



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

Date: December 10, 2019

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

Applicant: NYU Langone Hospitals
339 East 28th Street
New York, New York 10016
(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.

The Dormitory Authority of the State of New York DASNY (“DASNY”), as lead agency, has determined that the Proposed Action described below would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

Title of Action: NYU Langone Hospitals
2019 Financing of the NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project
(Hospitals Program)

SEQR Status: Type I Action – 6 N.Y.C.R.R. Part 617.4(b)(6)(v)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from NYU Langone Hospitals (“NYULH”) for its *2019 Financing of the NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project* (the “Proposed Project”), pursuant to DASNY’s Hospitals Program. The Proposed Project would consist of the renovation of an existing, vacant, four-level (i.e., basement and three levels above), former Sears department store building and adjacent parking structure to accommodate the proposed NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center in the Incorporated Village of Garden City, Nassau County, New York (the “Project Site”).

For purposes of the New York *State Environmental Quality Review (“SEQR”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$230 million) would be used to finance the Proposed Project. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the expansion and renovation of the existing New Life Center at NYU Winthrop Hospital’s main campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately \$142.1 million).¹ These projects would be covered under separate determinations.²

More specifically, the Proposed Project would consist of the interior renovation of an approximately 265,450-gross-square-foot (“gsf”) building to accommodate the proposed NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center. The Proposed Project would be a multi-specialty medical services facility providing cardiology, in-vitro fertilization (“IVF”), women’s health, women’s imaging, pediatric, radiology, and internal medicine services. The Proposed Project would involve the gut renovation and reconstruction of the existing interior of the former department store building to allow for occupancy by the aforementioned medical services.

The Proposed Project would also include modifications to the exterior of the existing building, replacing approximately 35 percent of the existing concrete panel exterior with glass curtain wall. Other site improvements would include repairs to the existing, approximately 44,081-gsf, multi-level, concrete parking structure; the upgrading of parking structure lighting; and various landscaping improvements. The Proposed Project would not include any new ground disturbance or alterations to existing site access. The building and existing parking structure are expected to be leased for an initial period of 35 years.

Location of Proposed Project

¹ NYULH would cover for the remaining design and construction/renovation costs of the three projects via equity.

² It is permissible for these projects to be reviewed separately under *SEQR* with individual determinations issued 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 project site is located at 1111 Franklin Avenue, in the Incorporated Village of Garden City, Nassau County, New York. The project site is located on Nassau County Tax Map (“NCTM”) Section 34, Block D, Lots 202-220, 343, 354 and 355. The project site is bound by 12th Street to the north, Franklin Avenue Street to the west, 11th Street to the south and 10th Street to the east. The project site is occupied by the former Sears department store building and adjacent parking structure.

Description of the Institution

NYULH is a not-for-profit corporation and is the principal teaching hospital of the New York University School of Medicine (“NYUSoM”). The central facility of NYULH is Tisch Hospital, an 844-bed acute care hospital and a major center for specialized procedures in cardiovascular services, neurosurgery, AIDS, cancer treatment, reconstructive surgery and transplantation. NYU Langone Orthopedic Hospital (“NYULOH”) is a 225-bed orthopedic hospital located in Manhattan. On January 1, 2016, the former Lutheran Medical Center was fully merged into NYULH. This 444-bed teaching hospital, located in the Sunset Park neighborhood of western Brooklyn, has been renamed NYU Langone Hospital Brooklyn (“NYULHB”). NYULHB offers a full range of services, including a Level I Trauma Center, a Bariatric Center of Excellence and is also a New York State Regional Stroke Center. NYULHB is the principal provider of healthcare to the residents of southwest Brooklyn and fits well with NYULH’s strategy of increasing its presence in Brooklyn to provide patient care.

On August 1, 2019, the former Winthrop University Hospital was fully merged into NYULH. The 591-bed teaching hospital, located in Mineola, New York, has been renamed NYU Winthrop Hospital (“NYUWH”). NYUWH offers a full range of services, including a Level 1 Trauma Center, cardiology, a diabetes treatment and education center and oncology services. NYUWH is a large provider of healthcare services to the residents of central Nassau County and fits into NYULH’s strategy of increasing its presence in Nassau County.

