



**DASNY**

**ANDREW M. CUOMO**  
Governor

**ALFONSO L. CARNEY, JR.**  
Chair

**GERRARD P. BUSHELL**  
President & CEO

***Memorandum***

**TO:** Jack D. Homkow, Director, Office of Environmental Affairs

**FROM:** Sara Stein, Environmental Manager  
Office of Environmental Affairs

**DATE:** September 23, 2016

**RE:** *State Environmental Quality Review (SEQR) Determination* for the Vaughn College of Aeronautics and Technology *2016 Financing Project* (Independent Colleges and Universities Program)

Vaughn College of Aeronautics and Technology ("Vaughn College") has requested financing from DASNY ("Dormitory Authority State of New York") pursuant to DASNY's Independent Colleges and Universities Program for its *2016 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 *Credit Summary* report dated September 23, 2016 (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 \$70,000,000 in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2016 Bonds (the "Bonds") to be sold in one or more series through a private placement pursuant to DASNY's Independent Colleges and Universities Program on behalf of Vaughn College.

**2016 Financing Project.** The proceeds of the bond issuance would be used to refinance outstanding indebtedness incurred by Vaughn College and to finance certain capital projects on behalf of the College. More specifically, the Proposed Project would consist of: (1) the refinancing of all or a portion of the outstanding principal amount of the New York City Industrial Development Agency ("NYCIDA") Civic Facility Refunding Revenue Bonds (Vaughn College of Aeronautics and Technology Project), Series 2006A and Series 2006B bonds; (2) the refinancing of all or a portion of the outstanding principal amount of commercial bank loans; (3) the renovation of the approximately 5,000-gross-square-foot ("gsf") cafeteria located on Vaughn College's main campus at 8601 23<sup>rd</sup> Avenue in East Elmhurst, borough of Queens, Queens County, New York; and (4) the acquisition and renovation of an existing 1-story, approximately 33,000-gsf building located at 43-05 20<sup>th</sup> Avenue in Astoria, borough of Queens, Queens County, New York, that is currently leased by the College and used for instruction. The four components of the *2016 Financing Project* are described further under *SEQR Determination*, below.

**Description of the Institution.** Vaughn Collge is a private, independent college providing students with undergraduate and graduate in engineering, technology, management and aviation. The College, located adjacent to La Guardia Airport in Queens, New York was founded in 1932 with the primary mission to train technicians in the design, construction and service of aircraft. Today, the College enrolls over 1,500 students pursuing 11 different degrees including aviation maintenance, engineering technology, animation and digital technologies and airport management. Vaughn College is one of the only colleges in New York State to offer an undergraduate engineering degree in mechatronics, a combination of computer, electrical and mechanical engineering. Non-degree programs include air-traffic control and flight dispatch.

**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 *State Environmental Quality Review* (“SEQR”) process.

**Refinancing of NYCIDA Series 2006A&B Revenue Bonds.** The Proposed Project would involve the refinancing of all or a portion of the outstanding principal amount of the NYCIDA Civic Facility Refunding Revenue Bonds (Vaughn College of Aeronautics and Technology Project), Series 2006A and Series 2006B bonds. The refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23) of *SEQR*. 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.”<sup>1</sup> Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

**Refinancing of Commercial Bank Loans.** The Proposed Project would involve the refinancing of all or a portion of the outstanding principal amount of commercial bank loans, the proceeds of which were used to renovate the library and certain faculty and administrative offices on the College’s main campus at 8601 23<sup>rd</sup> Avenue in East Elmhurst, borough of Queens, Queens County, New York, and also to renovate a portion of the interior space of a 1-story, approximately 33,000-gsf building located at 43-05 20<sup>th</sup> Avenue, Astoria, Borough of Queens, Queens County, New York, that is currently leased by the College and used for instruction. The refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23) of *SEQR*. 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.”<sup>2</sup> Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

**Renovation of Campus Cafeteria.** The Proposed Project would involve the renovation of the approximately 5,000-gsf cafeteria located on Vaughn College’s main campus at 8601 23<sup>rd</sup> Avenue in East Elmhurst, borough of Queens, Queens County, New York. The rehabilitation of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, is a Type

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<sup>1</sup> 6 *N.Y.C.R.R.* § 617.5(a).

