



**DASNY**

**ANDREW M. CUOMO**  
Governor

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

**GERRARD P. BUSHELL**  
President & CEO

***Memorandum***

**TO:** Michael E. Cusack, General Counsel

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

**DATE:** June 19, 2018

**RE:** *State Environmental Quality Review (SEQR) Determination for the InterAgency Council of Developmental Disabilities Agencies, Inc., (IAC) 2018 Refinancing and New Money Projects (Other Independent Institutions Program)*

Attached are a series of *SEQR* determinations pertaining to the various components of the InterAgency Council of Developmental Disabilities Agencies, Inc. (IAC) *2018 Refinancing and New Money Project* scheduled for consideration by the Board of DASNY (Dormitory Authority New York State) on June 20, 2018. These determinations include the following documents:

- *SEQR Type II Determinations* for various renovation, rehabilitation, equipment purchase, design, and refinancing projects, dated June 19, 2018;
- *SEQR Negative Declaration Notice of Determination of Nonsignificance* for the InterAgency Council of Developmental Disabilities, Inc. (IAC) United Cerebral Palsy of New York City, Inc. (UCP) *Property Acquisitions and Renovation Project* dated June 19, 2018;
- *SEQR Negative Declaration Notice of Determination of Nonsignificance* for the InterAgency Council of Developmental Disabilities, Inc. (IAC) Citizens Options Unlimited, Inc. (COU) *Property Acquisitions and Renovation Project -- Nassau County* dated June 19, 2018; and
- *SEQR Negative Declaration Notice of Determination of Nonsignificance* for the InterAgency Council of Developmental Disabilities, Inc. (IAC) Citizens Options Unlimited, Inc. (COU) *Property Acquisitions and Renovation Project – Suffolk County* dated June 19, 2018.

These *SEQR* determinations complete the *SEQR* process for the *IAC 2018 Refinancing and New Money Project*.

Attachments

cc: Sara P. Richards, Esq.  
Donna A. Rosen, Esq.  
Gerard E. Klauser  
SEQR File  
OPRHP File



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**TO:** Michael E. Cusack, General Counsel

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**RE:** *State Environmental Quality Review (SEQR) Type II Determination for the InterAgency Council of Developmental Disabilities Agencies, Inc., (IAC) 2018 Refinancing and New Money Projects (Other Independent Institutions Program)*

The InterAgency Council of Developmental Disabilities Agencies, Inc., (“IAC”) has requested financing for certain of its not-for-profit members from DASNY (“Dormitory Authority State of New York”) pursuant to DASNY’s Other Independent Institutions Program for its *2018 Refinancing and New Money Projects* (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 Update*, dated June 8, 2018 (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 tax-exempt Revenue Bonds, Series 2018 (the “Bonds”), in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC members. The proceeds of the tax-exempt bond issuance would be used as a pool to finance and/or refinance outstanding indebtedness incurred by certain participants in IAC’s Pooled Loan Program and to finance or reimburse cash expenditures made by the IAC participants for property acquisition, renovation, furnishing and/or equipping, as described further below.<sup>1</sup> The seven participants in this bond issue are seeking to finance or refinance 44 individual projects, of which 35 would be covered under separate determinations.<sup>2</sup>

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by

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<sup>1</sup> The participants in this bond issuance are: Ability Beyond Disability, Inc. (“ABD”) (1 project), Citizens Options Unlimited, Inc. (“COU”) (6 projects), Lifespire, Inc. (“Lifespire”) (1 project), SCO Family of Services (“SCO”) (1 project), Sinergia, Inc. (“Sinergia”) (2 projects), United Cerebral Palsy of New York City, Inc. (“UCP”) (31 projects), and Young Adult Institute, Inc. (“YAI”) (2 projects).

<sup>2</sup> It is permissible for these projects to undergo a separate *State Environmental Quality Review (“SEQR”)* determination because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

the IAC member agencies are largely funded by the New York State Office for People With Developmental Disabilities (“OPWDD”).

The following IAC members participating in the bond issue are seeking to finance the following projects. Further details are attached and summarized below.

**Ability Beyond Disability.** Ability Beyond Disability (“ABD”) provides services to individuals whose independent living skills are impaired by disability, illness or injury. The approximate aggregate principal amount of the Bonds proposed to be issued for the ABD Project is \$1,815,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, construction, furnishing and/or equipping of a 1-story, approximately 3,808-gross-square-foot (“gsf”) building located at 250 Smith Ridge Road, South Salem, New York (Town of Lewisboro) to serve as Individualized Residential Alternative (“IRA”) for 8 individuals. ABD is the owner and/or operator of the ABD Project.

**Citizens Options Unlimited, Inc.** Citizens Options Unlimited, Inc. (“COU”) and Community Services Support Corporation (“CSSC”), together with Nassau County AHRC Foundation Inc. (“Foundation”) are collectively referred to as “Citizens”. COU, an affiliate agency of AHRC Nassau, empowers people with intellectual and developmental disabilities to achieve their goals through self-directed services. CSSC holds title to and maintains properties for various programs operated by other tax-exempt organizations, such as residential facilities for the developmentally disabled. Revenues are derived mainly from rental of its properties. The approximate aggregate principal amount of the Bonds proposed to be issued for the COU Projects is \$5,465,000, a portion of which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, renovation, furnishing and/or equipping of the following properties:<sup>3</sup>

- (1) a 2-story, approximately 3,772-gsf building located at 346 Ivy Avenue, Westbury, New York (Town of North Hempstead) to serve as an IRA for 6 individuals (\$1,230,000), and
- (2) a 2-story, approximately 2,622-gsf building located at 227 North Cedar Street, Massapequa, New York (Town of Oyster Bay) to serve as an IRA for 6 individuals (\$1,330,000).

COU is or will be the operator of the Citizens Projects, and CSSC is or will be the owner of the Citizens Projects.

**Lifespire, Inc.** Lifespire, Inc. (“Lifespire”) serves individuals with disabilities and their families through various programs that provide a wide range of services to individuals with developmental disabilities and their families, including residential, habilitation and day programs. The approximate aggregate principal amount of the Bonds proposed to be issued for the Lifespire Project is \$2,030,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, renovation, furnishing and/or equipping of a 2-story, approximately 2,760-gsf building

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<sup>3</sup> Four additional COU Projects have been reviewed separately under SEQR. Refer to SEQR Negative Declaration Notice of Determination of Nonsignificance for the IAC COU Property Acquisitions and Renovation Project dated June 19, 2018 (Nassau County and Suffolk County).

located at 1315 Plimpton Avenue, Bronx, New York (Borough of Bronx) to serve as an IRA for 10 individuals. Lifespire is the owner and/or operator of the Lifespire Project.

**SCO Family of Services.** SCO Family of Services (“SCO”) provides a wide range of services to vulnerable individuals and individuals with special needs. The approximate aggregate principal amount of the Bonds proposed to be issued for the SCO Project is \$685,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, construction, furnishing and/or equipping of a 2-story, approximately 2,289-gsf building located partially at 760 Conklin Street, Farmingdale, New York (Town of Oyster Bay) and partially at 760 Conklin Street, East Farmingdale, New York (Town of Babylon) to serve as an IRA for 6 individuals. SCO is the owner and/or operator of the SCO Project.

**Sinergia, Inc.** Sinergia, Inc. (“Sinergia”) provides a wide range of services to individuals with developmental disabilities and their families. The approximate aggregate principal amount of the Bonds proposed to be issued for the Sinergia Projects is \$1,670,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, renovation, furnishing and/or equipping of the following properties:

- (1) a 2-story, approximately 1,105-gsf building located at 3016 Corlear Avenue, Bronx, New York (Borough of Bronx) to serve as an IRA for 3 individuals (\$835,000), and
- (2) a 2-story, approximately 1,102-gsf building located at 3018 Corlear Avenue, Bronx, New York (Borough of Bronx) to serve as an IRA for 3 individuals (\$835,000).

Sinergia is the owner and/or operator of the Sinergia Projects.

**United Cerebral Palsy of NYC (dba ADAPT Community Network, Inc.).** United Cerebral Palsy (“UCP”) of NYC, dba ADAPT Community Network, Inc. (“ADAPT”) is a leading pioneer and provider of programs and services that improve the quality of life for people with disabilities. The approximate aggregate principal amount of the Bonds proposed to be issued for the UCP Projects is \$7,805,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, renovation, furnishing and/or equipping of 31 properties located in the Borough of Bronx, Bronx County, New York. The UCP Projects have been reviewed separately under SEQR. Refer to *SEQR Negative Declaration Notice of Determination of Nonsignificance* for the IAC UCP Property Acquisitions and Renovation Project dated June 19, 2018. UCP is or will be the owner and/or operator of the UCP Projects.

**Young Adult Institute, Inc.** Young Adult Institute, Inc. (“YAI”) provides a wide range of services to individuals with developmental disabilities and their families. The approximate aggregate principal amount of the Bonds proposed to be issued for the YAI Projects is \$2,530,000, which would include the financing and/or refinancing of certain existing indebtedness used to finance the acquisition, renovation, furnishing and/or equipping of the following properties:

- (1) a 1-story, approximately 1,590-gsf building located at 134-19 157<sup>th</sup> Street, Jamaica, New York (Borough of Queens) to serve as 4-bed crisis respite center (\$1,045,000), and



- (2) a 1-story, approximately 2,799-gsf building located at 186 Southaven Avenue, Medford, New York (Town of Brookhaven) to serve as an IRA for 8 individuals (\$1,485,000).

YAI is the owner and/or operator of the YAI Projects.

DASNY completed this environmental review in accordance with 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 *State Environmental Quality Review* (“*SEQR*”) process. 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 II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2) of *SEQR*. Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(21). The refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23), and the purchase or sale of furnishings, equipment or supplies is also a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(25). 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>4</sup> Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

The Proposed Projects were 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 impact on historic or cultural resources in or eligible for inclusion in the National and/or State Registers of Historic Places.

#### Attachments

cc: Sara P. Richards, Esq.  
Donna A. Rosen, Esq.  
Gerard E. Klauser  
SEQR File  
OPRHP File

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<sup>4</sup> 6 *N.Y.C.R.R.* § 617.5(a).

# Credit Summary Update

InterAgency Council of Developmental Disabilities Agencies, Inc.  
("IAC")

June 8, 2018

Program: Other Independent Institutions

Purpose: Refinancing and New Money

## New Issue Details

Approximately \$19,915,000 in tax-exempt and/or taxable, fixed and/or variable rate, Series 2018A Bonds in one or more series, at one or more times, for a term not to exceed 26 years, are to be sold through a negotiated sale and/or a private placement.

### Purpose

Refinancing of outstanding indebtedness and reimbursement for, or payment of, cash expenditures incurred. The pool is anticipated to include seven members of InterAgency Council of Developmental Disabilities Agencies, Inc. ("IAC") including:

- Ability Beyond Disability, Inc., Ability Beyond Disability - NYS Office for People with Developmental Disabilities ("OPWDD") Prior Property Approval ("PPA") funded facility (\$1.435 million)
- Citizens Options Unlimited, Inc. /Community Services Support Corporation/Nassau County AHRC Foundation Inc. – OPWDD PPA funded facility (\$6.755 million);
- Lifespire, Inc. – OPWDD PPA funded facility (\$1.78 million);
- SCO Family of Services - OPWDD PPA funded facility (\$625,000);
- Sinergia, Inc. – OPWDD PPA funded facility (\$1.48 million);
- United Cerebral Palsy of New York City, Inc.(UCPNYC-ADAPT) – OPWDD PPA funded facility (\$5.645 million);
- Young Adult Institute, Inc. – OPWDD PPA funded facilities (\$2.195 million).

### Expected Security

- A pledge of all public funds attributable to each financed project.
- Standby intercept of all public funds attributable to each financed project.
- A debt service reserve fund.
- Mortgages on real property acceptable to DASNY, where available. See Attachment I for specific details.

**Expected Ratings:** Aa2/NR/NR

## Overview

In 1976, the lack of minimum standards of adequate care revealed at the Willowbrook State School in Staten Island resulted in a "consent decree" which called for New York State to engage in a planned process for downsizing its institutions and moving former residents into community-based homes. A small group of 30 non-profit agencies, mostly founded and operated by parents of children with developmental disabilities, banded together in an inter-agency council to work with government in designing, developing and operating a new service system. IAC's first goal was to have an agreement with the State of New York to build and operate the community-based homes, but only if government funds to develop programs for those leaving the institutions were matched on an equal basis with funds to develop programs for those still living at home. IAC's present membership includes 120 agencies that operate 900 programs for infants, children and adults.

Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families, providing services in primarily New York City and Rockland, Westchester, Nassau and Suffolk counties.

In 2009, a bill was enacted which amended the DASNY statute and authorized DASNY to issue bonds on behalf of IAC members. The Series 2017 Bonds will be the twelfth series of bonds issued under the IAC statute. Each IAC borrower will be obligated to repay only that portion of bond proceeds loaned to such borrower.

## Description of the Series 2018A Bonds

- The Bonds are special obligations of DASNY.
- The Bonds are payable from payments made under the Loan Agreements and all funds and accounts established under the Series Resolution. Each Loan Agreement is a general obligation of the applicable Borrower.

## Approvals

- Resolution to Proceed – March 7, 2018
- PACB Approval – March 16, 2018
- TEFRA Hearing – May 24, 2018
- SEQR Filing – June 8, 2018\*

\*Anticipated date



DASNY

DIVISION OF PUBLIC FINANCE AND PORTFOLIO MONITORING  
PORTIA LEE, MANAGING DIRECTOR  
PREPARED BY: GERARD E. KLAUSER 257-3635

# Credit Summary Update

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InterAgency Council of Developmental Disabilities Agencies, Inc.  
("IAC")

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June 8, 2018

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Program: Other Independent Institutions

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Purpose: Refinancing and New Money

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## Recent Information

Six of the original participants have dropped out of the current financing. Two participants plan to finance their projects later in the year under this same authorization not to exceed \$55 million. HASC Center Inc. and HASC Diagnostic & Treatment Center, Inc. are those participants. The Institutes of Applied Human Dynamics, Inc. On Your Mark, Inc., Unique People Services, Inc., and Wildwood Programs, Inc. have dropped from the financing.

One additional participant has been added to this current financing, Citizens Options Unlimited, Inc./Community Services Support Corporation/ Nassau County Association for Retarded Citizens, Inc., will be co-participants for the OPWDD PPA funded projects (\$6.755 million).