The sole corporate member of NYULH is the NYU Langone Health System (“NYULHS” or the “System”). The sole corporate member of the NYULHS is New York University (“NYU”). NYU elects the members of the NYU Langone Health System’s Board of Trustees and approves the individuals elected by the System’s Board to the Board of NYULH. NYU reviews NYULH’s strategic plans, financial plans and budgets. NYULH and NYUSoM are separate entities and function as an integrated academic medical school under the name NYU Langone Health. NYUSoM is an administrative unit of NYU and is a center for medical research and medical education.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review in accordance with the procedures set forth in 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 SEQR process. Generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project were employed to assess potential impacts.

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

Additionally, the Proposed Project was analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act* (“SGPIPA”), Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *Smart Growth Impact Statement Assessment Form* (“SGISAF”) is included with this determination.

The Proposed Project. The Proposed Project constitutes a Type I action as specifically designated by 6 N.Y.C.R.R. 617.4(b)(6)(v) of the *SEQR* implementing regulations.³ On November 8, 2019, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form* (“FEAF”) *Part 1* that was prepared for the Proposed Project by representatives of NYULH, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming *SEQR* lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *FEAF Part 1* and the *Supplemental Report* prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as environmental consultants to NYULH, that analyzed potential environmental impacts associated with the Proposed Project (see attached). DASNY representatives also visited the project site and its environs and discussed the Proposed Project’s environmental effects with representatives of NYULH, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *FEAF Part 2* (see attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

General Findings. The Proposed Project would consist of the gut renovation of an existing, vacant, approximately 265,450-gsf, four-level (i.e., basement and three levels above), former Sears department store building and adjacent parking structure to accommodate the proposed NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center. The Proposed Project would be a multi-specialty medical services facility providing cardiology, IVF, women’s health, women’s imaging, pediatric, radiology, and internal medicine services. The Proposed Project would also include modifications to the exterior of the existing building and other site improvements. The Proposed Project would not include any new ground disturbance or alterations to existing site access. No other discretionary actions have been identified for the Proposed Project. Approximately \$230 million of the \$550 million bond proceeds would be utilized

³ The renovation work to be undertaken at the facility would normally be considered a Type II Action under 617.5(c)(2), but because the amount of square footage being renovated exceeds the threshold requirements of 617.4(b)(6)(v), the Proposed Project was classified as Type I.

to finance, refinance, and/or reimburse NYULH for the design, construction and renovation costs related to the Proposed Project.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project, assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following: Land Use, Zoning and Public Policy, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste and Sanitation Services, Use and Conservation of Energy, Transportation, Air Quality, Noise and Construction (see *FEAF Supplemental Report*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

As noted in the *FEAF Supplemental Report*, the project site is zoned as Commercial Central Business (C-B) in the Village of Garden City, Nassau County, New York. The Proposed Project would be a permitted use in this district. No change in zoning would be required, and no other discretionary actions have been identified for the Proposed Project. Construction activities are anticipated to last 24 months. However, most of the construction activities would be interior; no new construction is proposed.

As identified in *FEAF Part 2.14*, there would be some moderate impacts on energy related to the Proposed Project. It is expected that the Proposed Project, when operational, would consume approximately 66,548,315 thousand British thermal units (“MBtu”) per year, whereas a similarly sized commercial building (i.e., the previous retail use) would be expected to consume approximately 57,416,835 MBtu per year (i.e., an approximately 16 percent increase in energy consumption).⁴ This energy demand increase is not expected to be significant. The Proposed Project would also include several green building features, including, but not limited to, LED light fixtures and occupancy sensors on lighting controls to help minimize energy consumption.

The Proposed Project intends to use natural gas as the fuel source for the heating, ventilation and air conditioning (“HVAC”) system, hot water, and for an emergency backup generator. Although natural gas infrastructure exists in the vicinity of the Project Site, it is noted that National Grid has issued a moratorium on the processing of applications for new and expanded gas service in Brooklyn, Queens, and on Long Island (i.e., Nassau and Suffolk Counties). The project sponsor is hopeful that gas service will be available from National Grid to supply the Proposed Project. However, should natural gas service be unavailable or limited, the project sponsor would be required to seek alternate fuel sources to power its proposed mechanical and other systems. As such, the Proposed Project would not require a significant energy demand, and would not result in significant adverse impacts to the consumption of energy.