<sup>2</sup> 6 *N.Y.C.R.R.* § 617.5(a).

II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2). 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.”<sup>3</sup> Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

*Acquisition and Renovation of 43-05 20<sup>th</sup> Avenue Building.* The Proposed Project would involve the acquisition and renovation of a 1-story, approximately 33,000-gsf building located at 43-05 20<sup>th</sup> Avenue in Astoria, borough of Queens, Queens County, New York, that is currently leased by the College and used for instruction. The acquisition of property constitutes an Unlisted Action as specifically designated by 6 *N.Y.C.R.R.* § 617.2(ak). As the sole involved agency with a discretionary approval for the Proposed Project, DASNY elected to conduct an uncoordinated review under *SEQR*. Representatives of the College completed a *Short Environmental Assessment Form (“SEAF”)* Part 1 dated August 15, 2016, attached. Representatives of DASNY conducted a site visit on September 9, 2016, and analyzed the relevant areas of environmental concern, as summarized in the *SEAF Part 2 and 3* (attached). Based on the above, and the additional information contained herein, DASNY has determined that the College’s acquisition and further renovation of the existing leased property to be used for academic and research purposes would not have a significant adverse impact on the environment, and a Draft Environmental Impact Statement 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”). Neither the main campus nor the College’s building on 20<sup>th</sup> Avenue in Astoria, Queens, is listed in or eligible for listing in the State and/or National Registers of Historic Places (“S/NR”). 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 *State of 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 ten 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: Dena T. Amodio, Esq.; David P. Ostrander; *SEQR* File; *OPRHP* File

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<sup>3</sup> 6 *N.Y.C.R.R.* § 617.5(a).

# Credit Summary Update

Vaughn College of Aeronautics and Technology September 23, 2016  
Queens, New York

Program: Independent Colleges & Universities

Purpose: New Money/Refinancing/  
Private Placement

## New Issue Details

One or more Series of fixed and/or variable rate, tax-exempt and/or taxable Series 2016 Bonds with maturities not to exceed 31 years in an amount not to exceed \$70,000,000 are to be sold through a private placement marketed to a limited group of Qualified Institutional Buyers, or QIBs.

- Placement Agent – Gates Capital Corporation
- Co-Bond Counsel – Hawkins, Delafield & Wood LLP and Bryant Rabbino LLP

### Purpose:

- Refinancing of Vaughn College's Series 2006A&B Bonds issued by the New York City Industrial Development Agency (\$34.1 million).
- Refinancing of Bank Loans (\$11.0 million).
- Financing of the acquisition and renovation of a building located at 43-05 20th Avenue in Astoria, Queens (\$10.0 million).
- Financing the renovation of a cafeteria on the College's main campus located at 8601 23rd Avenue in East Elmhurst, Queens (\$4.0 million).

### Security:

- Debt Service Reserve Fund.
- Mortgages on property.
- Financial Covenants.

**Current Ratings\*:** Moody's: NR  
S&P: BB- (Stable)  
Fitch: NR

**\*No rating required for a Private Placement**

## Overview

Vaughn College of Aeronautics and Technology (the "College") is a private, independent college offering undergraduate and graduate degrees in engineering, technology, management and aviation. The College, located adjacent to LaGuardia Airport in Queens, New York, was founded in 1932 with the primary mission to train technicians in the design, construction, and service of aircraft. Today, the College enrolls over 1,500 students pursuing 11 different degrees including aviation maintenance, engineering technology, animation and digital technologies, and airport management. Vaughn is also one of the only colleges in New York State to offer an undergraduate engineering degree in mechatronics, a combination of computer, electrical and mechanical engineering. Non-degree programs include air traffic

control and flight dispatch. Vaughn also collaborates with the Sreenidhi Institute of Science and Technology to provide aviation degree opportunities to students in India. The program has received accreditation both domestically and in India and serves approximately 30 students.