As the result of these changes, the financing now includes seven participants with 46 projects instead of the original twelve participants with 50 projects. Staff recommends the Adoption of Documents for the Series 2018A bonds in an amount not to exceed \$22,000,000.00

IAC CAPITAL FINANCE PROGRAM: POOL #25

Agency	Project Address	Number of Residents	Project Type	Project Description	Completion Date	SEQR Classification
Ability Beyond Disabilities (informally known as Ability Beyond)	250 Smith Ridge Rd, Lewisboro, NY 10590	8	IRA	Refinancing of project costs for design, construction and equipping of 4,200-gsf group home	4/2017 - 4/2018	Type II
Citizens Options Unlimited Community Services Support Corp (CSSC) Nassau County AHRC Foundation, as guarantor	346 Ivy Ave, Village of Westbury, Town of North Hempstead, NY	6	IRA	Refinancing of project costs for acquisition and renovation of approx 3,772-gsf group home	2017	Type II
	227 N. Cedar St, Massapequa, NY 11758	6	IRA	Refinancing of project costs for acquisition and renovation of approx 2,622-gsf group home	2017	Type II
former FECS	28 Carol St., West Hempstead, NY 11552	6	IRA	Property acquisition: FECS selling to CSSC as part of bankruptcy and renovations	Est 6/2018	Unlisted
former FECS	60 West Fort Salonga Rd, Northport, NY 11764	6	IRA	Property acquisition: FECS selling to CSSC as part of bankruptcy and renovations	Est 6/2018	Unlisted
former FECS	29 Saddlerock Rd, Valley Stream, NY 11581	6	IRA	Property acquisition: FECS selling to CSSC as part of bankruptcy and renovations	Est 6/2018	Unlisted
former FECS	272 Pearl St., Lawrence, NY 11559	12	IRA	Property acquisition: FECS selling to CSSC as part of bankruptcy and renovations	Est 6/2018	Unlisted
Lifespire, Inc.	1315 Plimpton Avenue, Bronx, NY 10452	10	IRA	Property acquisition and renovation and equipping of approx 2,600-gsf group home	2/2016 - 4/2017	Type II
SCO Family of Services	760 Conklin Street, Farmingdale, NY 11735	6	IRA	Renovation of an approx 2,200-gsf group home	2/2016 - 9/2016	Type II
Sinergia, Inc.	3016 Corlear Avenue, Bronx	3	IRA	Acquisition of an approximately 1,000-gsf group home in January 2018 that had been previously leased and operated as an IRA	1/30/2018	Type II
	3018 Corlear Avenue, Bronx	3	IRA	Acquisition of an approximately 1,000-gsf group home in January 2018 that had been previously leased and operated as an IRA	1/30/2018	Type II
UCP NYC dba Adapt Community Network	2075 Wallace Ave., Apt. 244, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2075 Wallace Ave., Apt. 343, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2075 Wallace Ave., Apt. 642, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2077 Wallace Ave., Apt. 355, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2077 Wallace Ave., Apt. 454, Bronx 10462	2	IRA	Acquisition and renovation of approx 900-gsf (2-bed) apt	Est 6/2018	Unlisted
	2077 Wallace Ave., Apt. 655, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2077 Wallace Ave., Apt. 657, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2077 Wallace Ave., Apt. 754, Bronx 10462	2	IRA	Acquisition and renovation of approx 900-gsf (2-bed) apt	Est 6/2018	Unlisted
	2079 Wallace Ave., Apt. 377, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2079 Wallace Ave., Apt. 577, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 265, Bronx, 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 364, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 465, Bronx 10462	2	IRA	Acquisition and renovation of approx 900-gsf (2-bed) apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 565, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 664, Bronx 10462	2	IRA	Acquisition and renovation of approx 900-gsf (2-bed) apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 669, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 762, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 764, Bronx 10462	1	IRA	Acquisition/renovation of approx 700-gsf apt	Est 6/2018	Unlisted
	2081 Wallace Ave., Apt. 768, Bronx 10462	2	IRA	Acquisition/renovation of approx 900-gsf (2-bed) apt	Est 6/2018	Unlisted
	2191 Bolton St., Apt. 1D, Bronx	1	IRA	Acquisition/renovation of approx 775-gsf apt	Est 6/2018	Unlisted
	2191 Bolton St., Apt. 2C, Bronx	1	IRA	Acquisition/renovation of approx 775-gsf apt	Est 6/2018	Unlisted
	2191 Bolton St., Apt. 2J, Bronx	1	IRA	Acquisition/renovation of approx 775-gsf apt	Est 6/2018	Unlisted
	2191 Bolton St., Apt. 4D, Bronx	1	IRA	Acquisition/renovation of approx 775-gsf apt	Est 6/2018	Unlisted
	2191 Bolton St., Apt. 6C, Bronx	2	IRA	Acquisition/renovation of approx 800-gsf (2-bed) apt	Est 6/2018	Unlisted
	2782 Johnson Avenue, Bronx	10	IRA	Acquisition/renovation of 3-story, approx 2,242-gsf building	Est 6/2018	Unlisted
	3277 Pery Street, Bronx	10	IRA	Acquisition/renovation of 2-story approx 2,536-gsf building	Est 6/2018	Unlisted
	3327 Steuben Avenue, Bronx	10	IRA	Acquisition/renovation of 3-story approx 4,734-gsf building	Est 6/2018	Unlisted
	3636 Greystone Avenue, Apt. 3J, Bronx	4	IRA	Acquisition/renovation of approx 1,300-gsf apt	Est 6/2018	Unlisted
	3636 Greystone Avenue, Apt. 4E, Bronx	4	IRA	Acquisition/renovation of approx 1,300-gsf apt	Est 6/2018	Unlisted
	424 Swinton Avenue, Bronx	10	IRA	Acquisition/renovation of 3-story approx 3,300-gsf building	Est 6/2018	Unlisted
	5606 Sylvan Avenue, Bronx	8	IRA	Acquisition/renovation of 2-story approx 1,453-gsf building	Est 6/2018	Unlisted
Young Adult Institute, Inc. (YAI)	134-19 157th St, Jamaica Queens	4	IRA	Refinancing of project costs for acquisition, renovation and equipping of 1,600-gsf group home	6/2017 - 3/2018	Type II
	186 Southaven Avenue, Medford LI	8	IRA	Refinancing of project costs for acquisition, renovation and equipping of 4,000-gsf group home	10/2016 - 3/2018	Type II





State Environmental Quality Review Type II Action Determination

Program: DASNY's Other Independent Institutions

Applicant: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue

Agency/Provider: Ability Beyond Disabilities (ABD)

Project Name: Individualized Residential Alternative (IRA) for 8 Individuals

Brief Description: Refinance costs incurred for design, construction and equipping of an approximately 4,200-gsf group home (project completed April 2018)

Project Address: 250 Smith Ridge Road, South Salem, Lewisboro, Westchester County, New York 10590

Type II actions are not subject to review under State Environmental Quality Review (SEQR) Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law (ECL), article 8. (See 6 N.Y.C.R.R. § 617.5 for complete Type II list.)

- Checkboxes listing various environmental review criteria such as 'Maintenance or repair involving no substantial changes...', 'Replacement, rehabilitation or reconstruction...', 'Construction or expansion of a primary or accessory/appurtenant, non-residential structure...', etc.

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

Lori I. Pasqualini, CFO

Authorized Officer of Applicant (Print Name and Title)

Signature and Date

Sara E. Stein, AICP

DASNY OEA Environmental Manager

Signature and Date

5/1/2018



DASNY

State Environmental Quality Review Type II Action Determination

Program: DASNY's Other Independent Institutions

Applicant: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue

Agency/Provider: Lifespire, Inc.

Project Name: Individualized Residential Alternative (IRA) for 10 Individuals

Brief Description: Refinance costs incurred for property acquisition and renovation and equipping of an approximately 2,600-gsf group home (project completed April 2017)

Project Address: 1315 Plimpton Avenue, Borough of Bronx, Bronx County, New York 10452

Type II actions are not subject to review under State Environmental Quality Review (SEQR) Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law (ECL), article 8. (See 6 N.Y.C.R.R. § 617.5 for complete Type II list.)

- Checkboxes for various environmental review categories, including maintenance, construction, utility, and investments. The checkbox for 'Investments by or on behalf of agencies...' is checked.

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

KEITH LEE, CFO

Authorized Officer of Applicant (Print Name and Title)

[Handwritten signature]

4/25/18

Signature and Date

Sara E. Stein, AICP

DASNY OEA Environmental Manager

[Handwritten signature]

Signature and Date

5/1/2018





**DASNY**

**State Environmental Quality Review Type II Action Determination**

**Program:** DASNY's Other Independent Institutions

**Applicant:** InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue

**Agency/Provider:** SCO Family of Services, Inc.

**Project Name:** Individualized Residential Alternative (IRA) for 6 Individuals

**Brief Description:** Refinance costs incurred for renovation of an approximately 2,200-gsf group home (project completed September 2016)

**Project Address:** 760 Conklin Street, Farmingdale, Nassau County, New York 11735

Type II actions are not subject to review under *State Environmental Quality Review (SEQR)* Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law (ECL)*, article 8. (See *6 N.Y.C.R.R. § 617.5* for complete Type II list.)

- Maintenance or repair involving no substantial changes in an existing structure or facility (*6 N.Y.C.R.R. § 617.5[c][1]*).
- Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 (*6 N.Y.C.R.R. § 617.5[c][2]*).
- Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities (*6 N.Y.C.R.R. § 617.5[c][7]*).
- Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings (*6 N.Y.C.R.R. § 617.5[c][8]*).
- Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in section 617.5(c)(11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system (*6 N.Y.C.R.R. § 617.5[c][9]*).
- Extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on the Type II list (*6 N.Y.C.R.R. § 617.5[c][11]*).
- Information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action (*6 N.Y.C.R.R. § 617.5[c][18]*).
- Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment (*6 N.Y.C.R.R. § 617.5[c][20]*).
- Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action (*6 N.Y.C.R.R. § 617.5[c][21]*).
- Investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt (*6 N.Y.C.R.R. § 617.5[c][23]*).
- Purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials (*6 N.Y.C.R.R. § 617.5[c][25]*).
- Other (Identify and Provide Citation):

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

Stephen G. Mack, CFO

Authorized Officer of Applicant (Print Name and Title)

[Signature]  
Signature and Date

Sara E. Stein, AICP

DASNY OEA Environmental Manager

[Signature]  
Signature and Date

5/1/2018



**DASNY**

**State Environmental Quality Review Type II Action Determination**

**Program: DASNY's Other Independent Institutions**

**Applicant: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue**

**Agency/Provider: Sinergia, Inc.**

**Project Name: Individualized Residential Alternative (IRA) for 3 Individuals**

**Brief Description: Refinance costs incurred for acquisition of an approximately 1,000-gsf group home in January 2018 that had been previously leased and operated as an IRA**

**Project Address: 3016 Corlear Avenue, Borough of Bronx, Bronx County, New York 10463**

Type II actions are not subject to review under *State Environmental Quality Review (SEQR)* Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law (ECL)*, article 8. (See **6 N.Y.C.R.R. § 617.5** for complete Type II list.)

- Maintenance or repair involving no substantial changes in an existing structure or facility (**6 N.Y.C.R.R. § 617.5[c][1]**).
- Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 (**6 N.Y.C.R.R. § 617.5[c][2]**).
- Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities (**6 N.Y.C.R.R. § 617.5[c][7]**).
- Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings (**6 N.Y.C.R.R. § 617.5[c][8]**).
- Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in section 617.5(c)(11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system (**6 N.Y.C.R.R. § 617.5[c][9]**).
- Extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on the Type II list (**6 N.Y.C.R.R. § 617.5[c][11]**).
- Information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action (**6 N.Y.C.R.R. § 617.5[c][18]**).
- Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment (**6 N.Y.C.R.R. § 617.5[c][20]**).
- Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action (**6 N.Y.C.R.R. § 617.5[c][21]**).
- Investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt (**6 N.Y.C.R.R. § 617.5[c][23]**).
- Purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials (**6 N.Y.C.R.R. § 617.5[c][25]**).
- Other (Identify and Provide Citation):

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

Donald Lash, Executive Director

Authorized Officer of Applicant (Print Name and Title)

Donald Lash 5/10/18

Signature and Date

Sara E. Stein, AICP

DASNY OEA Environmental Manager

Sara Stein 5/15/2018

Signature and Date





**DASNY**

**State Environmental Quality Review Type II Action Determination**

**Program: DASNY's Other Independent Institutions**

**Applicant: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue**

**Agency/Provider: Sinergia, Inc.**

**Project Name: Individualized Residential Alternative (IRA) for 3 Individuals**

**Brief Description: Refinance costs incurred for acquisition of an approximately 1,000-gsf group home in January 2018 that had been previously leased and operated as an IRA**

**Project Address: 3018 Corlear Avenue, Borough of Bronx, Bronx County, New York 10463**

Type II actions are not subject to review under *State Environmental Quality Review (SEQR)* Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law (ECL)*, article 8. (See *6 N.Y.C.R.R. § 617.5* for complete Type II list.)

- Maintenance or repair involving no substantial changes in an existing structure or facility (*6 N.Y.C.R.R. § 617.5[c][1]*).
- Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 (*6 N.Y.C.R.R. § 617.5[c][2]*).
- Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities (*6 N.Y.C.R.R. § 617.5[c][7]*).
- Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings (*6 N.Y.C.R.R. § 617.5[c][8]*).
- Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in section 617.5(c)(11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system (*6 N.Y.C.R.R. § 617.5[c][9]*).
- Extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on the Type II list (*6 N.Y.C.R.R. § 617.5[c][11]*).
- Information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action (*6 N.Y.C.R.R. § 617.5[c][18]*).
- Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment (*6 N.Y.C.R.R. § 617.5[c][20]*).
- Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action (*6 N.Y.C.R.R. § 617.5[c][21]*).
- Investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt (*6 N.Y.C.R.R. § 617.5[c][23]*).
- Purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials (*6 N.Y.C.R.R. § 617.5[c][25]*).
- Other (Identify and Provide Citation):

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

Donald Lash, Executive Director  
Authorized Officer of Applicant (Print Name and Title)

Donald Lash 5/10/18  
Signature and Date

Sara E. Stein, AICP  
DASNY OEA Environmental Manager

Sara Stein 5/15/2018  
Signature and Date



**DASNY**

**State Environmental Quality Review Type II Action Determination**

**Program:** DASNY's Other Independent Institutions

**Applicant:** InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue

**Agency/Provider:** Young Adult Institute, Inc. (YAI)

**Project Name:** Individualized Residential Alternative (IRA) for 4 Individuals

**Brief Description:** Refinance costs incurred for acquisition, renovation and equipping of an approximately 1,600-gsf building for group home (project completed March 2018)

**Project Address:** 134-19 157<sup>th</sup> Street, Jamaica, Borough of Queens, Queens County, New York 11434

Type II actions are not subject to review under *State Environmental Quality Review (SEQR)* Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law (ECL)*, article 8. (See *6 N.Y.C.R.R. § 617.5* for complete Type II list.)

