



DASNY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

January 8, 2024

SENT VIA EMAIL ONLY

To: Distribution List

Re: *DASNY State Environmental Quality Review (SEQR) Negative Declaration* for the Weill Cornell Medicine's *New Student Residence*, Borough of Manhattan, New York, New York County, New York (Independent Colleges and Universities Program)

Dear Involved Agency or Interested Party:

Attached herewith is a copy of the Dormitory Authority of the State of New York's ("DASNY") *State Environmental Quality Review ("SEQR") Negative Declaration* for the above-referenced project.

Should you require any additional information, please contact me at: **Mr. Robert S. Derico, R.A., Director, Office of Environmental Affairs, DASNY, 515 Broadway, Albany, New York 12207-2964**, telephone at **(518) 257-3214**.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Derico".

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

Enclosure

cc: Sara Richards, Esq.
Dave Ostrander
SEQR File



DASNY

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR THE
WEILL CORNELL MEDICINE
CONSTRUCTION OF A NEW STUDENT DORITORY**

The Honorable Eric L. Adams
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Ms. Carolann J. Saggese
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Carolann.Saggese@Cornell.edu

The Honorable Julie Menin
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Dr. Nancy Herter, Ph.D.
Director
Technical Preservation Services Bureau
Division for Historic Preservation
New York State Office of Parks, Recreation and
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**Weill Cornell Medicine – Construction of A New Student Dormitory
Distribution List**

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

Date: January 8, 2024

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

Applicant: Cornell University
260 Day Hall
Ithaca, New York 14850

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

The Dormitory Authority of the State of New York (“DASNY”), 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: Cornell University
Weill Cornell Medicine - *New Student Residence*
(Independent Colleges and Universities Program)

SEQR Status: Unlisted Action – 6 N.Y.C.R.R. 617.2(al)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York ("DASNY") has received a request from Cornell University ("CU") and Weill Cornell Medicine ("WCM") for the construction of its New Student Residence facility, pursuant to DASNY's Independent Colleges and Universities Program (the "Proposed Project"). For the purposes of the New York *State Environmental Quality Review Act* ("SEQRA"), the Proposed Action would consist of DASNY's financing of the continued construction of Proposed Project.

More specifically, the Proposed Action consists of the continued construction of a new, 16-story student dormitory, containing approximately 173,000 gross-square-feet (gsf). The proposed, light-filled and eco-friendly dormitory building would contain 272-styudents and feature 163 studios, seven one-bedrooms, and 51 two-bedroom apartments, all equipped with full kitchens. The residence hall will also include several spaces for student collaboration, recreation, fitness, and socialization. The new student residence will celebrate the institution's three-part mission to care, discover, and teach, with features that enhance students' quality of life, implement the latest technological advances, and improve the overall academic experience. The New Student Residence Facility is currently under construction and is approximately 37-percent complete.

Location of Proposed Project

The Proposed Project would be located at in the general area of the Weill Cornell Medicine campus located on the east side of the Borough of Manhattan, at 1393 York Avenue (northwest corner of 74th Street), New York, New York County, New York

Description of the Institution

Cornell University is a private, not-for-profit institution of higher learning chartered and operated under the laws of the State of New York. The University was founded by Ezra Cornell whose original endowment was augmented by a substantial land grant from the State of New York received under the Federal Land Grant (Morrill) Act of 1862. Today, the University comprises privately funded schools and colleges and four State-supported schools located in Ithaca, New York, as well as Weill Cornell Medicine located in Manhattan and the Cornell Tech Campus located on Roosevelt Island.

The privately funded Endowed Colleges and academic units in Ithaca are the College of Architecture, Art and Planning; the College of Arts and Sciences; the College of Engineering; the Graduate School; the Law School; the School of Continuing Education and Summer Sessions; and University Libraries. The SC Johnson College of Business is a blended College with two Endowed Colleges: School of Hotel Administration and the Johnson School of Management, as well as a contract college unit, the Dyson School. The Contract Colleges are the College of Agriculture and Life Sciences; the College of Human Ecology; the School of Industrial and Labor Relations; and the College of Veterinary Medicine. Cornell's Contract Colleges have been assigned by State legislation with specific responsibilities in research and extension directed to support State needs. The Contract Colleges enroll approximately 34-percent of the student body and conduct 36-percent of total research expenditures of the University. The cost of construction and acquisition for certain Contract College facilities is borne primarily by the State.

Weill Cornell Medicine is comprised of the Weill Cornell Medical College, Weill Cornell Graduate School of Medical Sciences, and the Weill Cornell Physician Organization. The Medical College and the Weill Graduate School conduct instructional and research activities in the medical field, and, through the Physician Organization, the physician members generate clinical practice income for Cornell from their professional services to patients.

