



DASNY

ANDREW M. CUOMO
Governor

ALFONSO L. CARNEY, JR.
Chair

REUBEN R. MCDANIEL, III
President & CEO

Memorandum

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

FROM: Joanna Oliver, AICP, Environmental Manager

DATE: June 22, 2020

RE: Dormitory Authority of the State of New York's *State Environmental Quality Review (SEQR) Negative Declaration Notice of Determination Nonsignificance* for the Touro College Obligated Group *2020 Financing Project* (Independent Colleges & Universities Program)

The Touro College Obligated Group ("Touro," or "the College") which includes New York Medical College ("NYMC") has requested financing from the Dormitory Authority of the State of New York ("DASNY") pursuant to DASNY's Independent Colleges & Universities Program for its *2020 Financing Project* (the "Proposed Project"). Accordingly, the Proposed Project is subject to environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA").

Based on a review of the attached Transaction Summary Update, dated June 12, 2020 (attached), and other relevant documentation, it has been determined that for purposes of SEQRA, the Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed \$60,000,000 in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2020 Bonds (the "Bonds") to be sold through a negotiated offering, a competitive basis and/or private placement.

2020 Financing Project. The proceeds of the bond issuance would be used to finance certain capital projects on behalf of Touro and NYMC. More specifically, the Proposed Project would consist of: (1) the purchase and build-out of two floors of a commercial condominium building in Manhattan, located at 50 West 47th Street, Manhattan, New York County, New York; and (2) renovations, equipment purchases and other energy saving measures on the NYMC campus located at 40 Sunshine Cottage Road, Valhalla, Westchester County, New York. The components of the *2020 Financing Project* are described further under *SEQR Determination*, below.

Description of the Institution. Touro College and New York Medical College are 501(c)(3) organizations headquartered in Manhattan and Valhalla, New York, respectively. Touro College was chartered by the New York State Board of Regents in 1970 and has undergraduate programs offering bachelor and associates degrees, graduate programs offering masters degrees, and professional schools, including a Law School, a School of Health Sciences, a School of Osteopathic Medicine, a School of Pharmacy and the Touro College of Dental Medicine at New York Medical College offering a doctor of dental surgery (D.D.S.). Touro College, the sole member of Touro University (a California corporation), Touro University Nevada (a Nevada

corporation), NYMC, a New York not for profit corporation, Hebrew Theological College, and other affiliates and/or related entities including yeshivas and special purpose entities are collectively, "Touro".

The entire system of colleges provides a wide range of educational programs to over 19,000 students and Touro is one of the largest educators of medical and other allied healthcare professionals in the nation. Touro offers undergraduate, masters, post graduate and doctoral programs as well as advanced certificate programs in health-related professions. Touro was formed under Jewish sponsorship and pursues its mission through academic programs and research as well as supporting the Jewish community through its Lander Colleges which offer dual curriculum programs of General and Judaic Studies separately for men and women and post-secondary college degree programs for students pursuing their Judaic studies elsewhere. The New York School of Career and Applied Studies and the Graduate School of Education promote Touro's broader mission by providing undergraduate programs primarily to students from underserved and disadvantaged communities in New York City and graduate programs to teachers in New York City and the greater metropolitan area, respectively.

SEQR Determination. DASNY completed this environmental review in accordance with 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.

NYMC Energy Savings Project. Bond funds would be used for campus-wide energy savings measures at the NYMC campus. These measures would include boiler plant replacement, electric transformer replacement, steam heating improvements, Light-Emitting Diode ("LED") lighting upgrades, low flow plumbing devices, weather stripping, and insulation improvements. Also, as part of energy savings, the existing laboratories would be reconfigured and renovated with new fume hood areas, shared benches, flooring, lighting, and electrical work as needed. The laboratories are located on NYMC campus at 15 Dana Road, Valhalla, New York.

The activities associated with the Proposed Project would involve the "*maintenance or repair involving no substantial changes in an existing structure or facility*," the "*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes*," and the "*purchase or sale of furnishings, equipment or supplies...*," which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1), 6 N.Y.C.R.R. § 617.5(c)(2), and 6 N.Y.C.R.R. § 617.5(c)(31) of SEQR, respectively. 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.