- Maintenance or repair involving no substantial changes in an existing structure or facility (*6 N.Y.C.R.R. § 617.5[c][1]*).
- Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 (*6 N.Y.C.R.R. § 617.5[c][2]*).
- Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities (*6 N.Y.C.R.R. § 617.5[c][7]*).
- Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings (*6 N.Y.C.R.R. § 617.5[c][8]*).
- Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in section 617.5(c)(11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system (*6 N.Y.C.R.R. § 617.5[c][9]*).
- Extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on the Type II list (*6 N.Y.C.R.R. § 617.5[c][11]*).
- Information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action (*6 N.Y.C.R.R. § 617.5[c][18]*).
- Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment (*6 N.Y.C.R.R. § 617.5[c][20]*).
- Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action (*6 N.Y.C.R.R. § 617.5[c][21]*).
- Investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt (*6 N.Y.C.R.R. § 617.5[c][23]*).
- Purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials (*6 N.Y.C.R.R. § 617.5[c][25]*).
- Other (Identify and Provide Citation):

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

Kevin Carey, CFO  
Authorized Officer of Applicant (Print Name and Title)

[Signature] 4/25/18  
Signature and Date

Sara E. Stein, AICP  
DASNY OEA Environmental Manager

[Signature] 5/1/2018  
Signature and Date



DASNY

State Environmental Quality Review Type II Action Determination

Program: DASNY's Other Independent Institutions

Applicant: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue

Agency/Provider: Young Adult Institute, Inc. (YAI)

Project Name: Individualized Residential Alternative (IRA) for 8 Individuals

Brief Description: Refinance costs incurred for acquisition, design, renovation and equipping of an approximately 4,000-gsf building for group home (project completed March 2018)

Project Address: 186 Southaven Avenue, Medford, Suffolk County, New York 11763

Type II actions are not subject to review under State Environmental Quality Review (SEQR) Part 617. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law (ECL), article 8. (See 6 N.Y.C.R.R. § 617.5 for complete Type II list.)

- Checkboxes for various environmental review categories, including maintenance, replacement, construction, utility, and investment. One checkbox for investments is checked.

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

Kevin Carey, CFO
Authorized Officer of Applicant (Print Name and Title)

Signature and Date (Handwritten signature and date 4/25/18)

Sara E. Stein, AICP
DASNY OEA Environmental Manager

Signature and Date (Handwritten signature and date 5/1/2018)

**DASNY**  
**STATE ENVIRONMENTAL QUALITY REVIEW**  
**NEGATIVE DECLARATION**  
**NOTICE OF DETERMINATION OF NONSIGNIFICANCE**

**Date:** June 19, 2018

**Lead Agency:** DASNY  
(Dormitory Authority State of New York)  
515 Broadway  
Albany, New York 12207-2964

**Applicant:** United Cerebral Palsy of New York City (UCP)  
(dba ADAPT Community Network, Inc.)  
80 Maiden Lane, 8<sup>th</sup> Floor  
New York, New York 10038  
(New York County)

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

**DASNY ("Dormitory Authority State of New York"), 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:** InterAgency Council of Developmental Disabilities, Inc. (IAC)  
United Cerebral Palsy of New York City (UCP) *Property Acquisition and Renovation Project (DASNY Bonds Series 2018)*

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

**Review Type:** Coordinated Review



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

DASNY (“Dormitory Authority State of New York”) has received a funding request from the InterAgency Council of Developmental Disabilities, Inc. (“IAC”) for the funding of projects throughout New York State for certain of its not-for-profit members as part of the IAC’s Pooled Loan Program. For purposes of the *State Environmental Quality Review Act* (“SEQRA”), the Proposed Action would consist of DASNY’s authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC, pursuant to DASNY’s Other Independent Institutions Program. The proceeds of the tax-exempt bond issuance would be used as a pool to finance and/or refinance the projects of seven participants in IAC’s Pooled Loan Program.<sup>1</sup> The seven participants in this bond issue are seeking to finance or refinance 44 individual projects, which would be covered under separate determinations.<sup>2</sup>

United Cerebral Palsy of New York City, Inc., (“UCP”), one of the participants in IAC’s Pooled Loan Program, proposes to use bond financing for the acquisition and renovation, furnishing and/or equipping of the following properties (the “Proposed Project”):

- 2075 Wallace Avenue, Apartments 244, 343 and 642 (Borough of Bronx): Each approximately 700-gross-square-foot (“gsf”) apartment to serve as a Supportive Individualized Residential Alternative (“IRA”) for 1 individual (\$305,000);
- 2077 Wallace Avenue, Apartments 355, 655 and 657 (Borough of Bronx): Each approximately 700-gsf apartment to serve as a Supportive IRA for 1 individual (\$310,000);
- 2077 Wallace Avenue, Apartments 454 and 754 (Borough of Bronx): Each approximately 900-gsf apartment to serve as Supportive IRAs for 2 individuals (\$290,000);
- 2079 Wallace Avenue, Apartments 377 and 577 (Borough of Bronx): Each approximately 700-gsf apartment to serve as a Supportive IRA for 1 individual (\$205,000);
- 2081 Wallace Avenue, Apartments 265, 364, 565, 669, 762 and 764 (Borough of Bronx): Each approximately 700-gsf apartment to serve as a Supportive IRA for 1 individual (\$615,000);
- 2081 Wallace Avenue, Apartments 465, 664 and 768 (Borough of Bronx): Each approximately 900-gsf apartment to serve as Supportive IRAs for 2 individuals (\$350,000);
- 2191 Bolton Street, Apartments 1D, 2C, 2J and 4D (Borough of Bronx): Each approximately 775-gsf apartment to serve as an IRA for 1 individual (\$420,000);

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<sup>1</sup> The participants in this bond issuance are: Ability Beyond Disability, Inc. (“ABD”) (1 project), Citizens Options Unlimited, Inc. (“COU”) (6 projects), Lifespire, Inc. (“Lifespire”) (1 project), SCO Family of Services (“SCO”) (1 project), Sinergia, Inc. (“Sinergia”) (2 projects), United Cerebral Palsy of New York City, Inc. (“UCP”) (31 projects), and Young Adult Institute, Inc. (“YAI”) (2 projects).

<sup>2</sup> It is permissible for these projects to undergo a separate *State Environmental Quality Review* (“SEQR”) determination because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.



- 2191 Bolton Street, Apartment 6C (Borough of Bronx): Approximately 800-gsf apartment to serve as an IRA for 2 individuals (\$105,000);
- 2782 Johnson Avenue (Borough of Bronx): 3-story, approximately 2,242-gsf building to serve as an IRA for 10 individuals (\$875,000);
- 3277 Perry Avenue (Borough of Bronx): 2-story, approximately 2,536-gsf building to serve as an IRA for 8 individuals (\$705,000);
- 3327 Steuben Avenue (Borough of Bronx): 3-story, approximately 4,734-gsf building to serve as an IRA for 10 individuals (\$905,000);
- 3636 Greystone Avenue, Apartments 3J and 4E (Borough of Bronx): Each approximately 1,300-gsf apartment to serve as an IRA for 4 individuals (\$875,000);
- 424 Swinton Avenue (Borough of Bronx): 3-story, approximately 3,300-gsf building to serve as an IRA for 10 individuals (\$920,000); and
- 5606 Sylvan Avenue (Borough of Bronx): 2-story, approximately 1,453-gsf building to serve as an IRA for 6 individuals (\$925,000).

UCP is currently leasing the properties from Federation Employment Guidance Service ("FEGS"), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the properties are acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.

### **Description of the Institution**

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by the New York State Office for People With Developmental Disabilities ("OPWDD").

UCP is a leading pioneer and provider of programs and services that improve the quality of life for people with disabilities. Currently, UCP provides a continuum of services to over 10,000 New York City residents with disabilities and their families annually. These services are offered by a dedicated and trained staff of 1,600 individuals, including many employees who themselves have cerebral palsy or other disabilities.

### **Reasons Supporting This Determination**

DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA"), codified at Article 8 of the *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 environmental review followed SEQR, and the *New York City Environmental Quality Review* ("CEQR") *Technical Manual* generally was used as a guide with



respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

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"). In addition, since the Proposed Project would include DASNY financing, a *Smart Growth Impact Statement Assessment Form* ("SGISAF") for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act* ("SSGPIPA") procedures.

Representatives of DASNY reviewed the *Short Environmental Assessment Form* ("SEAF") Part 1, dated May 16, 2018, that was prepared for the Proposed Project by representatives of UCP, and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. 617.2(ak) of the SEQR implementing regulations. On June 5, 2018, DASNY circulated an expedited lead agency request letter, including the SEAF-Part 1 as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. Typically, in accordance with SEQRA, if DASNY did not receive a reply from an involved agency within thirty days of the lead agency notification, it would automatically assume the lead agency role for a project and conduct a coordinated review among the involved agencies. However, consistent with common SEQRA procedural practice, DASNY identified OPWDD as the only other involved agency with a discretionary SEQR action and requested an expedited review of the Proposed Project. On June 6, 2018, OPWDD agreed to DASNY's designation as lead agency for the Proposed Project.

There being no objection to DASNY assuming SEQR lead agency status, DASNY initiated a coordinated review with OPWDD. DASNY representatives discussed the Proposed Project's environmental effects with representatives and consultants of IAC, UCP as well as representatives of OPWDD. **Based on the above, and the additional information set forth below, DASNY, as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** The Proposed Project would involve the acquisition and renovation of residential properties (including coop apartments and single-family residential buildings) that are currently being leased by UCP to provide IRA housing to individuals with developmental disabilities. There would be no change in use once the properties are acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

Based on the Proposed Project described above, and the impact guidance thresholds presented in the *CEQR Technical Manual*, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. There would be no changes to land use or zoning, and the Proposed Project would



support or otherwise be in compliance with local public policy initiatives. Regarding New York State public policy initiatives, DASNY's Smart Growth Advisory Committee reviewed the Proposed Project under the *SSGPIPA*. Since the Proposed Action would include DASNY bond financing, a *SGISAF* for the Proposed Project was prepared pursuant to the *SSGPIPA*. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the *SGISAF*. In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

The Proposed Project was reviewed in conformance with the *SHPA*, especially the implementing regulations of Section 14.09 of the *PRHPL*, as well as with the requirements of the MOU, dated March 18, 1998, between DASNY and the OPRHP. In a letter dated June 19, 2018 (attached), OPRHP determined that the Proposed Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places ("S/NR"). DASNY has similarly determined that the Proposed Project would have no impact upon archaeological and/or cultural resources listed in or eligible for inclusion in the S/NR.

The potential project impacts were assessed in *SEAF Part 2 – Impact Assessment* and *Part 3 – Determination of Significance* (see attached), for each project site. In addition to the factors considered in *SEAF Parts 2 and 3*, 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; and
- (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.

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 will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Michael E. Cusack, Esq.  
General Counsel

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

Telephone: (518) 257-3141  
Fax: (518) 257-3100

**DASNY  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**

**DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
for the  
*INTERAGENCY COUNCIL OF DEVELOPMENTAL DISABILITIES, INC. (IAC)  
UNITED CEREBRAL PALSY OF NEW YORK CITY, INC. (UCP)  
PROPERTY ACQUISITIONS AND RENOVATIONS PROJECT***

**Distribution List**

The Honorable Bill de Blasio  
Mayor  
The City of New York  
City Hall  
New York, New York 10007

The Honorable Rubén Díaz Jr.  
Bronx Borough President  
851 Grand Concourse, 3<sup>rd</sup> Floor  
Bronx, New York 10451

Ms. Nina Gritsay  
Assistant Director of Capital Finance Services  
New York State Office for People with  
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25 Beaver Street, 3<sup>rd</sup> Floor  
New York, New York 10004

Mr. Edward Mathews  
Executive Director  
United Cerebral Palsy of New York City (UCP)  
80 Maiden Lane, 8<sup>th</sup> Floor  
New York, New York 10038

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Interagency Council (IAC)  
150 West 30th Street, 15<sup>th</sup> Floor  
New York, New York 10001

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Executive Director  
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New York, New York 10271

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Environmental Manager  
DASNY  
One Penn Plaza, 52<sup>nd</sup> Floor  
New York, New York 10119-0098



## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 2075 - 2081 Wallace Avenue, Borough of Bronx, Bronx County, New York 10462 (Block 4291, Lot 1)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of 19 co-op apartments at 2075, 2077, 2079 and 2081 Wallace Avenue in the Bronx that provide Individualized Residential Alternative (IRA) housing for 24 individuals (the "Proposed Project"). UCP is currently leasing the IRA co-op apartments from Federation Employment Guidance Service (FECS), which is liquidating the properties under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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:		NO	YES
New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____		< 1 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? _____		< 1 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			





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: _____ _____	NO	YES
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: _____ _____	NO	YES
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: _____ There is a Preliminary Hazardous Waste Remediation site at 650 Waring Avenue, which is within 1 mile of the project site.	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>RAJESH SHAH</u> Date: <u>5/16/18</u> Signature: <u><i>Rajesh Shah</i></u>		

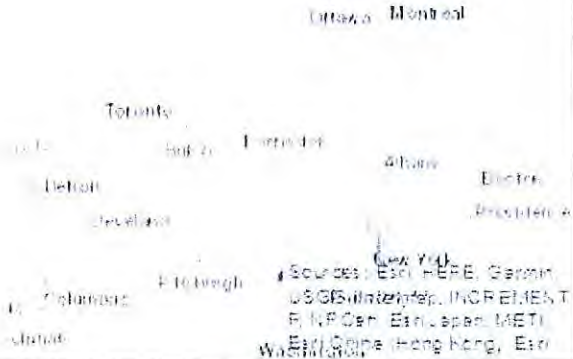




New York

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, DeLorme, NAVTEQ, and the USGS, AeroGRID, IGN, Esri, Mapbox, Swisstopo, UTM, and the GIS User Community

**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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, DeLorme, NAVTEQ, and the USGS, AeroGRID, IGN, Esri, Mapbox, Swisstopo, UTM, and the GIS User Community

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- 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] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes

Project: IAC UCP 2075-2081 Wallace Ave

Date: June 19, 2018

**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.

The Proposed Project would involve the acquisition and renovation of coop apartments located in the Bronx, Bronx County, New York. The apartments are currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing for 24 individuals, and there would be no change in use once the properties are acquired. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. More specifically, the project is approximately 825 feet (0.15 mile) of a Class C Brownfield Cleanup Program site (former Former Shell Service Station at 2040 White Plains Road; Site Code: C203031), which is undergoing remediation. The Proposed Project would not involve any ground disturbance or new construction. As such, no significant adverse impacts with respect to hazardous materials are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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

June 19, 2018

Name of Lead Agency

Date

Michael E. Cusack, Esq.

