this facility and academic program with the greater campus community.

Designed for Future Flexibility

A building designed with the future in mind, the structural, mechanical systems as well as current teaching and office spaces will allow for reprogramming of the spaces within the building.

An Architectural Mediator

This new building sits between the residential and academic centers of the St. John's campus. It acts as a good neighbor in both worlds. Its architectural character is quieter in respect to the more traditional campus buildings, specifically St. Augustine and St. John Hall. It takes on a more sculptural and colorful personality when facing the residential precinct.

A Sustainable Vision

This new building features a holistic and scalable approach to sustainability. It is designed to accommodate an evolving series of campus and NYC sustainability initiatives. It focuses strategies on saving energy and contributing mightily to the carbon reduction efforts for the entire University.



Option 1 – View from Great Lawn

D. Design Option 1 - Renovation & Addition

This option would reuse the majority of the concrete structural frame from St. Vincent Hall. The chapel and top floor of the building would be removed to better accommodate the technical specificities of the new Health Science Center program and the science labs needed on that floor.

Four iterative variants of this option were examined before the last version was selected for more detailed development. All variants positioned two box-like volumes to the south of the existing bar building. The major distinction between each was the design of the central common space. The designs explored for this space included an outdoor courtyard, a large atrium, a medium atrium and a small atrium. With the last preferred small atrium variant, a cubic two-story classroom volume was added on the north to make a covered central entrance off the Great Lawn.

Specific programmatic requirements guided the re-development of this renovation option. Teaching and simulation spaces requiring higher ceilings and longer structural spans would be located within a new addition on the south side of the building. The floors in the connecting space between the new addition and the existing bar building would have been ramped to accommodate for the higher floor-to-floor heights in the new addition. Science spaces needing greater mechanical ventilation would be positioned on top of the existing bar-building in a space with a newly raised ceiling. The more cellular, smaller-scaled program spaces would be distributed within the remaining three upper stories of the bar-building. The bar-building's circulation system was reconfigured to a single loaded north-facing corridor to provide larger areas for the new program spaces and to place the building's activities on display to the Great Lawn behind its newly transparent façade.

This design option is organized around the center north-south axis of the building. After walking up a flight

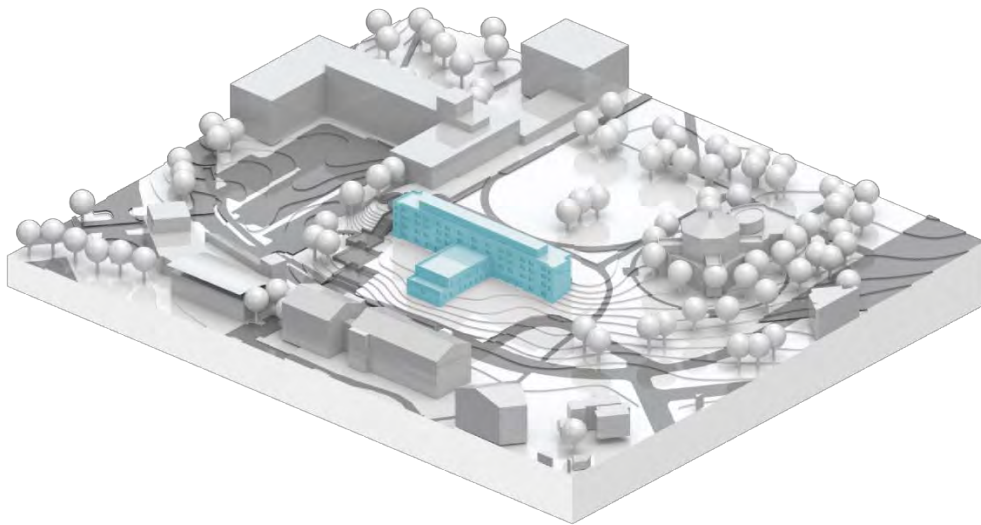
St. John's University Health Sciences Center Alternatives Analysis Report