SHPA. The Project Site does not contain any historic buildings listed or potentially eligible for listing on the State or National Registers of Historic Places (“S/NR”), nor is it substantially

⁴ Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) and commercial buildings (216.3 MBtu/sf) from Table 15-1 “Average Annual Whole-Building Energy Use in New York City.” The City of New York, Mayor’s Office of Environmental Coordination, *CEQR Technical Manual*, April 2016.

contiguous to any such resources. Additionally, the Project Site is not located within an archaeologically sensitive area, as determined by the OPRHP. Consultations were undertaken with the OPRHP regarding the potential for the Proposed Project to impact significant historic and cultural resources, including archaeological resources (OPRHP Project Review No. 19PR07796). In its letter dated November 12, 2019, OPRHP indicated that “...no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project...” (see attached). Accordingly, the Proposed Project would not have a significant adverse impact on cultural resources.

SGPIPA. DASNY’s Smart Growth Advisory Committee reviewed the SGISAF that was prepared in accordance with the SGPIPA and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the SSGPIPA, Article 6 of the ECL, is detailed in the SGISAF (see attached). 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.

Summary. DASNY has reviewed the Proposed Project using criteria provided in Part 617.7 of SEQRA and has determined that:

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

Based on the above, and the additional information contained herein, DASNY, as lead agency, analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

For Further Information:

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

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515 Broadway
Albany, New York 12207-2964

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

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

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

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

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

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

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

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

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

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

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



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NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center | Garden City, NY

Site Location Map

1111 Franklin Avenue

Incorporated Village of Garden City

Nassau County, New York



 Subject Property

**Dormitory Authority of the State of New York
NYU Langone Hospitals
NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center
1111 Franklin Avenue
Incorporated Village of Garden City, Nassau County, New York**

**NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)
SUPPLEMENTAL REPORT**

INTRODUCTION

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

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 the Dormitory Authority State of New York (“DASNY”) and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

PROJECT DESCRIPTION AND PROPOSED ACTION

NYU Langone Hospitals (“NYULH”) has requested financing from DASNY for its *2019 Financing of the NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project* (the “Proposed Project”), pursuant to DASNY’s Hospitals Program. The Proposed Project would consist of the renovation of an existing, vacant, four-level (i.e., basement and three levels above), former Sears department store building and adjacent parking structure to accommodate the proposed Ambulatory Care Center. The Proposed Project is located at 1111 Franklin Avenue, in the Incorporated Village of Garden City, Nassau County, New York (the “Project Site”).

For purposes of *SEQR*, the Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$230 million) would be used to finance the Proposed Project. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the expansion and renovation of the existing New Life Center at NYU Winthrop Hospital’s main campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately \$142.1 million).¹ These projects would be covered under separate determinations.²

¹ NYULH would cover for the remaining design and construction/renovation costs of the three projects via equity.

² It is permissible for these projects to be reviewed separately under *SEQR* with individual determinations issued 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.

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The Proposed Project would include the interior renovation of an approximately 265,450-gross-square-foot (“gsf”) building to accommodate the proposed NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center. The Proposed Project would be a multi-specialty medical services facility providing cardiology, in-vitro fertilization (“IVF”), women’s health, women’s imaging, pediatric, radiology, and internal medicine services. The Proposed Project would involve the gut renovation and reconstruction of the existing interior of the former department store building to allow for occupancy by the aforementioned medical services.

The Proposed Project would also include modifications to the exterior of the existing building, replacing approximately 35 percent of the existing concrete panel exterior with glass curtain wall. Other site improvements would include repairs to the existing, approximately 44,081-gsf, multi-level, concrete parking structure; the upgrading of parking structure lighting; and various landscaping improvements. The Proposed Project would not include any new ground disturbance or alterations to existing site access.

POTENTIAL ENVIRONMENTAL IMPACTS

This *Full Environmental Assessment Form (“FEAF”) Supplemental Report* provides information and analysis to supplement *Part 1 of the FEAF* for the Proposed Project and is organized to address each of the criteria for determining whether a proposed action may have a significant adverse impact on the environment, as set forth in 6 N.Y.C.R.R. §617.7(c)(1). Generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project were employed to assess potential impacts.