General Counsel

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)



# 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.

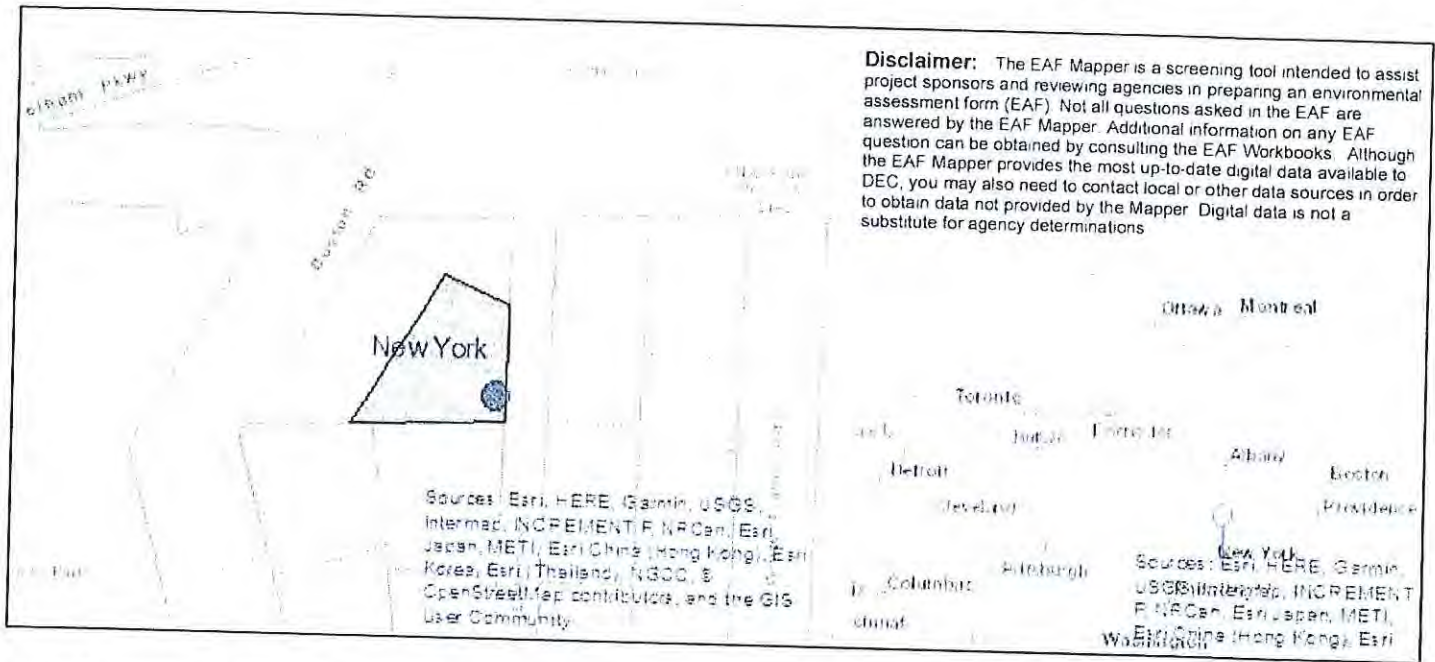
<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue							
Project Location (describe, and attach a location map): 2191 Bollon Street, Borough of Bronx, Bronx County, New York 10462 (Block 4317, Lot 37)							
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of five co-op apartments at 2191 Bolton Street in the Bronx that provide Individualized Residential Alternative (IRA) housing for six individuals (the "Proposed Project"). UCP is currently leasing the IRA co-op apartments from Federation Employment Guidance Service (FEGS), which is liquidating the properties under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.							
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org					
Address: 80 Maiden Lane, 8th Floor							
City/PO: New York		State: New York	Zip Code: 10038				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ < 0.5 acres					
b. Total acreage to be physically disturbed?		_____ 0.0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ < 0.5 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							





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: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ There is a former Shell Service Station (former brownfield site) at 2020 Whiteplains Road and a Preliminary Hazardous Waste Remediation site at 650 Waring Avenue; both are within 1 mile of the project site.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <b>RAJESH SHAH</b>	Date: <b>5/16/18</b>	
Signature: <i>Rajesh Shah</i>		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: IAC UCP 2191 Bolton St

Date: June 19, 2018

**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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

The Proposed Project would involve the acquisition and renovation of coop apartments located in the Bronx, Bronx County, New York. The apartments are currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing for 6 individuals. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. More specifically, the project is approximately 1,500 feet (0.3 mile) from a Class C Brownfield Cleanup Program site (former Former Shell Service Station at 2040 White Plains Road; Site Code: C203031), and a Class A Brownfield Cleanup Program site (Preliminary Hazardous Waste Remediation at 650 Waring Avenue; Site Code: C203068). The Proposed Project would not involve any ground disturbance or new construction. As such, no significant adverse impacts with respect to hazardous materials are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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

June 19, 2018

Name of Lead Agency

Date

Michael E. Cusack, Esq.

General Counsel

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)



## Short Environmental Assessment Form

### Part 1 - Project Information

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**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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 2782 Johnson Avenue, Borough of Bronx, Bronx County, New York 10463 (Block 5726, Lot 666)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 2782 Johnson Avenue in the Bronx that contains a residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). UCP is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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 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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		approx. 0.11 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?		approx. 0.11 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			






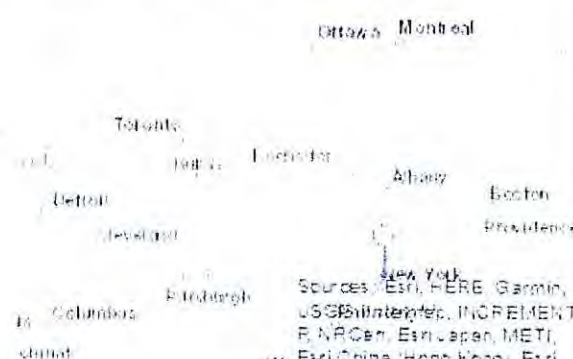


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<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 checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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: <b>RAJESH SHAH</b> _____</p>		<p>Date: <b>5/16/18</b> _____</p>
<p>Signature: <u><i>Rajesh</i></u> _____</p>		

**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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China, Hong Kong, Esri Korea, Esri (Thailand), NGCC, @ OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China, Hong Kong, Esri

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]	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: IAC UCP 2782 Johnson Ave

Date: June 19, 2018

**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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

The Proposed Project would involve the acquisition and renovation of property located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 12b. Per the EAF Mapper, the project site is within an archaeological sensitive area. The project site is fully developed and would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to cultural resources are anticipated.

SEAF Part 1, Item 15. Per the EAF Mapper, the project site contains habitat associated with the Peregrine Falcon (*Falco peregrinus*), which is listed by New York State as an endangered species. The Proposed Project would not involve any work that would present a detrimental impact to potentially present falcons or habitat. No demolition or new construction is proposed, and renovation work not generate loud noises over ambient noise conditions. As such, no significant adverse impacts with respect to threatened or endangered species are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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

June 19, 2018

Name of Lead Agency

Date

Michael E. Cusack, Esq.

General Counsel

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)



## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 3277 Perry Avenue, Borough of Bronx, Bronx County, New York 10463 (Block 3343, Lot 120)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 3277 Perry Avenue in the Bronx that contains a residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). UCP is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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:		NO	YES
New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		approx. 0.05 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?		approx. 0.05 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)?</p> <p>If Yes, explain purpose and size: _____</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>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>Norwood Terrace is a former brownfield site at 3349 Webster Avenue, which is within 0.25 mile of project site.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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: <b>RAJESH SHAH</b></p>		<p>Date: <b>5/16/18</b></p>
<p>Signature: <u><b>Rubel</b></u></p>		



**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.

Sources: Esri, HERE, Garmin, USGS, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri India, Swire, Swire, Esri Korea, Esri (UK), Swire, Esri Singapore, Esri Thailand, Esri (Vietnam), Esri (Taiwan), Esri (Australia), Esri (Brazil), Esri (Canada), Esri (France), Esri (Germany), Esri (Italy), Esri (Japan), Esri (Korea), Esri (Mexico), Esri (Netherlands), Esri (Norway), Esri (Poland), Esri (Portugal), Esri (Russia), Esri (Spain), Esri (Sweden), Esri (Switzerland), Esri (Taiwan), Esri (Thailand), Esri (Turkey), Esri (USA), Esri (Vietnam), Esri (China), Esri (India), Esri (Japan), Esri (Korea), Esri (Mexico), Esri (Netherlands), Esri (Norway), Esri (Poland), Esri (Portugal), Esri (Russia), Esri (Spain), Esri (Sweden), Esri (Switzerland), Esri (Taiwan), Esri (Thailand), Esri (Turkey), Esri (USA), Esri (Vietnam).

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- 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] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes



Project: IAC UCP 3277 Perry Avenue

Date: June 19, 2018

**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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*

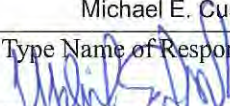

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.

The Proposed Project would involve the acquisition and renovation of property located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. (“UCP”) to provide Individualized Residential Alternative (“IRA”) housing for 10 individuals. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the 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 SEQRA process. The environmental review followed SEQRA, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. More specifically, the project is approximately 1,200 feet (0.23 mile) from a Class C Brownfield Cleanup Program site (former Norwood Terrace at 3349 Webster Avenue; Site Code: C203067). The site received a NYSDEC Certificate of Completion dated 11/21/2014. The Proposed Project would not involve any ground disturbance or new construction, and any renovation work would be conducted in accordance with all local, State and Federal regulations. As such, no significant adverse impacts with respect to hazardous materials are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 _____ Name of Lead Agency	June 19, 2018 _____ Date
Michael E. Cusack, Esq. _____ Print or Type Name of Responsible Officer in Lead Agency	General Counsel _____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	 _____ Signature of Preparer (if different from Responsible Officer)



# 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue				
Project Location (describe, and attach a location map): 3327 Steuben Avenue, Borough of Bronx, Bronx County, New York 10467 (Block 3326, Lot 82)				
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 3327 Steuben Avenue in the Bronx that contains a residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). UCP is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.				
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org		
Address: 80 Maiden Lane, 8th Floor				
City/PO: New York	State: New York	Zip Code: 10038		
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 checked="" type="checkbox"/>	YES <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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		approx. 0.08 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?		approx. 0.08 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<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>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<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>Montefiore Medical Center at 111 East 210th Street and NYCHHC Central Bronx Hospital at 424 Kossuth Avenue are Major Air Pollution Sources within 500 feet of the project site.</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES				
<input type="checkbox"/>	<input checked="" type="checkbox"/>				
<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: <b>RAJESH SHAH</b></p> <p>Signature: <u><i>Rajesh</i></u></p>	<p>Date: <b>5/16/18</b></p>				

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community.

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- 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] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes



Project: IAC UCP 3327 Steuben Ave  
 Date: June 19, 2018

**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"/>



Project: IAC UCP 3327 Steuben

Date: June 19, 2018

### 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.

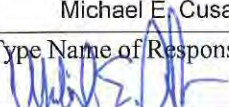
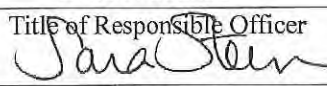
The Proposed Project would involve the acquisition and renovation of property located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. More specifically, the project is approximately 1,500 feet (0.1 mile) from an Air State Facility site (North Central Bronx Hospital at 3424 Kossuth Ave; Site ID: 260020005500010), and approximately 1,700 feet (0.32 mile) from a Class N (No Further Action at this Time) State Superfund Program site (former Nessen Lamps Inc. (aka PS 51X); Site Code: 203061). The Proposed Project would not involve any ground disturbance or new construction, and any renovation work would be conducted in accordance with all local, State and Federal regulations. As such, no significant adverse impacts with respect to hazardous materials are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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	June 19, 2018
Name of Lead Agency	Date
Michael E. Cusack, Esq.	General Counsel
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)



## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 3636 Greystone Avenue, Borough of Bronx, Bronx County, New York 10463 (Block 5770, Lot 69)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of two co-op apartments at 3636 Greystone Avenue in the Bronx that provide Individualized Residential Alternative (IRA) housing for four individuals (the "Proposed Project"). UCP is currently leasing the IRA co-op apartments from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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"/>
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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input type="checkbox"/>
4. Check all land uses that occur on, adjoining and near the proposed action.			YES <input checked="" type="checkbox"/>
<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			







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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>

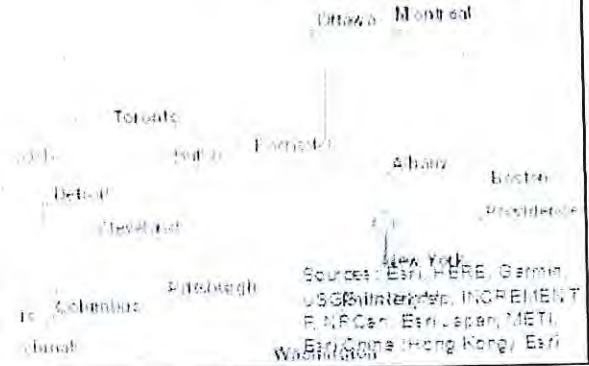
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: RAJESH SHAM Date: 5/16/18  
 Signature: *Rajesh Sham*

**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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Korea, Esri, Thailand, NCCO, & OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Korea, Esri, Thailand, NCCO, & OpenStreetMap contributors, and the GIS User Community

- 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] No



Project: IAC UCP 3636 Greystone Ave

Date: June 19, 2018

**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**

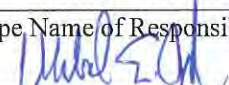
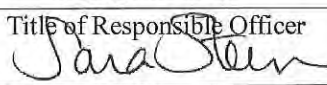
For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.