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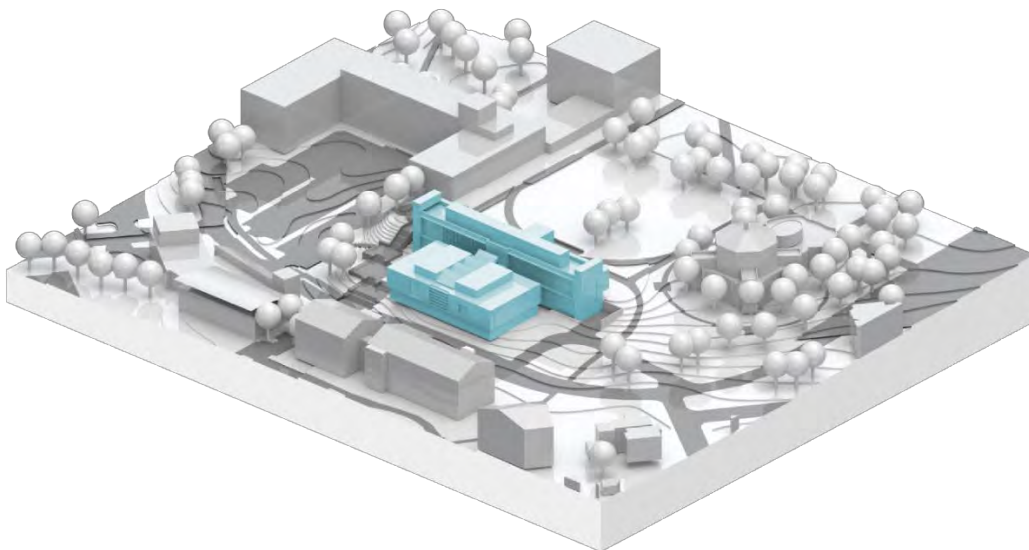
of steps under a new entry pavilion and through the front door, a wide hall with new elevators and a communicating stair would take students directly to a day-lit, two-story study common. Two additional entrances would be located on the east and west flank, each with ADA ramps to make up the change in elevation from the Great Lawn to the existing ground floor. Surrounding the teaching common on either side on two

floors would be large classrooms and simulation labs. More classrooms and simulation spaces would be located on the bottom two floors of the bar building. The third floor consists of offices and the fourth would be made up of the science laboratories.

In spite of being able to fit all of the program we were not able to optimize relationships and adjacencies since three of the existing floors have limitations that would include, column spacing, narrow building, low ceiling as well as the load bearing capacity previously mentioned.