Cornell Tech is a technology, business, law and design campus focused on research, technology commercialization, and graduate-level education at the professional master's, doctoral and postdoctoral levels.

2024 Financing Project. The Proposed Project is part of a DASNY financing that includes work at CU's main campus in the City and Town of Ithaca, Tompkins County, New York, and Cornell Tech ("CT"), located on Roosevelt Island, Borough of Manhattan, New York County, New York. The proposed financing would also include the following components at the CU, CT, and WCM campuses': The refinancing of outstanding debt, the reimbursement of costs expended for previously completed or ongoing work, the maintenance and repair to existing facilities, the renovation of existing facilities, and the purchase of equipment.

Reasons Supporting This Determination. 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"). This environmental review followed standard environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.

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 *Short Environmental Assessment Form – Part 1* ("SEAF – Part 1"), dated December 6, 2023 (attached), and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. 617.2(a) of the *SEQR* implementing regulations. On December 6, 2023, DASNY circulated a lead agency request letter, including the *SEAF – Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* (attached) 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 Weill Cornell Medicine and Cornell University. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *SEAF – 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.**

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

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 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 the SSGPIPA and no further SSGPIPA analysis is required.

General Findings. The New Student Residence will help graduate and medical students balance personal health and rigorous education by providing a modern living space that offers ways to encounter and collaborate with their peers. The building will also feature various communal spaces such as study nooks, meeting rooms, a fitness center, yoga and music rooms, a student lounge with access to an outdoor garden, a multipurpose activity court and a rooftop lounge with an adjoining terrace. Weill Cornell Medicine's Board of Fellows, working closely with current students, conceptualized the building to ensure that its amenities and design would fulfill students’ needs.

The building is designed to infuse its spaces with natural light and emphasize the visual and physical connection to the rest of the main campus, directly to the south. One of its main architectural features is a recess, or vertical expression, which will span the length of the building along the southern facade to reinforce the connection of the ground to the roof and open the residential elevator lobbies to direct sunlight. In addition, all apartments will feature at least one large window, with one- and two-bedroom units strategically located at the building corners for two exposures.

The student residence will also serve as an archetype for green construction. The energy-efficient building will be free of fossil fuels, utilizing an all-electric heating, ventilation and air conditioning technology called air-cooled air source heat pumps that both heat and cool. An air-cooled refrigerant unit with energy recovery will provide outside air ventilation. The building will also boast efficient water and lighting fixtures for conservation. Weill Cornell Medicine will seek Leadership in Energy and Environmental Design (LEED) Gold certification, the nationally accepted benchmark for the design, construction and operation of high-performance green buildings, for the student residence¹.

¹ <https://news.weill.cornell.edu/news/2023/10/weill-cornell-medicine-announces-new-residence-for-graduate-and-medical-students>.

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, Smart Growth, Coastal Management/Local Waterfront Revitalization, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste, Transportation, Air Quality, Noise, Public Health, and Construction (see *SEQR Supplemental Report* and *FEAF – 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.

For Further Information:

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

Address: DASNY
515 Broadway
Albany, New York 12207-2964

Telephone: (518) 257-3214

Email: rderico@dasny.org

Short Environmental Assessment Form


Part 1 - Project Information

Instructions for Completing

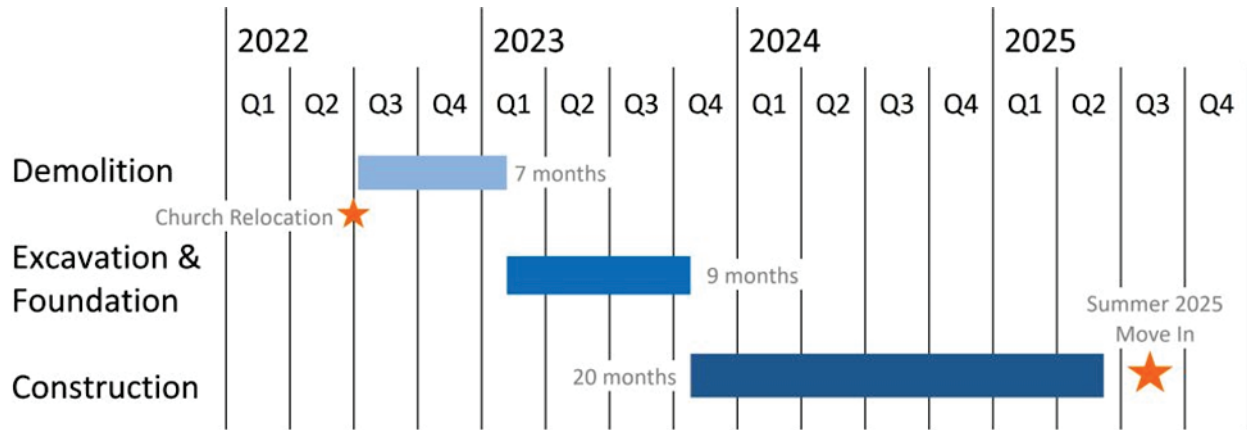
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Weill Cornell Medicine			
Name of Action or Project: New Student Residence Hall			
Project Location (describe, and attach a location map): 1393 York Avenue, Borough of Manhattan, New York, New York (New York County)			
Brief Description of Proposed Action: The Proposed Action would facilitate the continued construction of a new, 16-story student dormitory, containing approximately 173,000 gross-square-feet (gsf). The proposed, light-filled and eco-friendly dormitory building would contain 272 students and feature 163 studios, seven one-bedrooms, and 51 two-bedroom apartments, all equipped with a full kitchens. The residence hall will also include several spaces for study, collaboration, recreation, fitness and socialization. The proposed building would be located at the corner of East 74th Street and York Avenue. The new student residence will celebrate the institution's three-part mission to care, discover and teach, with features that enhance students' quality of life, implement the latest technological advances and improve the overall academic experience.			
Name of Applicant or Sponsor: Al-Mamun M Khan, Executive Director, Budget, Finance & Strategy - Capital Projects		Telephone: E-Mail: amk2002@med.cornell.edu	
Address: 445 East 69th Street, Suite 414			
City/PO: New York		State: New York	Zip Code: 10021
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	YES
		<input checked="" type="checkbox"/>	<input 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: Financing - DASNY		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.2932 acres	
b. Total acreage to be physically disturbed?		_____ 0.2932 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.2932 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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)? If Yes, explain purpose and size: _____ _____ _____</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? If Yes, describe: _____ _____ _____</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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Al-Mamun M Khan</u> Date: <u>December 6, 2023</u></p> <p>Signature: <u></u></p>		

Weill Cornell Medicine – Construction of A New Student Dormitory
Supporting Documentation



Proposed Construction Schedule¹



Site Location and Axonometric View²

¹ <https://1393york.weill.cornell.edu/news>

² <https://www.youtube.com/watch?v=nC5PAkxk5hk>

**Weill Cornell Medicine – Construction of A New Student Dormitory
Supporting Documentation**



Proposed Weill Cornell Medicine’s New Student Residence Rendering³

³ <https://give.weill.cornell.edu/milestones/student-residence-21st-century>

**Weill Cornell Medicine – Construction of A New Student Dormitory
Supporting Documentation**



Proposed Weill Cornell Medicine’s New Student Residence Rendering⁴

⁴ <https://news.weill.cornell.edu/news/2023/10/weill-cornell-medicine-announces-new-residence-for-graduate-and-medical-students>

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?”

	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?		
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:

Date:

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.

Please see DASNY's Negative Declaration for the Weill Cornell Medicine
New Student Residence, Dated January 8, 2024

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.

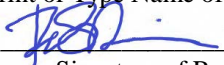
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

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)



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: January 8, 2024
Project Applicant: Cornell University
Project Name: Weill Cornell Medicine – New Student Residence
Program: Independent Colleges and Universities Program
Project Location: 1393 York Avenue, New York, New York, New York County
Project Number: 378560
Completed by: Robert S. Derico, R.A., Director, Office of Environmental Affairs

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 consists of the continued construction of a new, 16-story student dormitory, containing approximately 173,000 gross-square-feet (gsf). The proposed, light-filled and eco-friendly dormitory building would contain 272-styudents and feature 163 studios, seven one-bedrooms, and 51 two-bedroom apartments, all equipped with full kitchens. The residence hall will also include several spaces for stud, collaboration, recreation, fitness, and socialization. The new student residence will celebrate the institution’s three-part mission to care, discover, and teach, with features that enhance students’ quality of life, implement the latest technological advances, and improve the overall academic experience. The New Student Residence Facility is currently under construction and is approximately 37-percent complete.

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

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

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.

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

The Proposed project is located in the Borough of Manhattan, New York City.

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

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

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

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

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

New York City has existing and robust transportation choices.

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

The SEQR was coordinated between New York State and New York City agencies.

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

The SEQR was coordinated between New York State and New York City agencies.

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

[Click or tap here to enter text.](#)

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

The proposed student residence would be an energy-efficient building, free of fossil fuels, utilizing an all-electric heating, ventilation and air conditioning technology called air-cooled air source heat pumps that

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.

both heat and cool. The building will also boast efficient water and lighting fixtures for conservation. Weill Cornell Medicine would seek Leadership in Energy and Environmental Design (LEED) Gold certification

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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.



January 8, 2024

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.