The Proposed Project would involve the acquisition and renovation of property located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item #12b. The EAF Mapper indicated that the project site is within an archaeological sensitive area. The project site is fully developed with a multi-family residential building that was constructed in 1941. The Proposed Project would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to cultural resources are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 Name of Lead Agency	_____ June 19, 2018 Date
_____ Michael E. Cusack, Esq. Print or Type Name of Responsible Officer in Lead Agency	_____ General Counsel Title of Responsible Officer
_____  Signature of Responsible Officer in Lead Agency	_____  Signature of Preparer (if different from Responsible Officer)



## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 424 Swinton Avenue, Borough of Bronx, Bronx County, New York 10465 (Block 4317, Lot 37)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 424 Swinton Avenue in the Bronx that contains a residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). UCP is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ approx. 0.08 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? _____ approx. 0.08 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			





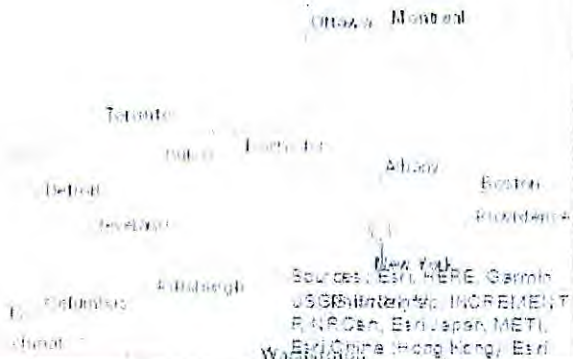


18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	<table border="1"> <tr> <th data-bbox="1266 126 1356 168">NO</th> <th data-bbox="1356 126 1437 168">YES</th> </tr> <tr> <td data-bbox="1266 168 1356 294" style="text-align: center;"><input checked="" type="checkbox"/></td> <td data-bbox="1356 168 1437 294" style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
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: _____ _____ _____	<table border="1"> <tr> <th data-bbox="1266 294 1356 336">NO</th> <th data-bbox="1356 294 1437 336">YES</th> </tr> <tr> <td data-bbox="1266 336 1356 462" style="text-align: center;"><input checked="" type="checkbox"/></td> <td data-bbox="1356 336 1437 462" style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
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: _____ _____ _____	<table border="1"> <tr> <th data-bbox="1266 462 1356 504">NO</th> <th data-bbox="1356 462 1437 504">YES</th> </tr> <tr> <td data-bbox="1266 504 1356 630" style="text-align: center;"><input checked="" type="checkbox"/></td> <td data-bbox="1356 504 1437 630" style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>RAJESH SHAH</u> Date: <u>5/16/18</u></p> <p>Signature: <u><i>Rajesh Shah</i></u></p>					



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NBCC, IGN, OpenStreetMap contributors, and the GIS User Community

**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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NBCC, IGN, OpenStreetMap contributors, and the GIS User Community

- 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] No



Project: IAC UCP 424 Swinton Avenue

Date: June 19, 2018

***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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

The Proposed Project would involve the acquisition and renovation of a residential building located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. ("UCP") to provide Individualized Residential Alternative ("IRA") housing for 10 individuals. There would be no change in use once the property is acquired. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review ("CEQR") Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item #12b. The EAF Mapper indicated that the project site is within an archaeological sensitive area. The project site is fully developed with an approximately 3,513-gross-square-foot building that was constructed in 1965. The Proposed Project would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to cultural resources are anticipated.

Based on the Proposed Project described above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

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

June 19, 2018

Name of Lead Agency

Date

Michael E. Cusack, Esq.

General Counsel

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)



## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue			
Project Location (describe, and attach a location map): 5606 Sylvan Avenue, Borough of Bronx, Bronx County, New York 10465 (Block 5852, Lot 2118)			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of UCP of New York City, Inc., D/B/A Adapt Community Network, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 5606 Sylvan Avenue in the Bronx that contains a residential building used as an Individualized Residential Alternative (IRA) for 8 individuals (the "Proposed Project"). UCP is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: UCP of New York City, Inc., D/B/A Adapt Community Network / Raj Shah, CFO		Telephone: 212-683-6700 x1380 E-Mail: rshah@adaptcommunitynetwork.org	
Address: 80 Maiden Lane, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10038
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"/>
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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ approx. 0.05 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? _____ approx. 0.05 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			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/> NO <input type="checkbox"/> YES	



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: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ A former brownfield located at 6469 Broadway is within 500 feet of project site.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <b>RAJESH SHAH</b>	Date: <b>5/16/18</b>	
Signature: <i>Rajesh</i>		

**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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NCCO, Esri OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NCCO, Esri OpenStreetMap contributors, and the GIS User Community

- 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



Project: IAC UCP 5606 Sylvan Ave

Date: June 19, 2018

**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.

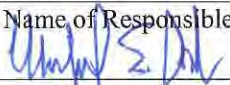

The Proposed Project would involve the acquisition and renovation of property located in the Bronx, Bronx County, New York. The property is currently leased by UCP of New York City, Inc. (“UCP”) to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the property is acquired. The Proposed Project would not involve any ground disturbance or new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the 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 SEQRA process. The environmental review followed SEQRA, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 12b. The EAF Mapper indicated that the project site is within an archaeological sensitive area. However, the project site is fully developed with a residential building that was constructed in 1925, and the Proposed Project would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to cultural resources are anticipated. SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. Specifically, the project is approximately 500 feet (0.1 mile) from a Class C (Completed) Brownfield Cleanup Program site (6469 Broadway; Site Code: C203048) that received a Certificate of Completion dated 10/19/15. No significant adverse impacts with respect to hazardous materials are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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	June 19, 2018
Name of Lead Agency	Date
Michael E. Cusack, Esq.	General Counsel
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)





## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

June 19, 2018

Ms. Sara Stein  
Environmental  
DASNY  
One Penn Plaza, 52nd Floor  
New York, NY 10119

Re: DASNY  
IAC UCP Property Acquisition and Renovation  
2191 Bolton St, 3636 Greystone Ave, 2782 Johnson Ave, 3277 Perry Ave, 3327 Steuben  
Ave, 424 Swinton Ave, 5606 Sylvan Ave, and 2075-2081 Wallace Ave, New York, NY  
18PR03738

Dear Ms. Stein:

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 New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

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

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation





# DASNY

(DORMITORY AUTHORITY STATE OF NEW YORK)

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** June 19, 2018  
**Project Name:** InterAgency Council of Developmental Disabilities, Inc. (IAC) *United Cerebral Palsy of New York City, Inc. (UCP) Property Acquisition and Renovation*  
**Project Number:** 347450  
**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 (“SSGPIPA”)*, 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 InterAgency Council of Developmental Disabilities, Inc. (“IAC”) has requested financing from DASNY pursuant to DASNY’s Other Independent Institutions Program for the funding of projects throughout New York State for certain of its not-for-profit members as part of IAC’s Pooled Loan Program. For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used, in part, to finance the acquisition and renovation, furnishing and/or equipping of the following properties located in the Borough of Bronx, Bronx County, New York (hereinafter, the “Proposed Project”):

- 2075-2081 Wallace Avenue (a total of 19 apartments, each approximately 700 to 900 gross-square-foot [“gsf”]);
- 2191 Bolton Street (a total of 5 apartments, each approximately 775 to 800 gsf);
- 2782 Johnson Avenue (3-story, approximately 2,242-gsf residential building);
- 3277 Perry Avenue (2-story, approximately 2,536-gsf residential building);
- 3327 Steuben Avenue (3-story, approximately 4,734-gsf residential building);
- 3636 Greystone Avenue (2 apartments, each approximately 1,300 gsf);
- 424 Swinton Avenue (3-story, approximately 3,300-gsf building); and
- 5606 Sylvan Avenue (2-story, approximately 1,453-gsf building).

United Cerebral Palsy of New York City, Inc. (“UCP”), one of the providers in IAC’s pool, is currently leasing the properties from Federation Employment Guidance Service (“FEGS”), which is liquidating the property under Chapter 11 of the Bankruptcy Code. The properties



provide Individualized Residential Alternative (“IRA”) housing for individuals with developmental disabilities, and there would be no change in use once the properties are acquired. Proposed renovations would consist of minor repairs and furnishings.

**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 Proposed Project would consist of the acquisition and renovation of existing residential properties located in the Borough of Bronx, Bronx County, New York. All of the properties utilize existing water supply, sewers, and energy infrastructure. As such, the Proposed Project would be generally supportive of 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 properties are located within the Bronx, Bronx County, New York. As such, the Proposed Project would be generally supportive of this criterion.

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

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

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would involve the acquisition and renovation of existing properties for continued use as IRA housing. The Proposed Project would not have any significant adverse impacts on the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources. As such, the Proposed Project would be generally supportive of 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 existing residential properties that would continue to be used for IRA housing that supports individuals with developmental disabilities, as well as the integration of all incomes and age groups. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would consist of the acquisition and renovation of existing residential properties that would continue to be used for IRA housing. All of the properties are within 0.25 mile of public transportation, including bus and/or subway service. While the Proposed Project would not directly improve public transportation or reduce automobile dependency, it would not be in conflict with this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.). Check one and describe:

Yes  No  Not Relevant

DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act* ("SEORA"). The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980* ("SHPA"), specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* ("PRHPL"), as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"). OPRHP reviewed the Proposed Project and in a letter dated June 19, 2018, determined that it would have no impact on archaeological and/or historic resources listed in or eligible for the State and National Registers of Historic Places ("S/NR"). The New York State Office for People With Developmental Disabilities ("OPWDD") is an involved agency in the SEQR review. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant



The Proposed Project supports Statewide plans, programs and goals that address the needs of people with developmental disabilities living in all communities throughout the New York. The State's programs and services demonstrate the essentiality of community-based services to the developmentally disabled population. The Proposed Project would provide the continuation of IRA housing at the subject properties. As such, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would involve the acquisition and renovation of residential properties. The properties are currently leased by UCP to provide IRA housing and there would be no change in use once the properties are acquired. The Proposed Project would be consistent with local codes and regulations, and there would be no changes to existing zoning. As such, the Proposed Project would be generally supportive of 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 consist of COU's acquisition and renovation of residential properties. The existing buildings would continue to be used by UCP for IRA housing. No adverse impacts on ambient greenhouse gas levels are anticipated as a result of the Proposed Project. 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

As previously noted, DASNY, acting as *SEQR* lead agency, is conducting a coordinated environmental review of the Proposed Project. Involved agencies and interested parties in DASNY's *SEQR* process include state and local agencies and/or officials. As such, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by OPWDD, which has an ongoing governance structure to sustain the implementation of community planning. As such, the Proposed Project would be generally supportive of 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**

*Authorized officer of DASNY*  
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.



\_\_\_\_\_  
**Signature**

Michael E. Cusack, General Counsel  
**Print Name and Title**

June 19, 2018  
**Date**



**DASNY**  
**STATE ENVIRONMENTAL QUALITY REVIEW**  
**NEGATIVE DECLARATION**  
**NOTICE OF DETERMINATION OF NONSIGNIFICANCE**

**Date:** June 19, 2018

**Lead Agency:** DASNY  
(Dormitory Authority State of New York)  
515 Broadway  
Albany, New York 12207-2964

**Applicant:** Citizens Options Unlimited, Inc. (COU) / Community Services  
Support Corporation (CSSC)  
189 Wheatley Road  
Brookville, New York 11545

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.

**DASNY** ("Dormitory Authority State of New York"), 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:** InterAgency Council of Developmental Disabilities, Inc. (IAC)  
Citizens Options Unlimited, Inc., (COU) *Property Acquisitions and Renovation Project – Nassau County (DASNY Bonds Series 2018)*

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

**Review Type:** Coordinated Review



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

DASNY ("Dormitory Authority State of New York") has received a funding request from the InterAgency Council of Developmental Disabilities, Inc. ("IAC") for the funding of projects throughout New York State for certain of its not-for-profit members as part of the IAC's Pooled Loan Program. For purposes of the *State Environmental Quality Review Act* ("SEQRA"), the Proposed Action would consist of DASNY's authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC, pursuant to DASNY's Other Independent Institutions Program. The proceeds of the tax-exempt bond issuance would be used as a pool to finance and/or refinance the projects of seven participants in IAC's Pooled Loan Program.<sup>1</sup> The seven participants in this bond issue are seeking to finance or refinance 44 individual projects, which would be covered under separate determinations.<sup>2</sup>

Citizens Options Unlimited, Inc. ("COU"), one of the participants in IAC's Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of the following properties ("the Proposed Project"):

- 28 Carol Street in West Hempstead, Town of Hempstead, Nassau County, New York that contains a 1 and one-half story, approximately 1,883-gross-square-foot ("gsf"), single-family residential building used as an Individualized Residential Alternative ("IRA") for 6 individuals (\$835,000);
- 29 Saddle Rock Road in Valley Stream, Town of Hempstead, Nassau County, New York that contains a 1 story, approximately 1,545-gsf, single-family residential building used as an IRA for 6 individuals (\$575,000); and
- 272 Pearl Street in Lawrence, Town of Hempstead, Nassau County, New York that contains a 2-story, approximately 2,942-gsf, single-family residential building used as an IRA for 12 individuals (\$975,000).

Community Services Support Corporation ("CSSC"), a subsidiary of COU, is currently leasing the properties from Federation Employment Guidance Service ("FEGS"), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the properties are acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.

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<sup>1</sup> The participants in this bond issuance are: Ability Beyond Disability, Inc. ("ABD") (1 project), Citizens Options Unlimited, Inc. ("COU") (6 projects), Lifespire, Inc. ("Lifespire") (1 project), SCO Family of Services ("SCO") (1 project), Sinergia, Inc. ("Sinergia") (2 projects), United Cerebral Palsy of New York City, Inc. ("UCP") (31 projects), and Young Adult Institute, Inc. ("YAI") (2 projects).

<sup>2</sup> It is permissible for these projects to undergo a separate *State Environmental Quality Review* ("SEQR") determination because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.



### **Description of the Institution**

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by the New York State Office for People With Developmental Disabilities ("OPWDD").

COU, an affiliate agency of AHRC Nassau, empowers people with intellectual and developmental disabilities to achieve their goals through self-directed services. CSSC holds title to and maintains properties for various programs operated by other tax-exempt organizations, such as residential facilities for the developmentally disabled.

### **Reasons Supporting This Determination**

DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA"), codified at Article 8 of the *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 environmental review followed SEQR, and the *New York City Environmental Quality Review* ("CEQR") *Technical Manual* generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

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"). In addition, since the Proposed Project would include DASNY financing, a *Smart Growth Impact Statement Assessment Form* ("SGISAF") for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act* ("SSGPIPA") procedures.

Representatives of DASNY reviewed the *Short Environmental Assessment Form* ("SEAF") *Part 1*, dated June 6, 2018, that was prepared for the Proposed Project by representatives of COU/CSSC, and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. 617.2(ak) of the SEQR implementing regulations. On June 11, 2018, DASNY circulated an expedited lead agency request letter, including the *SEAF-Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. Typically, in accordance with SEQRA, if DASNY did not receive a reply from an involved agency within thirty days of the lead agency notification, it would automatically assume the lead agency role for a project and conduct a coordinated review among the involved agencies. However, consistent with common SEQRA procedural practice,



DASNY identified OPWDD as the only other involved agency with a discretionary *SEQR* action and requested an expedited review of the Proposed Project. On June 15, 2018, OPWDD agreed to DASNY's designation as lead agency for the Proposed Project.