Purchase of Condominium Floors. The bond funds would be used to purchase and build-out the 12th and 14th floors (approximately 44,000-gross-square-foot) of the previously noted condominium building for use as the administrative offices of the College. Administrative offices are currently located in a leased space in Manhattan. The purchase of property constitutes an Unlisted action as specifically designated by 6 N.Y.C.R.R. § 617.2(a).

¹ 6 N.Y.C.R.R. § 617.5(a).

Representatives of Touro completed a *Short Environmental Assessment Form – Part 1* (“SEAF – Part 1”) dated May 13, 2020 (attached), and submitted supplementary project information. DASNY analyzed the relevant areas of environmental concern, as summarized in the *SEAF – Part 2 and Part 3* (both attached). Based on the above, and the additional information contained herein, DASNY has determined that Touro’s proposed purchase and build-out of the two-floor condominium would not have a significant adverse impact on the environment, and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

SHPA Determination. The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”). The condominium building, and the NYMC campus are not listed in or eligible for listing in the State and/or National Registers of Historic Places (“S/NR”).

Consultation was initiated with OPRHP regarding the Proposed Project (OPRHP Project №. 20PR03160 and 20PR03163) on May 18, 2020. OPRHP, in its letters dated May 22, 2020 (attached), determined “...*that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.*” It is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

SSGPIPA Determination. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement (“SGIS”) for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”) procedures (see “Smart Growth Impact Statement Assessment Form [“SGISAF”], attached). DASNY’s Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the SGISAF. As indicated on the form, the Proposed Project would be generally supportive of *SSGPIPA*, and no further *SSGPIPA* analysis is required.

Attachments

cc: Matthew T. Bergin
SEQR File
OPRHP File

Short Environmental Assessment Form

Part 1 - Project Information

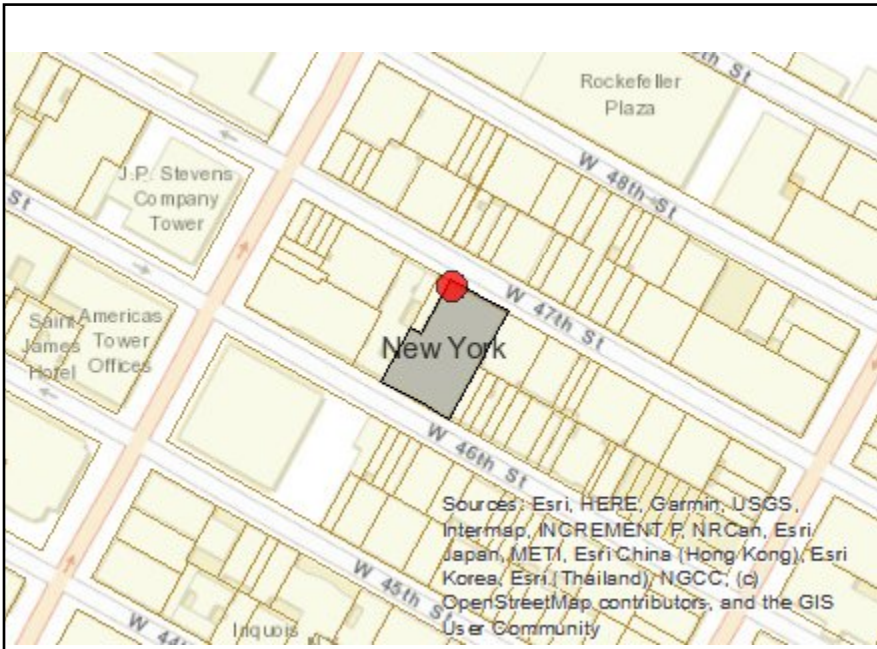
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. 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	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. 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? b. 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:	Touro College Obligated Group
Date:	June 22, 2020

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

DASNY has received a request from the Touro College Obligated Group (“Touro”) pursuant to DASNY’s Independent Colleges and Universities Program for its 2020 Bond Series (the “Proposed Project”). The bond funds would be used to purchase and build-out the 12th and 14th floors of a commercial condominium building located at 50 West 47th Street, Manhattan, New York for use as the administrative offices of the College. Administrative offices are currently located in a leased space in Manhattan.