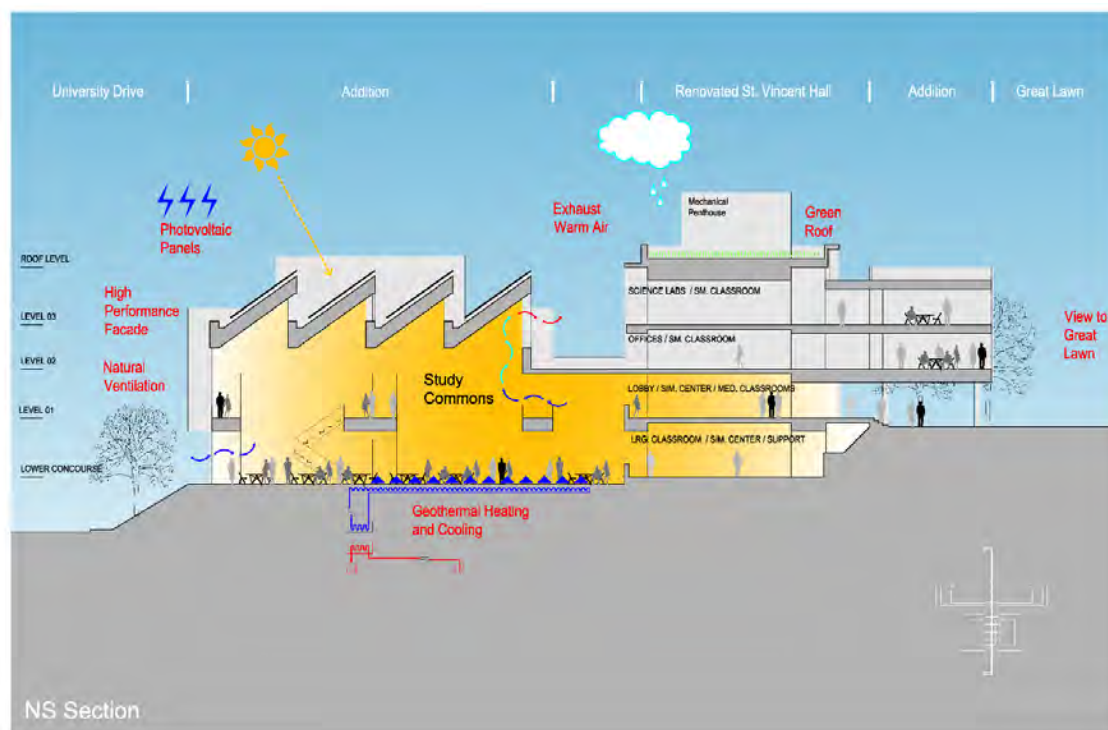
Existing St. Vincent Hall



Proposed Option 1

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This option would preserve the north portion of St. Vincent Hall, a four-story bar shaped building, and would attach a new two-story addition where the old chapel was located. The new addition is planned with much taller space to accommodate the large flexible classrooms and simulation spaces essential to the Health Sciences program. A two-story atrium in the addition would link those floors, brings in daylight, and provide a place for students to gather and study. The original building, designed as a monastery, would require major structural modifications to accommodate the new Health Sciences program. The exterior of the building would also be reclad and transformed to provide an energy efficient façade.

The lower level concourse would house the three skills labs and the 150 person dividable classroom in the addition with the commons / study space in the atrium. This level has the advantage of a slightly higher existing floor-to-floor height in the existing building which would be increased in the addition by ramping down in the connecting neck of the atrium.

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View of Existing St. Vincent Hall Rear Facade



Option 1 – View from Residential Village



Option 2 – View from Great Lawn

Proposed and Recommended Architectural Design

E. Design Option 2 – New Building

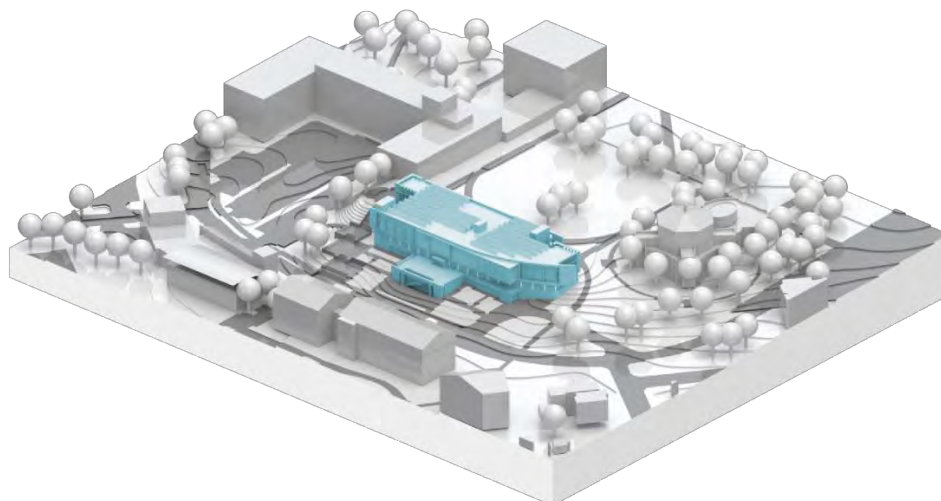
After working through a careful process of evaluating the existing St. Vincent Hall, and understanding the limitations of that building, we developed a second design option for a completely new building that is on the same site as the existing St. Vincent Hall.