There being no objection to DASNY assuming *SEQR* lead agency status, DASNY initiated a coordinated review with OPWDD. DASNY representatives discussed the Proposed Project's environmental effects with representatives and consultants of IAC, COU/CSSC as well as representatives of OPWDD. **Based on the above, and the additional information set forth below, DASNY, as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** The Proposed Project would involve the acquisition and renovation of existing, single-family buildings. The properties are currently leased by COU to provide Individualized Residential Alternative ("IRA") housing to individuals with developmental disabilities. There would be no change in use once the properties are acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

Based on the Proposed Project described above, and the impact guidance thresholds presented in the *CEQR Technical Manual*, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. There would be no changes to land use or zoning, and the Proposed Project would support or otherwise be in compliance with local public policy initiatives. Regarding New York State public policy initiatives, DASNY's Smart Growth Advisory Committee reviewed the Proposed Project under the *SSGPIPA*. Since the Proposed Action would include DASNY bond financing, a *SGISAF* for the Proposed Project was prepared pursuant to the *SSGPIPA*. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the *SGISAF*. In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

The Proposed Project was reviewed in conformance with the *SHPA*, especially the implementing regulations of Section 14.09 of the *PRHPL*, as well as with the requirements of the MOU, dated March 18, 1998, between DASNY and the OPRHP. OPRHP reviewed the Proposed Project and determined the 28 Carol Street property is eligible for listing in the State and National Registers of Historic Places ("S/NR") as part of an eligible Historic District (see letter dated June 19, 2018). Based on OPRHP's review of the project, it is OPRHP's opinion that the proposed work will have No Adverse Impact upon historic resources, with the condition that the proposed renovation plans for the property be submitted to OPRHP's review and comment, once available. DASNY has similarly determined that the Proposed Project would have no impact upon archaeological and/or cultural resources listed in or eligible for inclusion in the S/NR.



The potential project impacts were assessed in *SEAF Part 2 – Impact Assessment* and *Part 3 – Determination of Significance* (see attached), for each project site. In addition to the factors considered in *SEAF Parts 2 and 3*, 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; and
- (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.

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 will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Michael E. Cusack, Esq.  
General Counsel

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

Telephone: (518) 257-3141  
Fax: (518) 257-3100



**DASNY  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**

**DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
for the  
INTERAGENCY COUNCIL OF DEVELOPMENTAL DISABILITIES, INC. (IAC)  
CITIZENS OPTIONS UNLIMITED, INC. (COU)  
PROPERTY ACQUISITION AND RENOVATION PROJECT**

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# 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.

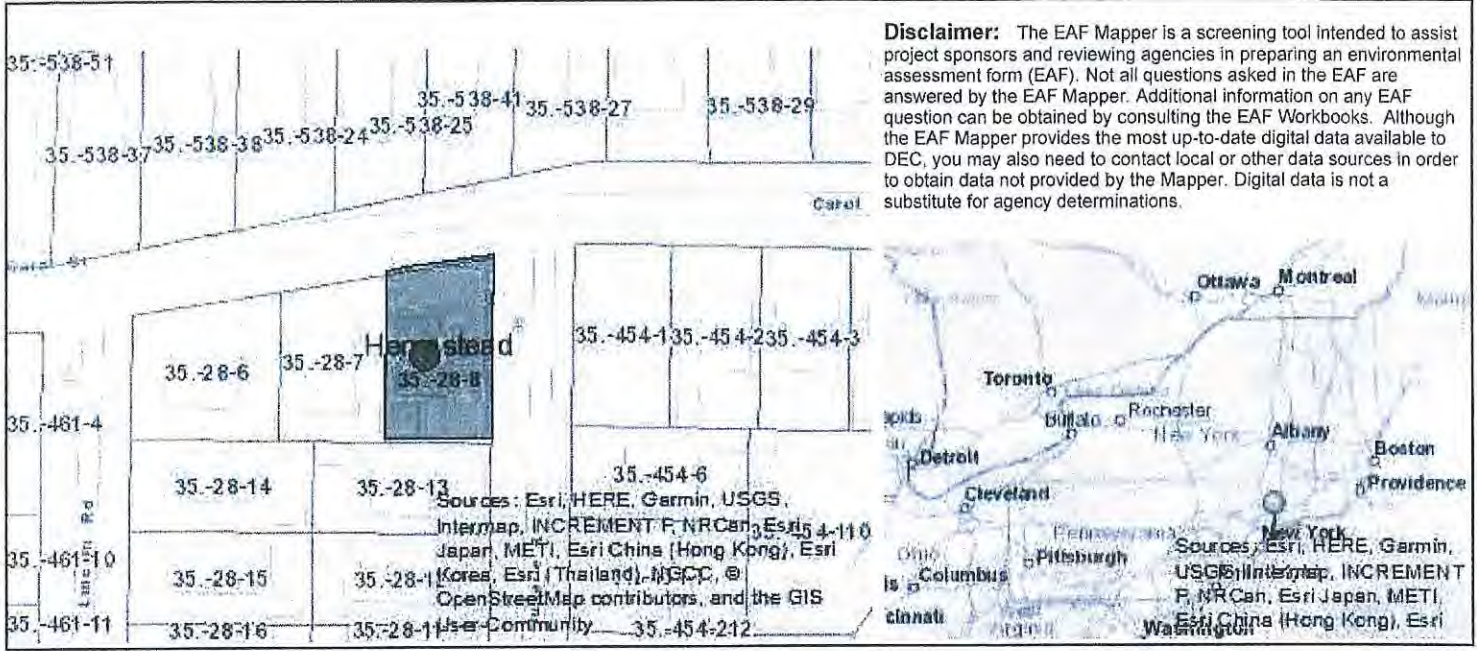
<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue				
Project Location (describe, and attach a location map): 28 Carol Street, West Hempstead, Nassau County, New York				
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Citizens Options Unlimited, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 28 Carol Street in West Hempstead, Nassau County, New York, that contains a 1 and half story, approximately 1,883-gsf, single-family residential building used as an Individualized Residential Alternative (IRA) for 6 individuals (the "Proposed Project"). Community Services Support Corporation (CSSC), a subsidiary of Citizens Options Unlimited, is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.				
Name of Applicant or Sponsor: Community Services Support Corporation (CSSC) / Will Derr		Telephone: 519-626-1075 x1221 E-Mail: wderr@ahrc.org		
Address: 189 Wheatley Road				
City/PO: Brookville		State: New York	Zip Code: 11545	
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 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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.13 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?		0.13 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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				



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES		
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?				
	<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?				
	<input checked="" 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?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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: _____			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			
	<input type="checkbox"/>	<input type="checkbox"/>		



<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 checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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>Citizens Options Unlimited, Inc.</u> Date: <u>6/7/2018</u></p>		
<p>Signature: <u><i>William Perez</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]	No
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]	No



Project: IAC COU 28 Carol Street

Date: June 19, 2018

**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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

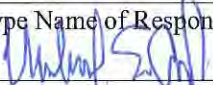
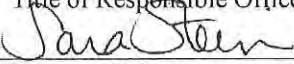
The Proposed Project would involve the acquisition and renovation of an existing single-family building. The property is currently leased by Citizens Options Unlimited, Inc. (“COU”) to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the property is acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment, including roof repairs and the purchase of a backup generator.

This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the 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 SEQRA process. The environmental review followed SEQRA, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

The New York State Office of Parks, Recreation and Historic Preservation reviewed the Proposed Project and determined the the 28 Carol Street property is eligible for listing in the State and National Registers of Historic Places (“S/NR”) as part of an eligible Historic District (see letter dated June 19, 2018). Based on OPRHP’s review of the project, it is OPRHP’s opinion that the proposed work will have No Adverse Impact upon historic resources, with the condition that the proposed renovation plans for the property be submitted to OPRHP for review and comment, once available. The proposed work scope would involve roof repairs and installation of a backup generator. DASNY concurs with OPRHP’s opinion that the proposed work will have No Adverse Impact upon historic resources. Detailed plans will be submitted to OPRHP, once available.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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	June 19, 2018
Name of Lead Agency	Date
Michael E. Cusack, Esq.	General Counsel
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)



## 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.

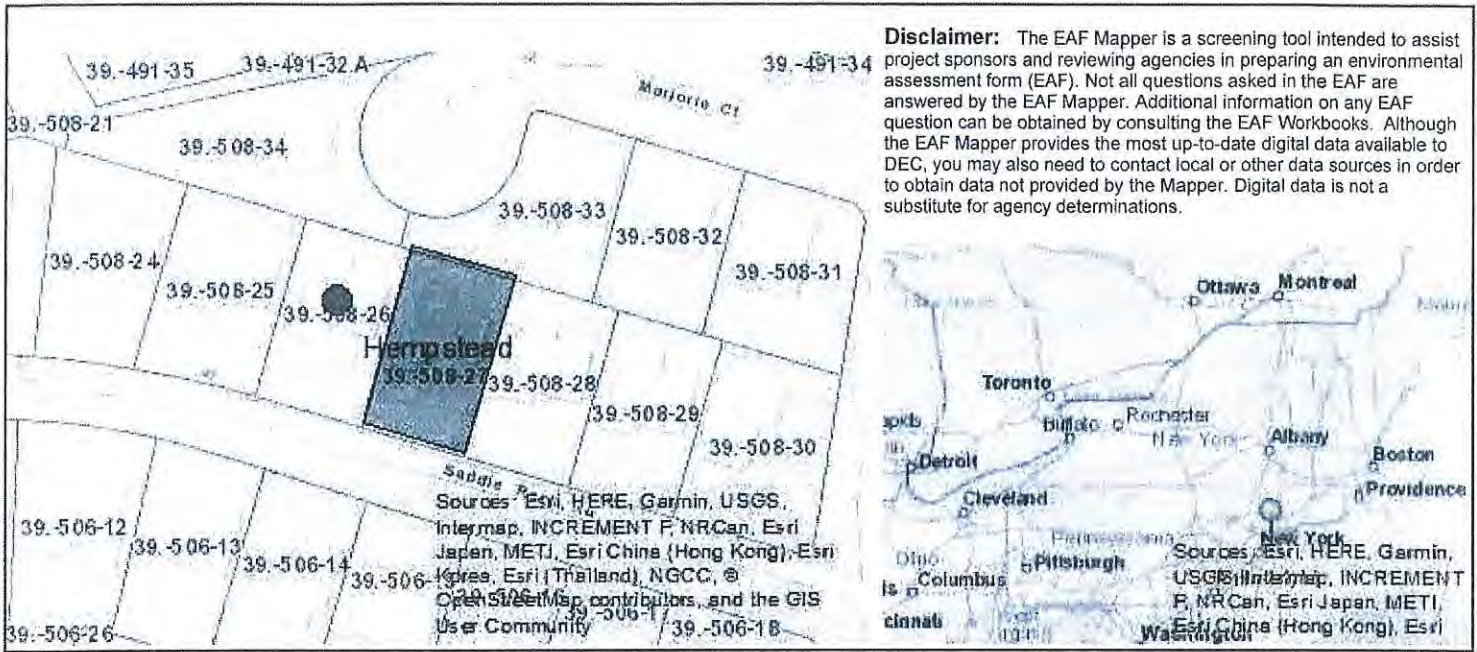
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue				
Project Location (describe, and attach a location map): 29 Saddlerock Road, Valley Stream, Nassau County, New York 11581				
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Citizens Options Unlimited, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 29 Saddlerock Road, Valley Stream, Nassau County, New York, that contains a 1 story, approximately 1,545-gsf, single-family residential building used as an Individualized Residential Alternative (IRA) for 6 individuals (the "Proposed Project"). Community Services Support Corporation (CSSC), a subsidiary of Citizens Options Unlimited, is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.				
Name of Applicant or Sponsor: Community Services Support Corporation (CSSC) / Will Derr		Telephone: 519-626-1075 x1221 E-Mail: wderr@ahrc.org		
Address: 189 Wheatley Road				
City/PO: Brookville		State: New York	Zip Code: 11545	
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 checked="" type="checkbox"/>	YES <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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.13 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?		0.13 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 checked="" type="checkbox"/></p>	<p>YES</p> <p><input 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>Citizens Oppiers Unlimited, Inc.</u> Date: <u>6/6/2018</u></p> <p>Signature: <u>William T Dew</u></p>		



**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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name: Jamaica Bay, Reason: Protect ecosystem & large number of wildlife, Agency: Kings, Queens, Nassau County, Date: 2-1-90
Part 1 / Question 12a [National Register of Historic Places]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



Project: IAC COU 29 Saddlerock Rd

Date: June 19, 2018

**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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

The Proposed Project would involve the acquisition of property and renovation of an existing single-family building. No ground disturbance or new construction is anticipated. The property is currently leased by Citizens Options Unlimited, Inc. (“COU”), and there would be no change in use once the property is acquired. The proposed renovations would consist of exterior repairs/replacement, landscaping and purchase of a backup generator.

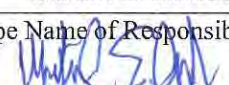
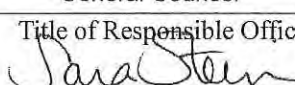
This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the Environmental Conservation Law (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the New York Codes, Rules and Regulations (“N.Y.C.R.R.”), which collectively contain the requirements for the SEQRA process. The environmental review followed SEQRA, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item #7. The EAF Mapper online database search results indicated that the project site is within the Jamaica Bay Critical Environmental Area (“CEA”). The project site is fully developed with a single-family house that was constructed in 1951. The Proposed Project would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to natural resources within Jamaica Bay CEA are anticipated.