Vaughn's aviation maintenance program is certified under "Part 147" by the Federal Aviation Administration (FAA). In addition, the College is one of only 36 educational institutions in the country selected by the FAA to participate in the Air Traffic Control - Collegiate Training Initiative. Vaughn's library has also been designated as a FAA Resource Center.

The College is accredited by the Commission on Higher Education of the Middle States Association of Colleges and Schools. Certain programs are also accredited by the Technology Accreditation Commission of the Accreditation Board for Engineering and Technology (ABET), a specialized accrediting agency recognized by the US Secretary for Education and by the Commission on Higher Education Accreditation.

The College is governed by its board of trustees. The board chooses members who demonstrate lifelong dedication to education and the industries the College serves, and make contributions to society and industry. Trustees are divided into classes and serve staggered three year terms. The board may consist of not less than five or more than 25 trustees. There are currently 20 trustees.

## Description of the Series 2016 Bonds

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the College.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the Series Resolutions.

## Approvals

- Resolution to Proceed – July 20, 2016
- PACB Approval – August 17, 2016
- SEQR Filing – September 28, 2016\*
- TEFRA Hearing – October 3, 2016\*

\*Anticipated date.



# Credit Summary Update

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Vaughn College of Aeronautics and Technology September 23, 2016  
Queens, New York

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Program: Independent Colleges & Universities

Purpose: New Money/Refinancing/  
Private Placement

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## Recent Information

For fiscal year end 2016, management is projecting an operating surplus on a cash basis of approximately \$457,000 versus a budgeted surplus of \$649,000. Lower tuition and fee revenue from below budgeted freshman enrollment for fall 2015 (as discussed in the attached staff report) was partially offset by several expense reductions implemented by management including controls on staff positions and reductions in operational and capital expenditures. Enrollment for fall 2016, which will impact fiscal year 2017 operating results, has improved. The College received 1,191 applications compared to 1,113 for fall 2015. Of that amount, 911 applicants were accepted and 480 enrolled (458 for fall 2015). Overall, total headcount enrollment increased from 1,596 in fall 2015 to 1,611 in fall 2016.

The Series 2016 Bonds are expected to be secured by mortgages on the College's main campus located at 8601 23rd Ave, East Elmhurst as well as the property to be acquired through the proposed financing located at 43-05 20th Avenue, Astoria. A debt service reserve fund is also expected. The Placement Agent does not anticipate a revenue pledge to be included as security, although such pledge could be added if deemed beneficial to marketing the bonds to QIBs.



NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT  
AND ISSUANCE OF REVENUE BONDS  
BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
FOR VAUGHN COLLEGE OF AERONAUTICS AND TECHNOLOGY

Public notice is hereby given that, at the time and place designated below, the Dormitory Authority of the State of New York (“DASNY”) will conduct a public hearing for the purpose of giving interested persons an opportunity to be heard on the project described below (the “Project”) and the proposed plan of finance for the issuance by DASNY of one or more series of its tax-exempt Vaughn College of Aeronautics and Technology Revenue Bonds (the “Bonds”) in an estimated aggregate principal amount not to exceed \$70,000,000. The public is invited to comment either in person or in writing with respect to the Project and the issuance of the Bonds. Proceeds of the Bonds are expected to be used to finance or refinance all or a portion of the cost of acquiring, constructing, demolishing, reconstructing, renovating, equipping, repairing, purchasing, refinancing or otherwise providing for the Project and to pay for costs of issuance, capitalized interest, if any, and to fund the debt service reserve fund at its requirement. The Project is to be owned and/or operated by Vaughn College of Aeronautics and Technology (the “College”). The main administrative offices of the College are located on the College’s campus located at 86-01 23<sup>rd</sup> Avenue, East Elmhurst, Queens, NY (the “Campus”). The College also owns and/or operates various facilities in proximity to the Campus.