- (i) ***a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;***

Traffic, Air Quality and Noise

The Proposed Project would involve the conversion of an existing, vacant, department store building to a multi-specialty outpatient medical facility. Based on relevant factors published by the Institute of Transportation Engineers (“ITE”) in its publication, *Trip Generation*, 10th Edition, the Proposed Project is expected to generate vehicular trips to and from the Project Site as follows (Land Use Code 720: Medical/Dental Office):

- › 532 trips (415 entering and 117 exiting) during the weekday a.m. peak hour;
- › 918 trips (257 entering and 661 exiting) during the weekday p.m. peak hour; and
- › 1,261 trips (719 entering and 542 exiting) during the Saturday midday peak hour.

As compared to the previous retail use at the Project Site, there would be an increase of approximately 282 trips during the weekday a.m. peak hour, a decrease of

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approximately 201 trips during the weekday p.m. peak hour, and a decrease of approximately 78 trips in the Saturday midday peak hour. While the proposed use would generate a greater number of trips during the weekday a.m. peak hour than the previous use, the highest trip generation would occur during the weekday p.m. and Saturday midday peak hours, when trip generation is expected to decrease as compared to the previous use as a result of the Proposed Project. Accordingly, no significant adverse traffic impacts are anticipated.

As no projected significant traffic delays (or vehicle idling) beyond the previous use of the Project Site are expected to result from the Proposed Project, there would be no adverse changes to existing air quality from mobile sources.

The Proposed Project would utilize natural gas for all fuel needs during operations, including natural gas-fired hot water boilers and a natural gas-fired emergency generator. These sources are not expected to exceed regulatory requirements for issuance of air permit(s) or registration(s) by State or federal authorities. As such, no significant adverse impacts to air quality are anticipated.

With respect to noise impacts, there would be no construction activities undertaken during sensitive overnight periods. Noise generation from the proposed use of the Project Site is expected to be similar to the previous use of the Project Site and would be similar to existing ambient noise levels. As such, the Proposed Project would not result in significant adverse noise impacts.

Water Resources

Water Supply

The Project Site receives potable water from the Village of Garden City Water Department and would continue to receive potable water from existing infrastructure under the proposed action. The Proposed Project is expected to require approximately 26,545 gallons per day (“gpd”) of potable water, based on a factor of 0.10 gpd per gsf for medical arts uses.³ This projected demand represents an increase in water demand at the Project Site of approximately 18,582 gpd over the previous retail use.⁴ The projected annual increase in water demand above the previous use equates to approximately 6,782,430 gallons per year (“gpy”). According to the Village of Garden

³ Nassau County Department of Public Works. *Minimum Design Sewage Flow Rates*.

⁴ The previous department store use generated a demand of approximately 7,963 gpd, based on a factor of 0.03 gpd/gsf for dry store uses from the Nassau County Department of Public Works’ *Minimum Design Sewage Flow Rates*.

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City Water Department's *2018 Drinking Water Quality Report*,⁵ the total water pumped within the district in 2018 was approximately 1.6 billion gallons. The Proposed Project would increase annual water demand at the Project Site by approximately 6.8 million gpy above the previous department store use. The Proposed Project would result in a nominal increase in demand (i.e., approximately 0.4 percent) compared to the total water pumped by the Village of Garden City Water Department. In addition, as part of the Proposed Project, it is expected that the existing water supply piping at the Project Site would be upgraded to accommodate the projected increase in water demand. The Proposed Project would obtain a water availability letter from the Village of Garden City prior to construction. Therefore, the Proposed Project is not expected to result in a significant adverse impact to the water supply system.

Sanitary Wastewater

Sanitary wastewater generated at the Project Site would continue to be conveyed to sewers maintained by the Village of Garden City Sewer Division and is processed at the Nassau County Department of Public Works' Bay Park Sewage Treatment Plant. Accordingly, there would be no sanitary waste discharge to the surface or groundwater at the Project Site. The Proposed Project is expected to increase sanitary wastewater generation by approximately 18,582 gpd, using the same factors for water demand. According to the Nassau County Department of Public Works,⁶ the Bay Park Sewage Treatment Plant ("STP") treats approximately 58 million gallons per day ("mgd") of sanitary wastewater, and has a permitted capacity of 70 mgd. The projected increase in sanitary wastewater generation would represent an increase of approximately 0.03 percent of the daily sanitary wastewater flow treated by the Bay Park STP, and the resultant increase in flow would be well below the approximately 12 mgd of available capacity at the plant. In addition, as part of the Proposed Project, the existing sewer piping at the Project Site is expected to be upgraded to accommodate the projected increase in sanitary wastewater generation. The Proposed Project would obtain a sewer availability letter from the Village of Garden City prior to construction. Overall, the Proposed Project is not expected to result in a significant adverse impact on sanitary wastewater collection or treatment infrastructure.