SEAF Part 1, Item #16. The EAF Mapper indicated that the project site is within the 100-year flood plain. As noted above, the Proposed Project would not involve any ground disturbance or new construction, and it would not alter the way in which surface hydrology flows. As such, no significant adverse impacts with respect to natural resources are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

- 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	June 19, 2018
Name of Lead Agency	Date
Michael E. Cusack, Esq.	General Counsel
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)



## 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.

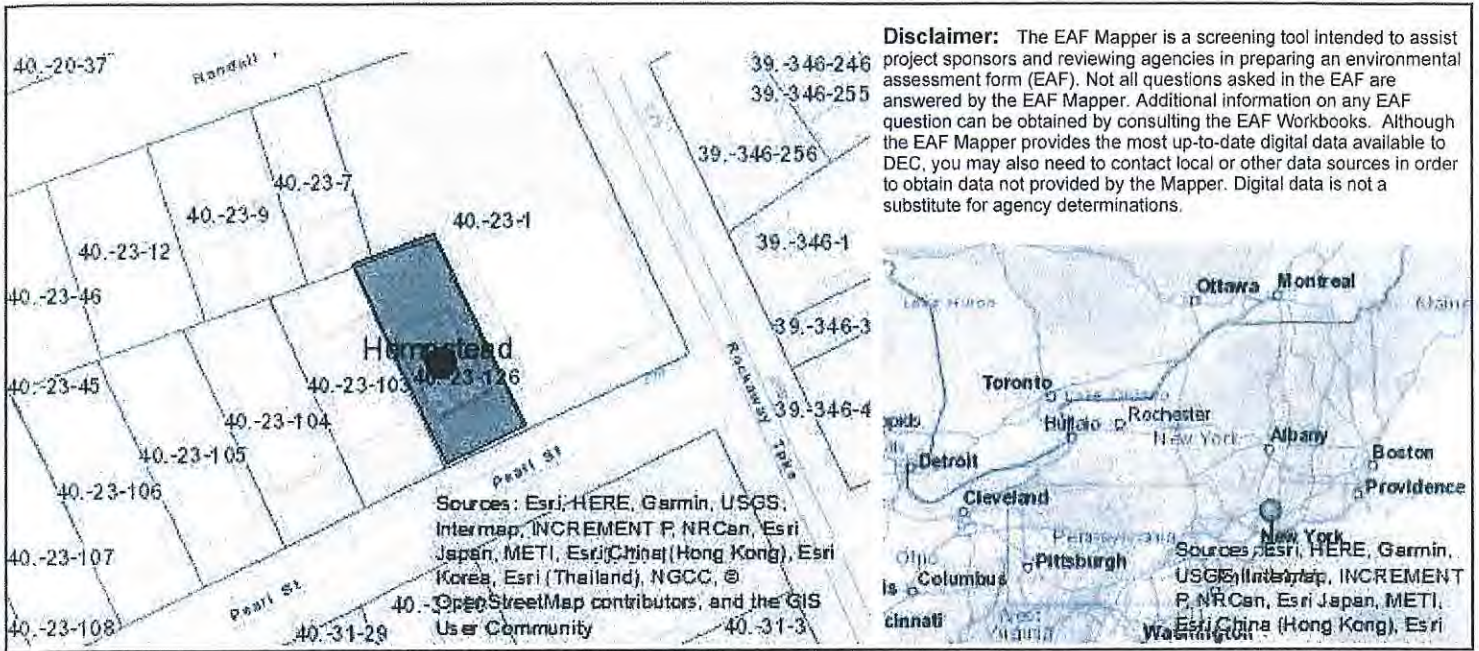
<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue				
Project Location (describe, and attach a location map): 272 Pearl Street, Lawrence, Nassau County, New York 11559				
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Citizens Options Unlimited, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 272 Pearl Street in Lawrence, Nassau County, New York, that contains a 2-story, approximately 2,942-gsf, single-family residential building used as an Individualized Residential Alternative (IRA) for 12 individuals (the "Proposed Project"). Community Services Support Corporation (CSSC), a subsidiary of Citizens Options Unlimited, is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.				
Name of Applicant or Sponsor: Community Services Support Corporation (CSSC) / Will Derr		Telephone: 519-626-1075 x1221 E-Mail: wderr@ahrc.org		
Address: 189 Wheatley Road				
City/PO: Brookville	State: New York	Zip Code: 11545		
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 checked="" type="checkbox"/>	YES <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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		>0.5 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?		>0.5 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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)?          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 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>Citizens Operators Unlimited, Inc.</u> Date: <u>6/6/2018</u>          Signature: <u>William T. Durr</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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



Project: IAC COU 272 Pearl St.

Date: June 19, 2018

**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*

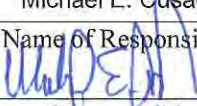
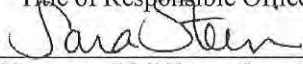
For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.

The Proposed Project would involve the acquisition and renovation of an existing single-family building. The property is currently leased by Citizens Options Unlimited, Inc. (“COU”) to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the property is acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment, including installation of an ADA-accessible ramp, fire alarms, bathroom and window repairs, driveway and fencing replacement, interior office construction and purchase of a backup generator.

This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Items 12b, 16 and 20 -- See attached for impact evaluation.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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	June 19, 2018
Name of Lead Agency	Date
Michael E. Cusack, Esq.	General Counsel
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)



### **SEAF Part 3 Determination of Significance (Continued)**

SEAF Part 1, Item 12b. Per the EAF Mapper, the project site is within an archaeological sensitive area. However, the project site is fully developed with a residential building that was constructed in the 1930s, and the Proposed Project would not involve any new construction. Minimal ground disturbance associated with driveway and fencing repairs would be negligible. As such, no significant adverse impacts with respect to cultural resources are anticipated.

SEAF Part 1, Item 16. Per the EAF Mapper, the project site is within the 100-year flood plain. However, the Proposed Project would not involve any new construction or ground disturbance that would alter the way in which surface hydrology flows. As such, no significant adverse impacts with respect to natural resources are anticipated.

SEAF Part 1, Item 20. Per the EAF Mapper, the project site is within 2,000 feet of land that has been part of hazardous waste remediation. Specifically, the property is approximately 1,200 feet (0.25 mile) from a Class 2 Superfund Site (former Quick and Clean Cleaners at 380 Rockaway Turnpike; Site Code: 130198), which is undergoing remediation. The Proposed Project would involve minimal ground disturbance associated with driveway and fencing repairs, but no new construction. Any work performed at the site would be in compliance with all local, State and Federal requirements. As such, no significant adverse impacts with respect to hazardous materials are anticipated.







## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

June 19, 2018

Ms. Sara Stein  
Environmental Manager  
DASNY  
One Penn Plaza  
New York, NY 10119

Re: DASNY  
IAC COU Property Acquisition and Renovation  
28 Carol Street, West Hempstead, NY  
18PR03739

Dear Ms. Stein:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that 28 Carol Street is eligible for listing in the State and National Registers of Historic Places as part of an eligible Historic District, but that 272 Pearl Street and 29 Saddle Rock Road are not eligible. We have reviewed the project description and supporting documentation that were provided to our office on June 18<sup>th</sup>, 2018. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact upon historic resources, with the condition that the proposed renovation plans for 28 Carol Street be submitted for our review and comment, once available.

If additional information correspondence is required regarding this project it should be provided via our Cultural Resource Information System (CRIS) at [www.nysparks.com/shpo/online-tools/](http://www.nysparks.com/shpo/online-tools/). Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee  
Historic Site Restoration Coordinator  
[olivia.brazee@parks.ny.gov](mailto:olivia.brazee@parks.ny.gov)

via e-mail only



# DASNY

(DORMITORY AUTHORITY STATE OF NEW YORK)

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** June 19, 2018  
**Project Name:** InterAgency Council of Developmental Disabilities, Inc. (IAC) *Citizens Options Unlimited, Inc., (COU) Property Acquisition and Renovation*  
**Project Number:** 347450  
**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 (“SSGPIPA”)*, 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 InterAgency Council of Developmental Disabilities, Inc. (“IAC”) has requested financing from DASNY pursuant to DASNY’s Other Independent Institutions Program for the funding of projects throughout New York State for certain of its not-for-profit members as part of IAC’s Pooled Loan Program. For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used, in part, to finance the acquisition and renovation, furnishing and/or equipping of the following properties:

- 28 Carol Street in West Hempstead, Town of Hempstead (Nassau County) that contains a 1 and one-half story, approximately 1,883-gross-square-foot (“gsf”), single-family residential building;
- 29 Saddle Rock Road in Valley Stream, Town of Hempstead (Nassau County) that contains a 1 story, approximately 1,545-gsf, single-family residential building; and
- 272 Pearl Street in Lawrence, Town of Hempstead (Nassau County) that contains a 2-story, approximately 2,942-gsf, single-family residential building.

Community Services Support Corporation (“CSSC”), a subsidiary of COU, is currently leasing the properties from Federation Employment Guidance Service (“FEGS”), which is liquidating the property under Chapter 11 of the Bankruptcy Code, to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the properties are acquired, and the proposed renovations would consist of minor repairs and furnishings.



**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 Proposed Project would consist of the acquisition and renovation of existing residential properties located in the Town of Hempstead, Nassau County; all of which utilize existing water supply, sewers, and energy infrastructure. As such, the Proposed Project would be generally supportive of 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 three properties are in suburban areas within West Hempstead, Valley Stream and Lawrence, within the Town of Hempstead, Nassau County, New York City. As such, the Proposed Project would be generally supportive of this criterion.

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

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

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would involve the acquisition and renovation of three existing properties for continued use as IRA housing. The Proposed Project would not have any significant adverse impacts on the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources. As such, the Proposed Project would be generally supportive of 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 existing residential properties that would continue to be used for IRA housing. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would consist of the acquisition and renovation of existing residential properties that would continue to be used for IRA housing. All three properties are within 1 mile of a Long Island Railroad (“LIRR”) station. The 272 Pearl Street property is located approximately 0.5 mile from the Lawrence station (Far Rockaway line), the 29 Saddle Rock Road property is approximately 0.6 mile from the Gibson station (Far Rockaway line) and 28 Carol Street is approximately 0.6 mile from the Lakeview station (West Hempstead line). Bus service in these areas is limited. While the Proposed Project would not directly improve public transportation or reduce automobile dependency, it would not be in conflict with this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* [“SEQR”] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System [“SPDES”] permit issuance/revision notices, etc.). Check one and describe:

Yes  No  Not Relevant

DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York’s *State Environmental Quality Review Act* (“SEQRA”). The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In a letter dated June 19, 2018, OPRHP determined the 28 Carol Street property is eligible for listing in the State and National Registers of Historic Places (“S/NR”) as part of an eligible Historic District. Based on OPRHP’s review of the project, it is OPRHP’s opinion that the proposed work will have No Adverse Impact upon historic resources, with the condition that the proposed renovation plans for the property be submitted to OPRHP’s review and comment, once available. The New York State Office for People With Developmental Disabilities (“OPWDD”) is an involved agency in the SEQR review. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project supports Statewide plans, programs and goals that address the needs of people with developmental disabilities living in all communities throughout the New York. The State's programs and services demonstrate the essentiality of community-based services to the developmentally disabled population. The Proposed Project would provide the continuation of IRA housing at the subject properties. As such, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would involve the acquisition and renovation of residential properties. The properties are currently leased by COU to provide IRA housing and there would be no change in use once the properties are acquired. The Proposed Project would be consistent with local codes and regulations, and there would be no changes to existing zoning. As such, the Proposed Project would be generally supportive of 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 consist of COU's acquisition and renovation of residential properties. The existing buildings would continue to be used by COU for IRA housing. No adverse impacts on ambient greenhouse gas levels are anticipated as a result of the Proposed Project. 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

As previously noted, DASNY, acting as *SEQR* lead agency, is conducting a coordinated environmental review of the Proposed Project. Involved agencies and interested parties in DASNY's *SEQR* process include state and local agencies and/or officials. As such, the Proposed Project would be generally supportive of this criterion.

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



Yes  No  Not Relevant

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by OPWDD, which has an ongoing governance structure to sustain the implementation of community planning. As such, the Proposed Project would be generally supportive of 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.



\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
Michael E. Cusack, General Counsel

**Print Name and Title**

\_\_\_\_\_  
June 19, 2018

**Date**

**DASNY**  
**STATE ENVIRONMENTAL QUALITY REVIEW**  
**NEGATIVE DECLARATION**  
**NOTICE OF DETERMINATION OF NONSIGNIFICANCE**

**Date:** June 19, 2018

**Lead Agency:** DASNY  
(Dormitory Authority State of New York)  
515 Broadway  
Albany, New York 12207-2964

**Applicant:** Citizens Options Unlimited, Inc. (COU) / Community Services  
Support Corporation (CSSC)  
189 Wheatley Road  
Brookville, New York 11545

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.

**DASNY ("Dormitory Authority State of New York"), 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:** InterAgency Council of Developmental Disabilities, Inc. (IAC)  
Citizens Options Unlimited, Inc., (COU) *Property Acquisition and Renovation Project – Suffolk County (DASNY Bonds Series 2018)*

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

**Review Type:** Coordinated Review



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

DASNY ("Dormitory Authority State of New York") has received a funding request from the InterAgency Council of Developmental Disabilities, Inc. ("IAC") for the funding of projects throughout New York State for certain of its not-for-profit members as part of the IAC's Pooled Loan Program. For purposes of the *State Environmental Quality Review Act* ("SEQRA"), the Proposed Action would consist of DASNY's authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC, pursuant to DASNY's Other Independent Institutions Program. The proceeds of the tax-exempt bond issuance would be used as a pool to finance and/or refinance the projects of seven participants in IAC's Pooled Loan Program.<sup>1</sup> The seven participants in this bond issue are seeking to finance or refinance 44 individual projects, which would be covered under separate determinations.<sup>2</sup>

Citizens Options Unlimited, Inc. ("COU"), one of the participants in IAC's Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of a 2-story, approximately 2,129-gross-square-foot ("gsf") building located at 60 West Fort Salonga Road in Northport, Town of Huntington, Suffolk County, New York to serve as an Individualized Residential Alternative ("IRA") for 6 individuals (the "Proposed Project"):

Community Services Support Corporation ("CSSC"), a subsidiary of COU, is currently leasing the property from Federation Employment Guidance Service ("FEGS"), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.

### **Description of the Institution**

Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by the New York State Office for People With Developmental Disabilities ("OPWDD").

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<sup>1</sup> The participants in this bond issuance are: Ability Beyond Disability, Inc. ("ABD") (1 project), Citizens Options Unlimited, Inc. ("COU") (6 projects), Lifespire, Inc. ("Lifespire") (1 project), SCO Family of Services ("SCO") (1 project), Sinergia, Inc. ("Sinergia") (2 projects), United Cerebral Palsy of New York City, Inc. ("UCP") (31 projects), and Young Adult Institute, Inc. ("YAI") (2 projects).

<sup>2</sup> It is permissible for these projects to undergo a separate *State Environmental Quality Review* ("SEQR") determination because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.



COU, an affiliate agency of AHRC Nassau, empowers people with intellectual and developmental disabilities to achieve their goals through self-directed services. CSSC holds title to and maintains properties for various programs operated by other tax-exempt organizations, such as residential facilities for the developmentally disabled.

### **Reasons Supporting This Determination**

DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA"), codified at Article 8 of the *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 environmental review followed SEQR, and the *New York City Environmental Quality Review* ("CEQR") *Technical Manual* generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

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"). In addition, since the Proposed Project would include DASNY financing, a *Smart Growth Impact Statement Assessment Form* ("SGISAF") for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act* ("SSGPIPA") procedures.