The Project consists of (a) (i) the refinancing of an existing bank loan currently outstanding in the approximate amount of \$3,250,000, the proceeds of which were used to renovate the interior space of an existing one-story, approximately 33,000 square foot (“s.f.”) building located at 43-05 20<sup>th</sup> Avenue, Astoria, Queens, NY currently leased by the College and used for instruction and (ii) the acquisition and further renovation of said building (\$10,000,000); (b) the refinancing of an existing bank loan currently outstanding in the approximate amount of \$6,700,000, the proceeds of which were used to renovate the library and certain faculty and administrative offices on the Campus; (c) the renovation of the approximately 5,000 s.f. cafeteria located on the Campus (\$4,000,000); and (d) the refunding of all or a portion of the \$14,075,000 outstanding principal amount of the New York City Industrial Development Agency (“NYCIDA”) Civic Facility Refunding Revenue Bonds, Series 2006A (Vaughn College of Aeronautics and Technology Project) (the “2006A Bonds”) and the \$19,210,000 outstanding principal amount of the NYCIDA Civic Facility Revenue Bonds, Series 2006B (Vaughn College of Aeronautics and Technology Project) (the “2006B Bonds”). The reasonably expected maximum amount of Bonds allocable to each component of the Project is set forth above; the actual amount allocable to each such component may be more or less than the amount set forth above, but in no event will the aggregate amount of Bonds allocable to all such components exceed \$70,000,000.

Proceeds of the 2006A Bonds were used to refund the NYCIDA Civic Facility Revenue Bonds (1998 College of Aeronautics Project), the proceeds of which were used to finance or refinance the renovation and improving of certain existing structures and facilities for use as administrative offices, classrooms and laboratories; the construction of a 2-story classroom building, aircraft hangar and entranceway; and the acquisition of equipment and other personalty for such facilities, all located on the Campus.

Proceeds of the 2006B Bonds were used to finance or refinance the construction, equipping and furnishing of a 3-story, approximately 46,400 s.f. 200-bed residence hall and related site work, located on the Campus.

A public hearing with respect to the proposed issuance of the Bonds will be held at DASNY's office at 515 Broadway, Albany, NY 12207 at 10:30 a.m. on October 3, 2016. Written comments can be sent to DASNY's Office of Counsel at such address no later than such date. Materials related to the issuance of the Bonds are available for inspection at such location from 9:00 a.m. to 5:00 p.m. on any business day preceding the hearing and at the hearing. Further information may be requested from DASNY's Office of Counsel at the above address or by calling (518) 257-3120.