Groundwater

Conveyance of sanitary wastewater to established sewer infrastructure for treatment at the Bay Park STP would preclude potential impacts to groundwater by avoiding subsurface discharge of sanitary wastewater.

In addition, the Proposed Project would create approximately 0.1 acre of additional landscaped area at the Project Site and a corresponding decrease in impervious surfaces, such that no additional stormwater runoff would be generated. Stormwater

⁵ Incorporated Village of Garden City. *2018 Drinking Water Quality Report*. May 2019. Available from [https://www.gardencityny.net/vertical/sites/%7B82C80390-C4CA-486E-AA10-408538E064A1%7D/uploads/2018_Drinking_Water_Quality_Report_-_H2M\(1\).pdf](https://www.gardencityny.net/vertical/sites/%7B82C80390-C4CA-486E-AA10-408538E064A1%7D/uploads/2018_Drinking_Water_Quality_Report_-_H2M(1).pdf). Accessed on November 18, 2019.

⁶ Nassau County Department of Public Works, *Wastewater Management Program*. Available from <https://www.nassaucountyny.gov/1882/Wastewater-Management-Program>. Accessed on November 18, 2019.

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would continue to be directed to existing drainage infrastructure. According to the U.S. Geological Survey's ("USGS") *Long Island Depth to Water Viewer*,⁷ depth to groundwater at the Project Site is approximately 40 feet below grade surface ("bgs"), indicating that there is sufficient depth to provide filtering of stormwater runoff prior to aquifer recharge. Therefore, the Proposed Project would not have a significant adverse impact on groundwater resources.

Surface Water

The Project Site does not contain any surface waters or wetlands, nor are any such resources located near the Project Site. Therefore, the Proposed Project would not have a significant adverse impact on surface waters.

Solid Waste

The Proposed Project is expected to generate approximately 40 tons per month of solid waste, based on a factor of one pound per 100 gsf per day for commercial buildings.⁸ Solid waste generated at the Project Site would be collected and disposed at the appropriate facilities in accordance with Chapter 115, *Garbage, Rubbish and Refuse*, of the Code of the Village of Garden City. Moreover, as the Project Site was previously occupied by a commercial (retail) use, the solid waste generation would not be entirely new, and no substantial increase in solid waste production is anticipated. Overall, the Proposed Project is not expected to result in significant adverse impacts to local or regional solid waste management practices.

Construction of the Proposed Project would involve building renovations that would generate construction and demolition debris, which would also be collected and disposed in accordance with Village of Garden City regulations.

As an ambulatory care medical facility, the Proposed Project would generate hazardous medical wastes and would be classified as a Resource Conservation and Recovery Act ("RCRA") Small Quantity Generator. Regulated medical wastes would be stored within a designated hazardous waste room and disposed at an authorized solid waste management facility in accordance with State regulations. Thus, the Proposed Project is not expected to result in significant adverse impacts related to hazardous wastes.

Soils and Topography

The Proposed Project would primarily involve interior and exterior building renovations with limited ground disturbance. There would be no new building construction or other activities requiring significant ground disturbance. The Proposed Project would disturb approximately 0.10 acre of the overall, approximately 6.65-acre Project Site for landscaping improvements. This disturbance would not impact steep slopes and would result in a decrease in the total amount of impervious surface area at the Project

⁷ U.S. Geological Survey. *Long Island Depth to Water Viewer*. 2016. Available from <https://ny.water.usgs.gov/maps/li-dtw/>. Accessed on November 18, 2019.

⁸ Salvato, et al. *Environmental Engineering*. 5 ed. 2003. John Wiley & Sons, Inc.

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Site. Overall, the Proposed Project would not result in significant adverse impacts to soils and topography.