Representatives of DASNY reviewed the *Short Environmental Assessment Form* ("SEAF") *Part 1*, dated June 6, 2018, that was prepared for the Proposed Project by representatives of COU/CSSC, and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. 617.2(ak) of the SEQR implementing regulations. On June 11, 2018, DASNY circulated an expedited lead agency request letter, including the SEAF-*Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. Typically, in accordance with SEQRA, if DASNY did not receive a reply from an involved agency within thirty days of the lead agency notification, it would automatically assume the lead agency role for a project and conduct a coordinated review among the involved agencies. However, consistent with common SEQRA procedural practice, DASNY identified OPWDD as the only other involved agency with a discretionary SEQR action and requested an expedited review of the Proposed Project. On June 15, 2018, OPWDD agreed to DASNY's designation as lead agency for the Proposed Project.

There being no objection to DASNY assuming SEQR lead agency status, DASNY initiated a coordinated review with OPWDD. DASNY representatives discussed the Proposed Project's environmental effects with representatives and consultants of IAC, COU/CSSC as well as representatives of OPWDD. **Based on the above, and the additional information set forth below, DASNY, as lead agency has analyzed the relevant areas of environmental**



**concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** The Proposed Project would involve the acquisition and renovation of an existing, single-family building. The property is currently leased by COU to provide IRA housing to individuals with developmental disabilities. There would be no change in use once the property is acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

Based on the Proposed Project described above, and the impact guidance thresholds presented in the *CEQR Technical Manual*, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. There would be no changes to land use or zoning, and the Proposed Project would support or otherwise be in compliance with local public policy initiatives. Regarding New York State public policy initiatives, DASNY's Smart Growth Advisory Committee reviewed the Proposed Project under the *SSGPIPA*. Since the Proposed Action would include DASNY bond financing, a *SGISAF* for the Proposed Project was prepared pursuant to the *SSGPIPA*. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the *SGISAF*. In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

The Proposed Project was reviewed in conformance with the *SHPA*, especially the implementing regulations of Section 14.09 of the *PRHPL*, as well as with the requirements of the MOU, dated March 18, 1998, between DASNY and the OPRHP. In a letter dated June 18, 2018, OPRHP determined that the Proposed Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places ("S/NR"). DASNY has similarly determined that the Proposed Project would have no impact upon archaeological and/or cultural resources listed in or eligible for inclusion in the S/NR.

The potential project impacts were assessed in *SEAF Part 2 – Impact Assessment and Part 3 – Determination of Significance* (see attached). In addition to the factors considered in *SEAF Parts 2 and 3*, 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; and
  - (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.

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 will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Michael E. Cusack, Esq.  
General Counsel

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

Telephone: (518) 257-3141  
Fax: (518) 257-3100



**DASNY  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**

**DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
for the  
*INTERAGENCY COUNCIL OF DEVELOPMENTAL DISABILITIES, INC. (IAC)  
CITIZENS OPTIONS UNLIMITED, INC. (COU)  
PROPERTY ACQUISITION AND RENOVATION PROJECT***

**Distribution List**

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Town Hall (Room 200)  
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Huntington, New York 11743

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Associate Counsel  
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Albany, New York 12207

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Assistant Director of Capital Finance Services  
New York State Office for People with  
Developmental Disabilities (OPWDD)  
25 Beaver Street, 3<sup>rd</sup> Floor  
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Mr. Gerard E. Klauser  
Senior Financial Analyst  
DASNY  
515 Broadway  
Albany, New York 12207

Mr. Will Derr  
Chief Financial Officer  
Community Services Support Corporation  
189 Wheatley Road  
Brookville, New York 11545

Ms. Sara E. Stein, AICP, LEED-AP  
Environmental Manager  
DASNY  
One Penn Plaza, 52<sup>nd</sup> Floor  
New York, New York 10119-0098

Mr. John Bonafide  
Director, Bureau of Technical Preservation  
Services  
New York State Office of Parks, Recreation and  
Historic Preservation  
Pebbles Island Resource Center  
P. O. Box 189  
Waterford, New York 12188-0189

## 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: InterAgency Council of Developmental Disabilities, Inc. (IAC) 2018 Bond Issue							
Project Location (describe, and attach a location map): 60 West Fort Salonga Road, Northport, Suffolk County, New York 11764							
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Citizens Options Unlimited, one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 60 West Fort Salonga Road in Northport, Suffolk County, New York, that contains a 2-story, approximately 2,129-gsf, single-family residential building used as an Individualized Residential Alternative (IRA) for 6 individuals (the "Proposed Project"). Community Services Support Corporation (CSSC), a subsidiary of Citizens Options Unlimited, is currently leasing the property from Federation Employment Guidance Service (FEGS), which is liquidating the property under Chapter 11 of the Bankruptcy Code. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.							
Name of Applicant or Sponsor: Community Services Support Corporation (CSSC) / Will Derr		Telephone: 519-626-1075 x1221 E-Mail: wderr@ahrc.org					
Address: 189 Wheatley Road							
City/PO: Brookville		State: New York	Zip Code: 11545				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ 1.25 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?		_____ 1.25 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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							





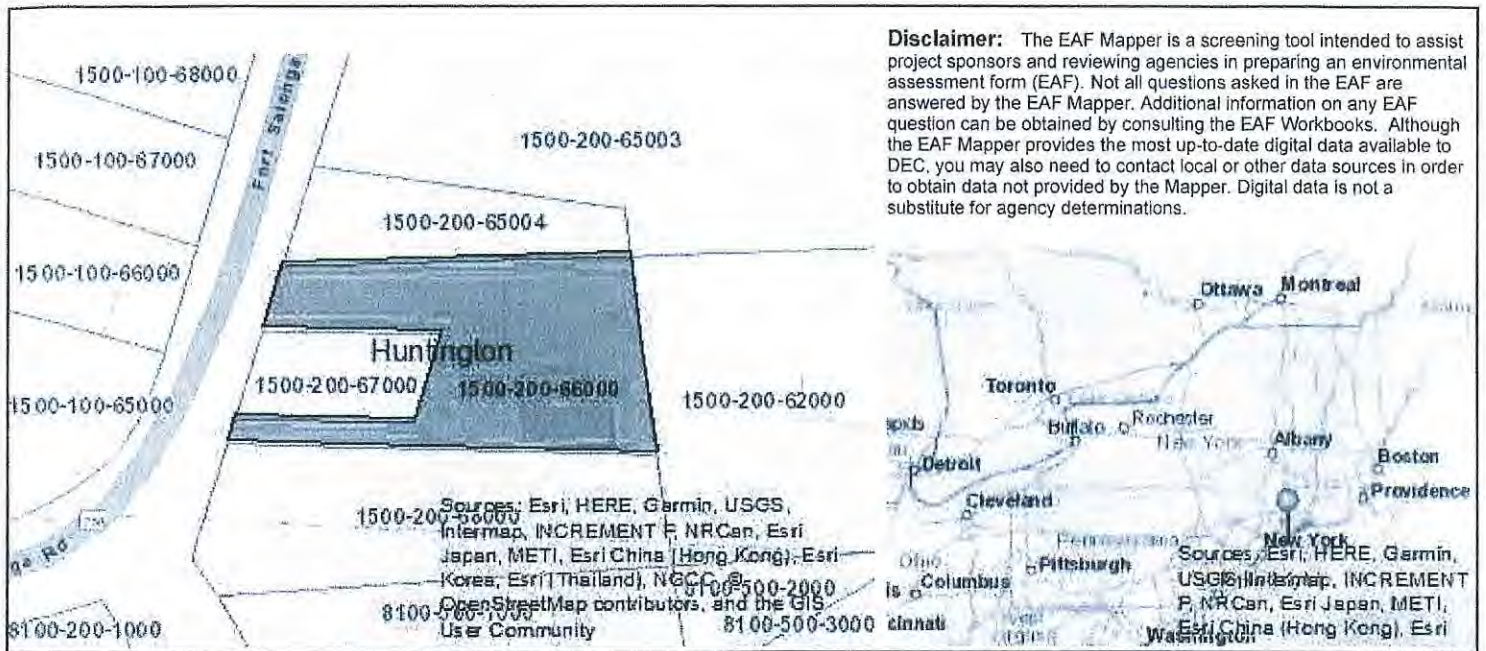
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has 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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Citizens Sprinklers Unlimited, Inc. Date: 6/6/2018

Signature: William T. Durr





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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: IAC COU 60 West Fort Salonga Rd

Date: June 19, 2018

***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**

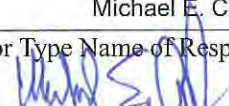

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.

The Proposed Project would involve the acquisition and renovation of an existing single-family building. The property is currently leased by Citizens Options Unlimited, Inc. (“COU”) to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the property is acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment, including new siding and interior door, fire alarms, air conditioners, painting.

This environmental review was completed pursuant to the State Environmental Quality Review Act (“SEQRA”), codified at Article 8 of the 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 environmental review followed SEQR, and the New York City Environmental Quality Review (“CEQR”) Technical Manual generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project.

SEAF Part 1, Item 12b. Per the EAF Mapper, the project site is within an archaeological sensitive area. The project site is approximately 0.4 acre and contains a single-family house that was constructed in the 1930s. The Proposed Project would not involve any in-ground disturbance or new construction. As such, no significant adverse impacts with respect to cultural resources are anticipated. SEAF Part 1, Item 13a. Per the EAF Mapper, the project site or adjoining lands contain wetlands or other waterbodies regulated by a federal, State or local agency. Further inquiry utilizing the NYSDEC Environmental Resource Mapper indicated no mapped wetlands on or adjoining the project site. Furthermore, the project would not involve any new construction or ground disturbance. As such, no significant adverse impacts with respect to wetlands are anticipated.

Based on the above, and the impact guidance thresholds presented in the CEQR Technical Manual, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. No significant adverse impacts are anticipated as a result of the Proposed Project.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 Name of Lead Agency	_____ June 19, 2018 Date
Michael E. Cusack, Esq. Print or Type Name of Responsible Officer in Lead Agency	General Counsel 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

ROSE HARVEY  
Commissioner

June 18, 2018

Ms. Sara Stein  
Environmental Manager  
DASNY  
One Penn Plaza  
New York, NY 10119

Re: DASNY  
IAC COU Property Acquisition and Renovation Project Town of Huntington  
60 West Fort Salonga Road, Northport, NY  
18PR03743

Dear Ms. Stein:

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 New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

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

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation



# DASNY

(DORMITORY AUTHORITY STATE OF NEW YORK)

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** June 19, 2018  
**Project Name:** InterAgency Council of Developmental Disabilities, Inc. (IAC) *Citizens Options Unlimited, Inc., (COU) Property Acquisition and Renovation*  
**Project Number:** 347450  
**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 (“SSGPIPA”)*, 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 InterAgency Council of Developmental Disabilities, Inc. (“IAC”) has requested financing from DASNY pursuant to DASNY’s Other Independent Institutions Program for the funding of projects throughout New York State for certain of its not-for-profit members as part of IAC’s Pooled Loan Program. For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of tax-exempt Revenue Bonds, Series 2018, in an estimated aggregate principal amount not to exceed \$22,000,000 on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used, in part, to finance the acquisition and renovation, furnishing and/or equipping of a property 60 West Fort Salonga Road in Northport, Town of Huntington, Suffolk County, New York that contains a 2-story, approximately 2,129-gross-square-foot (“gsf”) single-family residential building.

Community Services Support Corporation (“CSSC”), a subsidiary of COU, is currently leasing the property from Federation Employment Guidance Service (“FEGS”), which is liquidating the property under Chapter 11 of the Bankruptcy Code, to provide Individualized Residential Alternative (“IRA”) housing. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and furnishings.

**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 Proposed Project would consist of the acquisition and renovation of an existing residential property located in the Town of Huntington, Suffolk County, which utilizes existing water supply, sewers, and energy infrastructure. As such, the Proposed Project would be generally supportive of 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 property is in a suburban area within Northport, Town of Huntington, Suffolk County, New York. As such, the Proposed Project would be generally supportive of this criterion.

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

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

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would involve the acquisition and renovation of an existing residential property for continued use as IRA housing. The Proposed Project would not have any significant adverse impacts on the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources. As such, the Proposed Project would be generally supportive of 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 residential property that would continue to be used for IRA housing that supports individuals with developmental disabilities and the integration of all incomes and age groups. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would consist of the acquisition and renovation of an existing residential property that would continue to be used for IRA housing. The property is approximately 2 miles from the Long Island Railroad ("LIRR") Northport station (Port Jefferson line). Bus service in this area is limited. While the Proposed Project would not improve public transportation or reduce automobile dependency, it would not be in conflict with this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.). Check one and describe:

Yes  No  Not Relevant

DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act* ("SEORA"). The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980* ("SHPA"), specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* ("PRHPL"), as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"). OPRHP reviewed the Proposed Project and in a letter dated June 18, 2018, determined that it would have no impact on archaeological and/or historic resources listed in or eligible for the State and National Registers of Historic Places ("S/NR"). The New York State Office for People With Developmental Disabilities ("OPWDD") is an involved agency in the SEQR review. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project supports Statewide plans, programs and goals that address the needs of people with developmental disabilities living in all communities throughout the New York. The State's programs and services demonstrate the essentiality of community-based services to the developmentally disabled population. The Proposed Project would provide the continuation of IRA housing at the subject property. As such, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant



The Proposed Project would involve the acquisition and renovation of a residential property. The property is currently leased by COU to provide IRA housing, and there would be no change in use once the property is acquired. The Proposed Project would be consistent with local codes and regulations, and there would be no changes to existing zoning. As such, the Proposed Project would be generally supportive of 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 consist of COU's acquisition and renovation of a residential property. The existing building would continue to be used by COU for IRA housing. No adverse impacts on ambient greenhouse gas levels are anticipated as a result of the Proposed Project. 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

As previously noted, DASNY, acting as *SEQR* lead agency, is conducting a coordinated environmental review of the Proposed Project. Involved agencies and interested parties in DASNY's *SEQR* process include state and local agencies and/or officials. As such, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

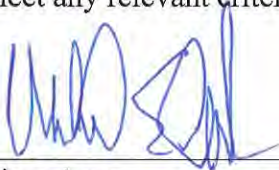
Founded in 1977, the IAC is a group of approximately 120 member agencies that operate approximately 900 programs for infants, children and adults with developmental disabilities throughout New York state. Together, they serve about 90,000 people each day in residences, special schools, job training programs, clinical and health services, and support to families. The services provided by the IAC member agencies are largely funded by OPWDD, which has an ongoing governance structure to sustain the implementation of community planning. As such, the Proposed Project would be generally supportive of 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, <sup>Authorized Officer</sup> ~~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.



\_\_\_\_\_  
**Signature**

Michael E. Cusack, General Counsel  
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**Print Name and Title**

June 19, 2018  
\_\_\_\_\_

**Date**