## *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.

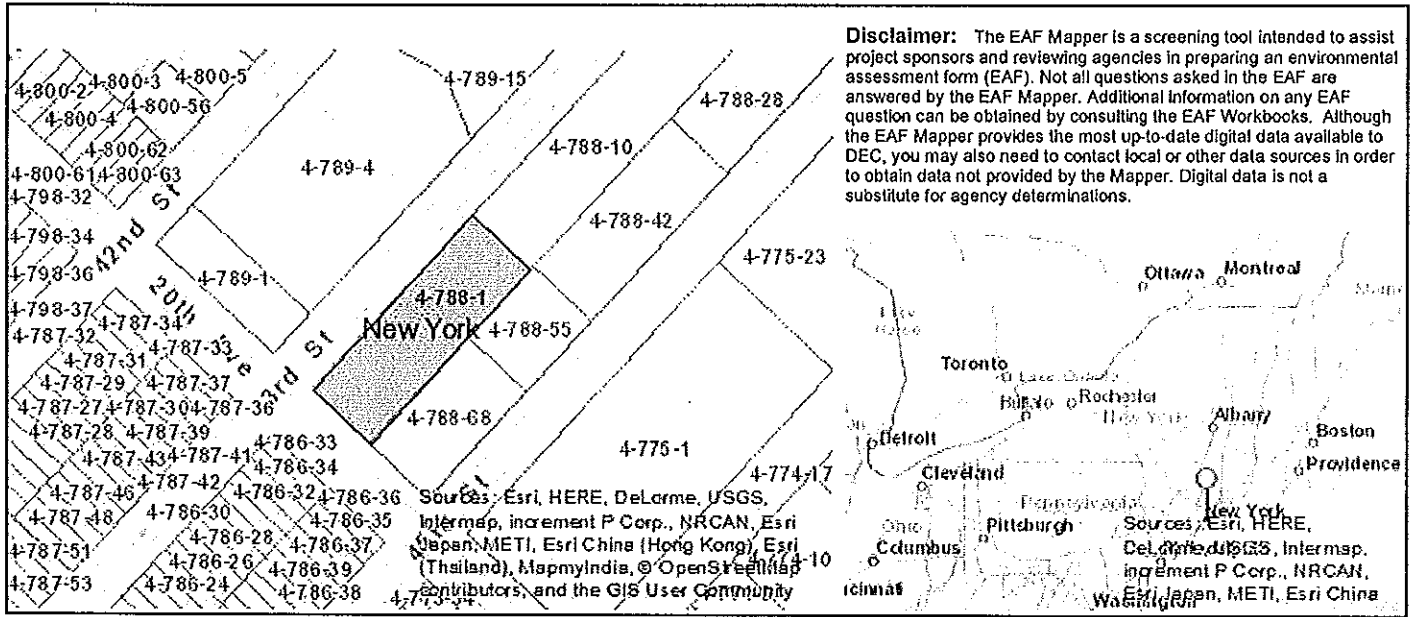
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Vaughn College Acquisition and Renovation of 43-05 20th Avenue Building			
Project Location (describe, and attach a location map): 43-05 20th Avenue, Astoria, borough of Queens, Queens County, New York			
Brief Description of Proposed Action: Vaughn College of Aeronautics and Technology ("Vaughn College") has requested financing from DASNY ("Dormitory Authority State of New York") pursuant to DASNY's Independent Colleges and Universities Program for the acquisition and renovation of a 1-story, approximately 33,000-gross-square-foot ("gsf") building located at 43-05 20th Avenue in Astoria, Queens, New York. The building is currently being leased by Vaughn College for use as its Aviation Training Institute. Renovations would include adding two aviation instructional laboratories and a classroom in 5000 square feet of currently vacant space.			
Name of Applicant or Sponsor: Vaughn College / Robert Waldmann, Vice President of Finance & Business Services		Telephone: 718-429-6600 ext. 106 E-Mail: robert.waldmann@vaughn.edu	
Address: 86-01 23rd Avenue			
City/PO: East Elmhurst		State: New York	Zip Code: 11369
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYC building department permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.69 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 7.43 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			