The bond financing would be used for the purchase and fit out of two floors of an existing building and would not involve any new construction. No significant adverse impacts are anticipated as a result of the Proposed Project.

Bond funds would also be used for campus-wide energy savings measures at the New York Medical College located at 40 Sunshine Cottage Road, Valhalla, Westchester County, New York. These measures have been determined to be Type II actions under SEQR and no significant adverse impacts are anticipated.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Dormitory Authority of the State of New York (DASNY)

 Name of Lead Agency

June 22, 2020


 Date

Robert S. Derico, R.A.

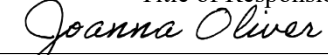
 Print or Type Name of Responsible Officer in Lead Agency

Director, Office of Environmental Affairs

 Title of Responsible Officer



 Signature of Responsible Officer in Lead Agency



 Signature of Preparer (if different from Responsible Officer)



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 22, 2020

Joanna Oliver
Environmental Manager
DASNY
1 Penn Plaza
52 Floor
New York, NY 10118

Re: DASNY
Touro College Obligated Group Bond Series 2020 - Purchase of Condominium
50 W 47th St, New York, NY 10036
20PR03160

Dear Joanna Oliver:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project 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 OPRHP 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 (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 22, 2020

Joanna Oliver
Environmental Manager
DASNY
1 Penn Plaza
52 Floor
New York, NY 10118

Re: DASNY
Touro College Obligated Group Series 2020 Bonds - New York Medical College
15 Dana Rd, Valhalla, NY 10595
20PR03163

Dear Joanna Oliver:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project 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 OPRHP 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 (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 22, 2020
Project Applicant: Touro College Obligated Group
Project Name: Touro College Obligated Group Series 2020 Bonds
Program: Independent Colleges and Universities Program
Project Location: 50 West 47th Street, Manhattan, and 40 Sunshine Cottage Road, Valhalla, New York
Completed by: Joanna Oliver, AICP, Environmental Manager

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

Description of Proposed Action and Proposed Project:

The Proposed Action would involve DASNY’s authorization of the expenditure of approximately \$60,000,000 of the proceeds of the bond issuance for the Proposed Project, which would consist of: (1) the purchase and renovation of two floors of a commercial condominium building located at 50 West 47th Street, Manhattan, New York County, New York; and (2) renovations, equipment purchases and other energy saving measures on the New York Medical College (“NYMC”) campus located at 40 Sunshine Cottage Road, Valhalla, Westchester County, New York. (the “Proposed Project”).

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 would improve the County’s emergency response infrastructure.

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following:
Check all that apply and explain briefly:
- A city or a village
 - Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
 - Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
 - Central business districts (i.e., commercial or geographic heart of a city, downtown or “city center)
 - Main streets (i.e., primary retail street of a village, town, or small city)
 - Downtown areas (i.e., city’s core, center or central business district)
 - Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
 - Downtown areas of Local Waterfront Revitalization Programs (“LWRPs”) (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
 - Transit-oriented development areas (i.e., areas with access to public transit for residents)
 - Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
 - Hardship areas

The project would be located in Manhattan, New York County and the New York Medical College campus in Valhalla, Westchester County, New York.

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals.

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

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

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

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

4. 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 in the fully developed midtown section of Manhattan, and on the developed campus of New York Medical College.

5. 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 project would be located in an existing building in Manhattan and on the existing NYMC campus. No agricultural lands, forests, surface/groundwater, recreation/open space facilities, scenic areas, and/or significant historic and archeological resources would be affected.

6. 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 project would not specifically advance this criterion.

7. 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 project would not specifically advance this criterion.

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

The project would involve coordination between elected officials, NYC agencies, NYS Office of Parks, Recreation and Historic Preservation, and DASNY.

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

The project does not require any discretionary permits and did not require any public meetings.

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

³ Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

The Proposed Project would meet all appropriate building and energy efficiency codes.

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

The project at NYMC is specifically for campus-wide energy reduction.

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

The project does not require any discretionary permits and did not require any public meetings.

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

As a group of Colleges, Touro regularly assesses campus programming needs.

14. 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 project site is not located in the coastal zone.

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.



June 22, 2020

Signature/Date

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

Print Name and Title

⁴ Documentation may include SEQR coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.