Option 2 would accommodate the space program more efficiently through a single three-story structure. This design approach allowed us to optimize the adjacency relationships between the key program elements. This creates a much better flow of spaces that would support the academic curriculum in the Health Sciences Center.

Three iterative variants of this option were examined before the final version was selected for more detailed development. The first variant was designed to be an efficient and economical rectilinear box-like volume. A four-story version and a three-story version of this first option were tested for the best program fit with the three-story version being preferred. For students and faculty entering the building, this version would offer a simple one-story up or one-story down internal connection and a lower massing (comparable in height to the existing St. Vincent Hall) when seen from the Great Lawn. The second variant split the rectangular plan along its long axis into three sliding bars. The south bar overlapped the campus stairs to form a ceremonial gateway, which also aligned with the north-south walkway that runs between the residential halls in the south campus. The north bar slid east to form a special room with direct views out to the St. Thomas More Church. The final/preferred variant kept this three-bar organization but shifted the north and south bars in the opposite direction. Site-specific connections to campus pathways, major honorific campus buildings and the geometry of its unique position within the campus landscape were reinforced with this final variant.

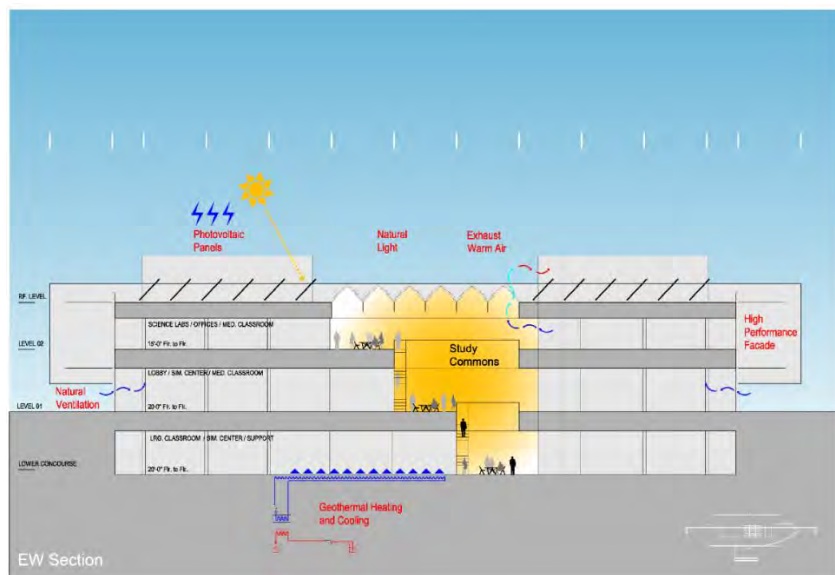
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Proposed Option 2

The building's massing is configured to create a compact and efficient three-story volume, partially embedded in the hillside. Its design is organized around a central, sky lit, three-story common space. This space forms the heart of the building and would offer students a place to meet friends and study between classes in an informal social setting. Students would enter the middle level of the common from a plaza just off the Great Lawn and either continue up a flight of stairs to the second floor or descend on a separate set of stairs to the lower floor. Directly across the commons and outdoors is a south-facing, raised terrace which would overlook University Drive and the Residence Halls. This would form an outdoor extension of the commons and be populated with scattered chairs, tables and colorful umbrellas for the sunny spring and fall days. A new landscape of strolling gardens would surround the raised terrace and ties directly to the existing west campus steps.



A three-story light filled atrium would provide a place for students to gather, study, and fully participate in the day-to-day activities this program would offer to its students and faculty. Open and bright "lanterns" on the east and west ends of the building, would draw students to the facility and reveal the energy and activity inside.