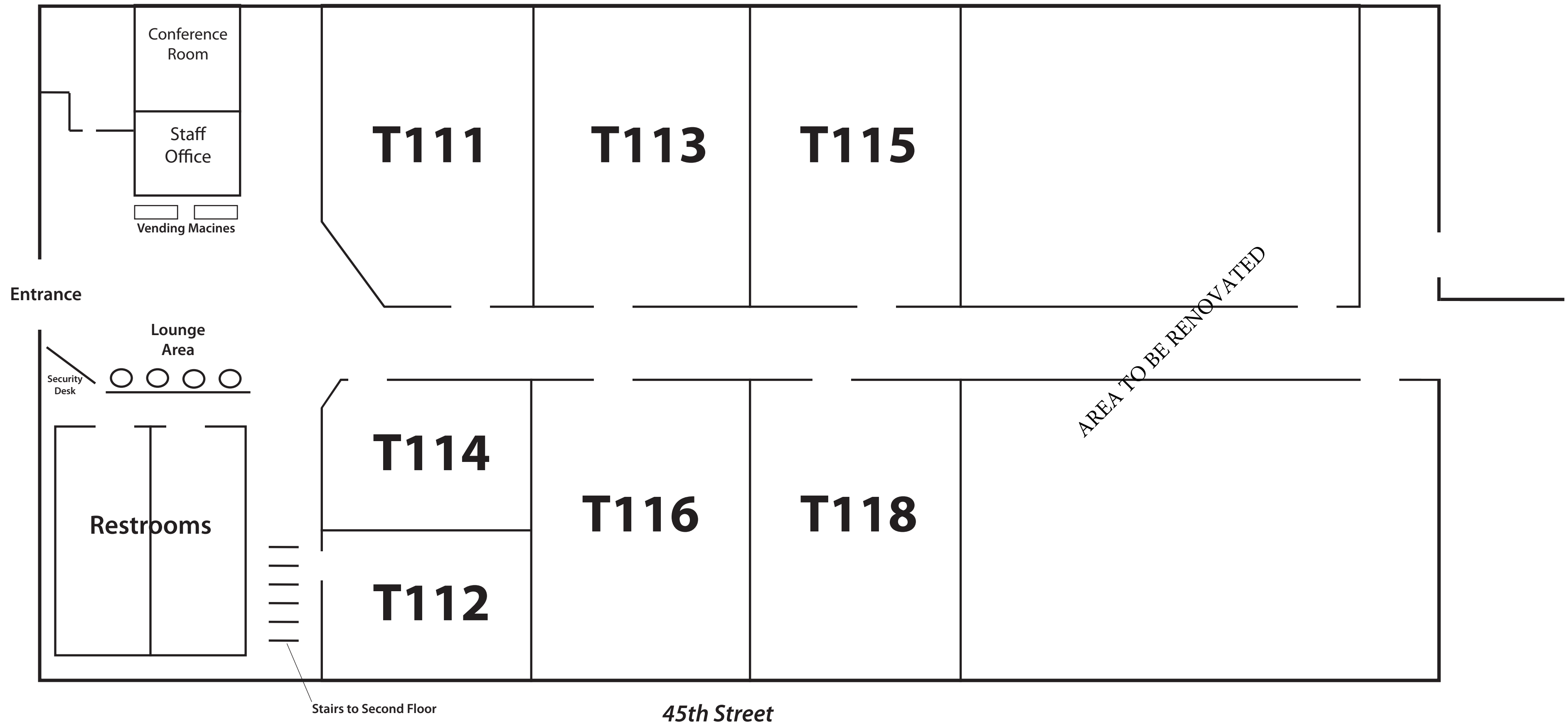
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Vaughn College/Robert Waldmann, Vice President for Finance &amp; Business Services</u>      Date: <u>August 15, 2016</u></p> <p>Signature: <u><i>Robert Waldmann</i></u></p>		



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

43rd Street

20th Avenue



Note: Faculty offices, department secretary and office of the Associate Vice President of Training are located on the second level.

The Aviation Training Institute  
at  
**Vaughn College**  
of aeronautics and technology

43-05 20th Avenue  
Astoria, NY 11105

**PARKING INFORMATION**

- Street parking is available by the ATI building
- Parking is also available at the main campus, with shuttle service to the ATI building provided by the College

Project:

Date:

***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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project: Vaughn College

Date: 9/23/16

## 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.

In SEAF Part 1, Question 12.b indicates that the project site is in an archaeological sensitive area. The Proposed Project would involve the acquisition and interior renovation of a building at 43-05 20th Avenue in Astoria, Queens. No new construction is proposed, and no ground disturbance would be required. Therefore, the Proposed Project would not result in any significant adverse impacts related to archaeological sensitive areas.

In SEAF Part 1, Question 20 indicates that the project site or an adjacent property has been the subject of remediation for hazardous waste. According to the New York City Office of Environmental Remediation's Searchable Property Environmental E-Database ("SPEED"), there is a New York State Open Petroleum Spill located at 19-41 42nd Street in Astoria, within 200 feet of the project site (Spill #9608782). A Phase I Environmental Site Assessment ("ESA") was conducted at the project site by JM Sorge, Inc. ("JMS") on August 18, 2016, in accordance with American Society for Testing and Materials ("ASTM") Practice E1527-13. The Phase I report identified several areas of concern, but only one Recognized Environmental Condition ("REC") related to historic operations at the site. The building was originally constructed in approximately 1960 and was previously used to manufacture coffee urns. Previous Phase I reports identified staining at the site, and soil sampling identified lead and copper above New York State Department of Environmental Conservation ("NYSDEC") Commercial Cleanup Objectives. These contaminants could be related to historic fill or they may be related to historic industrial operations at the site. Site-wide historic fill material was identified, and therefore there is a possibility that contamination associated with historic fill may be present at the site. According to the Phase I report, the potential presence of contamination is not defined as a discharge or release, and therefore does not meet the definition of a REC. No new construction is proposed, and no ground disturbance would be required. In any event, construction activities would comply with all federal, state and local regulations. Therefore, the Proposed Project would not result in any significant adverse impacts related to hazardous materials.

- 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.

DASNY

September 23, 2016

Name of Lead Agency

Date

Jack D. Homkow

Director, Office of Environmental Affairs

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** September 23, 2016  
**Project Name:** Vaughn College of Aeronautics and Technology  
*2016 Financing Project*  
(Independent Colleges and Universities Program)  
**Project Number:** N/A  
**Completed by:** Sara E. Stein, AICP, LEED AP  
Environmental Manager, Office of Environmental Affairs

**This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist the applicant and DASNY (“Dormitory Authority State of New York”) 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 (“SSGPIA”)*, Article 6 of the New York *Environmental Conservation Law (“ECL”)*. Not all questions/answers may be relevant to all projects.**

### **Description of Proposed Action and Proposed Project:**

The Proposed Action would consist of DASNY’s authorization of the issuance of an amount not to exceed \$70,000,000 in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2016 Bonds (the “Bonds”) to be sold in one or more series through a private placement pursuant to DASNY’s Independent Colleges and Universities Program on behalf of Vaughn College of Aeronautics and Technology (“Vaughn College”). The proceeds of the bond issuance would be used to finance the *2016 Financing Project* (“Proposed Project”).

More specifically, the proceeds of the bond issuance would be used to refinance outstanding indebtedness incurred by Vaughn College and to finance certain capital projects on behalf of the College. The component of the Proposed Project that would be subject to *SSGPIA* involves the acquisition and renovation of a 1-story, approximately 33,000-gross-square-foot (“gsf”) building located at 43-05 20<sup>th</sup> Avenue in Astoria, borough of Queens, Queens County, New York (the “20<sup>th</sup> Avenue Building”), that is currently being leased by Vaughn College for instruction.<sup>1</sup> The following Smart Growth Impact Assessment covers this component of the Proposed Project.

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<sup>1</sup> Components of the Proposed Project that are considered Type II actions under the *State Environmental Quality Review Act (“SEQR”)* are, per DASNY’s *SSGPIA* policy, not subject to *SSGPIA*. These include the refunding of all or a portion of the outstanding principal amount of the New York City Industrial Development Agency (“NYCIDA”) Civic Facility Refunding Revenue Bonds (Vaughn College of Aeronautics and Technology Project), Series 2006A and Series 2006B bonds; the refinancing of all or a portion of the outstanding principal amount of commercial bank loans; and the renovation of the approximately 5,000-gsf cafeteria located on Vaughn College’s main campus at 8601 23<sup>rd</sup> Avenue in East Elmhurst, borough of Queens, Queens County, New York.