Option 2 – View from University Drive



Option 2 – View of Commons from Entry



Option 2 – View from Residential Village

Form and Site Context

The proposed building's form has been shaped to reflect and respond to the various site opportunities and pressures which surround the site. Facing the Great Lawn, the building would present itself in a quieter, low-key manner with its width and height reflecting the original proportions of St Vincent Hall and maintaining its original relationship to the adjacent St. Albert Hall. Its siting allows the church to be read as a special object within the confines of the Great Lawn and would not spatially or visually overlap the view corridor between the front doors of St John Hall and the church.

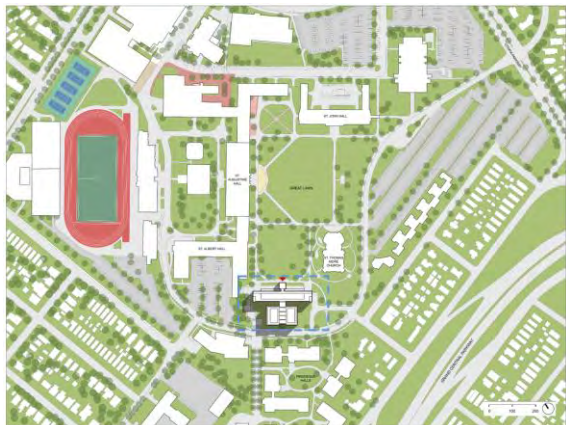
At the east and west ends of the building, two special architectural features (we've internally nicknamed lanterns) would align and visually engage with prominent campus elements. The east lantern offers views out from the two medium classrooms toward St. Thomas More Church. While the west lantern aligns with and marks the major north-south campus walkway which runs from the residential precinct up the campus steps to the Great Lawn.

The south-side of the building would present itself in a more sculptural fashion with a raised terrace/overlook and curving flank reflecting University Drive's geometry and acknowledging the honorific east campus entry from Gate 7.

We studied the proportions of the facades of both St. Augustine and St. John Hall to determine the syncopation and spacing of the fenestration system for the new building. St. Augustine Hall has a typical bay spacing of +-18' while St. John Hall has a +-14' bay size. We selected a 15' expression for the new building as a complimentary proportion for its façade module.

St. John's University Health Sciences Center Alternatives Analysis Report

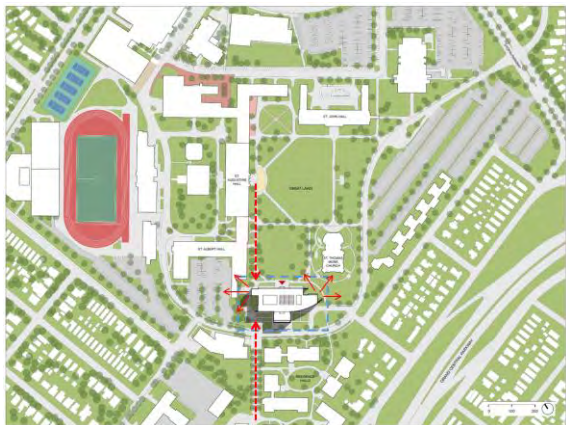
March 23, 2021



OPTION 1 - Reno + Addition

Project Gross SF: 76,814 (42,064 Existing + 34,750 New)

- Reuse of Existing Structure
- Extensive Structural Reinforcement and Modifications Required By Code and Program
- Less Flexible Layout and Program Distribution
- Collaborative Commons Connects Only Two Lower Floors
- Inefficient - Larger Building Area Required to Meet Program
 - Column Spacing & Width Existing Building Cannot Fit Major Program Elements: Simulation Suites and Classrooms, Etc.
 - Additional Stairs, Elevators, Mechanical Spaces and Building Circulation Required by Renovation/Addition Approach
- ADA Accessibility addressed through “accommodations” including ramps.
- Façade of Existing Building Removed and Updated to Meet Energy Code
- Total of Four Floors
- Two Mechanical Spaces Required to Serve Existing and New Spaces in Reno / Addition