**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 20<sup>th</sup> Avenue Building is located in an urban, developed area and would take advantage of existing infrastructure. Therefore, the Proposed Project would be consistent with this criterion.

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:
- 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](http://nyswaterfronts.com/BOA_projects.asp))
- Downtown areas of Local Waterfront Revitalization Plan areas  
([http://nyswaterfronts.com/maps\\_regions.asp](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 20<sup>th</sup> Avenue Building is located in an urban area approximately 1.5 miles northwest of Vaughn College’s main campus at 8601 23<sup>rd</sup> Avenue in East Elmhurst, borough of Queens, Queens County, New York.



3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe:

Yes  No  Not Relevant

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

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe:

Yes  No  Not Relevant

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

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe:

Yes  No  Not Relevant

The 20<sup>th</sup> Avenue Building is located wholly within a developed area within the Astoria neighborhood of the borough of Queens, Queens County, New York. 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 *State Environmental Quality Review* ("SEQR") conducted by DASNY concluded that the Proposed Project would have no adverse impacts on agricultural land, forest, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeological resources. Therefore, the Proposed Project would be consistent with this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and

affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would consist of the acquisition and renovation of an existing building for academic and research purposes. The building is located in a largely industrial section of Astoria, Queens, which is surrounded by commercial and residential uses. No new construction is proposed. Therefore, the Proposed Project would be consistent with this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe:

Yes  No  Not Relevant

In addition to the availability of on-street parking, the property is located less than 1 mile from the Metropolitan Transportation Authority (“MTA”) Astoria-Ditmars Boulevard Subway Station (Lines N and Q) and access is also provided by several MTA bus routes including Q19 and Q69. The College operates a shuttle between the main campus and the 20<sup>th</sup> Avenue Building. Therefore, the Proposed Project would be 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

The Proposed Project would consist of the acquisition and renovation of an existing building for academic and research purposes. No new construction is proposed, and no other discretionary approvals are required. DASNY is conducting an uncoordinated environmental review of the Proposed Project in accordance with the *New York State Environmental Quality Review Act* (“SEQRA”) and also with the *State Historic Preservation Act* (“SHPA”).

10. Does the project involve community-based planning and collaboration? Check one and describe:

Yes  No  Not Relevant

As indicated above, the Proposed Project would consist of the acquisition and interior renovation of an existing building that Vaughn College has been leasing for

several years for academic and research purposes. The 20<sup>th</sup> Avenue Building is less than 1.5 miles from the College's main campus. No new construction is proposed, nor does the project require community-based planning and collaboration.

11. Is the project consistent with local building and land use codes? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would meet all appropriate codes. Therefore, it would be consistent with this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations?

Yes  No  Not Relevant

The Proposed Project would have no adverse impact on ambient greenhouse gas levels, and environmentally sustainable measures would be incorporated into the design of the Proposed Project, as appropriate. As such, the Proposed Project would be generally 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

The Proposed Project would consist of the acquisition and interior renovation of an existing building that Vaughn College has been leasing for several years for academic and research purposes. No new construction is proposed, and no broad-based public involvement is necessary. However, in accordance with the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") a public hearing with respect to the proposed issuance of the Bonds will be held at DASNY's office at 515 Broadway, Albany, New York 12207 at 10:30 a.m. on October 3, 2016.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:

Yes  No  Not Relevant

Vaughn College would coordinate with the community to address any concerns related to construction during the proposed renovation work. 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, Director, Office of Environmental Affairs, 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.



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**Signature**

Jack D. Homkow, Director, Office of Environmental Affairs  
**Print Name and Title**

September 23, 2016  
**Date**