OPTION 2 - New Building

Project Gross SF: 67,751 (All New)

- New Construction
 - Allows for Optimal Program Adjacencies and Relationships
 - No Limitations Due to Existing Structure/Floor-to-Floor Heights
- Collaborative Commons Connects All Floors and Forms Heart of the Building for Optimal Interaction between Students and Faculty
- Building Design & Terrace Creates a Dynamic Link Between Campus Academic and Residential Areas
- More Efficient; Less GSF
- ADA accessibility and universal design seamlessly integrated into the project
- Total of Three Floors
- One Central Mechanical Space

St. John's University Health Sciences Center Alternatives Analysis Report

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Conclusion. Even though the renovation and addition, option 1, would satisfy the HSC basic programmatic requirements, it proved to be inefficient and costly. Overall, the building would need to be much larger than option 2 to accommodate the overall space program required. Column spacing & width of the existing building cannot fit major program elements: simulation suites and classrooms, etc. This approach also requires additional stairs, elevators, mechanical spaces and building circulation; even the existing façade would need to be removed and updated to meet energy codes. As such, the new building option located in the existing St. Vincent site would be the preferred option. The new construction has no structural limitations and allows for an optimal program layout. This option is especially compelling located next to St. Albert Hall where other required core and science courses associated with the College of Health Sciences and Pharmacy will be held. This synergistic relationship combined with its location on the Great Lawn and in the heart of the academic campus makes it a clear choice for St. John's University.

A breakdown of this alternative study is listed below for your reference.

Summary of Alternatives Analysis for St. Vincent Hall Site

1. Site is part of main academic quad for the University and as this is a new and expanded academic program, it wants to be in the center of the that precinct of the campus.
2. The new programs require students to take core science classes and the science labs are adjacent in St. Albert Hall which makes it easier for students to move between classes in the new building and the St. Albert Hall.
3. The existing building structure and configuration make it very difficult to adapt to a new use. The building structural frame is inflexible, and the existing building structure will not take loads for classroom space without being reinforced which will make the low floor to floor height even worse.
4. We conducted a thorough analysis of the existing building in terms of building width and planning modules; it is not optimal for classrooms and large skills labs needed for Nursing.
5. Current building presents ADA accessibility challenges that will not be easily overcome.
6. The visibility of the new building and this academic program are very important to SJU, and therefore there is a desire to have it on a prominent site on campus.

Moving Forward

Architect Henry V. Murphy's was SJU's primary designer, and his master plan for the university is a valuable contribution to the current SJU campus and to American campus architecture of the time. His master plan for SJU included ten primary buildings and an academic quad, one of which is St. Vincent Hall.

We would like to honor his significant work on setting the original footprint of the campus by ensuring that the student body as well as all users of the HSC are aware of Murphy's work. The new Health Sciences Center will include an integrated permanent display in the main entry lobby off the Great Lawn that will show not only the Murphy's historic master plan but will appropriately commemorate St. Vincent Hall and its history.

We have also considered including the building as part of the Historic American Building Survey. Our concern is that except for the façade, the building interior has almost no original elements left. In addition, the exterior façade is quite plain, (see the earlier pictures of existing conditions), and we do not feel that the effort involved in such a survey would yield satisfying results. We are open to further conversation and your more informed opinion on this topic.

Appendix C: Smart Growth Impact Statement Assessment Form



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: April 12, 2021

Project Name: St. John's University Health Sciences Center
St. John's University (Project Applicant)
8000 Utopia Parkway
Queens, NY 11439

Project Number:

Completed by: BFJ Planning

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

Description of Proposed Action and Proposed Project:

This Proposed Action would involve DASNY's authorization of the issuance of Series 2021 Bonds on behalf of the University, pursuant to DASNY's Independent Colleges and Universities Program. The Proposed Project would consist of the design and construction of a standalone Health Sciences Center occupying a portion of the existing St. John's University Queens Campus ("Project Site"). The new Health Sciences Center would be an as-of-right (under New York City Zoning) 3-story (55 feet tall), $\pm 70,000$ gross-square-foot ("gsf") building located on a portion of the 89.1 acre campus. The new Health Sciences Center would be located in the heart of the academic center of campus and on the edge of the main residential village. The Proposed Project would require the demolition of the existing 52,500 gsf St. Vincent Hall building which currently houses offices and dormitory uses. The proposed building would support St. John's proposed Health Sciences Center with an expected enrollment of ± 450 students/year; the Center would include a new nursing program and the relocation of the existing Physician Assistant program. It would feature a specialized skills and simulation center and active learning classrooms as required to support contemporary nursing and health professions curriculum. Parking for the Proposed Project would be accommodated by existing available parking on campus. The new Health Science Center would incorporate high performance sustainable design strategies to reduce the total energy consumption per building on the Queens campus.

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**,* characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of 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 (such as the commercial and often geographic heart of a city, "downtown", "city center")
- Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the [central business district](#), and is most often used in reference to retailing and socializing)
- Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
- Brownfield Opportunity Areas (http://nyswaterfronts.com/BOA_projects.asp)
- Downtown areas of Local Waterfront Revitalization Program areas (http://nyswaterfronts.com/maps_regions.asp)
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice Areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

* DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

The Proposed Project will be located on the existing Queens campus of St. John's University at 8000 Utopia Parkway, Queens, NY 11439

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 Proposed 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 Proposed 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 outline 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 a health sciences educational facility. No significant adverse impacts to agricultural lands, forests, surface and ground water, air quality recreation and open space, scenic areas or significant historic and archaeological resources are anticipated as a result of the Proposed Project.

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 replace an existing campus building used as dormitory and related uses, to expand the University's educational services (nursing program, health science education). The project is diversifying the mix of uses available for educational services as well as ensuring compact development. Therefore, the Proposed Project is 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 is located within a transit accessible area of Queens, via public transportation, including the E, F, 7 (IRT) and Long Island Railroad, all in combination with bus service (Q-46 bus, Q-30 and Q-31 buses, and the Q-17 bus). Access by automobile is also possible with parking provided on site. As a new educational building on an existing campus, the Proposed Project would also be served by foot for students already attending university on campus. Therefore, the Proposed Project is consistent with this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (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.). 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 ("SEQR"). Other potentially involved agencies and/or interested parties include, but are not limited to, New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), and New York City Landmarks Preservation Commission. 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 has been designed to serve St. John's student community, and would be constructed as-of-right (thus it is 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 comply with all applicable building and zoning regulations.

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?

Yes No Not Relevant

St John's University has a strong commitment to sustainability and has a roadmap to achieve 50 percent carbon emissions reduction from energy consumed by buildings by the year 2030. The new Health Sciences Center building is designed to accommodate an evolving series of campus and New York City sustainability initiatives. It features geothermal heating and cooling, daylighting and natural ventilation, photovoltaic panels, green roofs, and advanced storm water strategies. It focuses those strategies on saving energy and contributing mightily to the carbon reduction efforts for the entire University. Therefore, the Proposed Project would be fully supportive of this criterion.

13. During the development of the project, was there broad-based public involvement? (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.). Check one and describe:

Yes No Not Relevant

As the Proposed Project is located on an existing university campus as an as-of-right infill development, public involvement beyond the university community was limited. That said, and 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

St. John's University 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

The Proposed Project would be constructed in an area not at risk of sea level rise or storm surge events. Flooding issues due to extreme events such as heavy rains would be mitigated through the use of advanced stormwater strategies and green roofs. Also, NYCDEP requirements for stormwater on-site detention would be followed for this project. 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.



May 3, 2021

Signature/Date

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

Print Name and Title