- (ii) *the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; 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;***

The Project Site is currently developed with the existing, vacant, former department store building and parking garage, as well as associated walkways, driveways and landscaped areas. No natural areas are present. According to the New York State Department of Environmental Conservation's ("NYSDEC's") *Environmental Resource Mapper* and *New York Nature Explorer*, the Project Site does not contain any species of plants or animals listed as endangered or threatened, nor does it contain any habitats of such species. Similarly, the Project Site does not contain any species of plants or animals listed as rare or as a species of special concern. The Proposed Project would result in an approximately 0.10-acre increase in landscaped surfaces at the Project Site and a corresponding decrease in impervious surfaces. Overall, the Proposed Project would not result in a significant adverse impact to natural resources.

- (iii) *the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part;***

The Project Site is not located within a Critical Environmental Area ("CEA") and thus, the environmental characteristics of a CEA would not be impaired.

- (iv) *the creation of a material conflict with a community's current plans or goals as officially approved or adopted;***

The Project Site is zoned as Commercial Central Business (C-B) in the Village of Garden City (see Figure 1). The Proposed Project would be developed in a manner consistent with the prevailing Village of Garden City Zoning Code. Therefore, the Proposed Project would not create a material conflict with a community's current plans or goals as officially approved or adopted.

With respect to land use, the Project Site is currently occupied by a vacant former department store building. The surrounding area is mixed-use in nature. Surrounding uses include commercial buildings to the north, commercial, institutional, and single-family residences to the east, commercial and single family residences to the south, and commercial, recreational and single-family residences to the west (see Figure 2). The Proposed Project is appropriate within this mixed-use context as it would provide a convenient location for medical office visits for nearby residents and employees of surrounding businesses and institutions.

The Proposed Project would also be analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act* ("SGPIPA"), Article 6 of the New

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York *ECL*, for a variety of policy areas related to land use and sustainable development. The *SSGPIPA* outlines requirements for state agencies to fund infrastructure projects in accordance with smart growth criteria. As the Proposed Project components would include financing through DASNY's Hospitals Program, a Smart Growth Impact Statement Assessment Form ("SGISAF") for the Proposed Project would be prepared pursuant to the *SSGPIPA* procedures. DASNY's Smart Growth Advisory Committee would review the Proposed Project against the relevant smart growth criteria established by the legislation.

- (v) ***the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;***

Cultural Resources

The Project Site is not listed on the State or National Registers of Historic Places ("S/NR"), nor is it substantially contiguous to any such resources. Additionally, the Project Site is not located within an archaeologically sensitive area, as determined by the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"). Consultations were undertaken with the OPRHP regarding the potential for the Proposed Project to impact significant historic and cultural resources (including archaeological resources) (OPRHP Project Review No. 19PR07796, see attached). By letter dated November 12, 2019, OPRHP indicated that "...no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project..." (see copy of correspondence annexed hereto). Accordingly, the Proposed Project would not have a significant adverse impact on cultural resources.

Visual Resources

The Proposed Project would include interior and exterior modifications to the existing department store building as well as minor landscaping improvements. Specifically, modifications to the Project Site would include replacing approximately 35 percent of the existing concrete panel exterior with glass curtain wall, repairs to the existing multi-level concrete parking garage, upgrading parking structure lighting, and landscaping improvements. The height of the building would not change under the proposed action. Although the proposed improvements would modify the building's appearance to some extent, the building's massing and much of the building's existing character would be maintained. It is expected that any outdoor lighting fixtures would be downward facing and shielded to prevent off-site light spillover. Overall, the Proposed Project is not expected to result in significant adverse impacts to visual resources.

Neighborhood Character

The Proposed Project would renovate a vacant retail building and convert same to an outpatient medical facility. The Project Site is situated within an area containing commercial offices, retail, municipal, and single-family residential uses. As the Proposed Project would convert the Project Site from one commercial use to another

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without substantially changing the visual character of the Project Site, and as the Project Site is situated within a mixed-use area, the Proposed Project is appropriate in the surrounding context and would not result in significant adverse impacts to neighborhood character.

(vi) a major change in the use of either the quantity or type of energy;

Energy

The Proposed Project is expected to result in an increase in energy demand due to the change in use from retail to outpatient medical facility. It is expected that the Proposed Project, when operational, would consume approximately 66,548,315 thousand British thermal units (“MBtu”) per year, whereas a similarly sized commercial building (i.e., the previous retail use) would be expected to consume approximately 57,416,835 MBtu per year (i.e., an approximately 16 percent increase in energy consumption).⁹ This energy demand increase is not expected to be significant. The Proposed Project would also include several green building features, including, but not limited to, LED light fixtures and occupancy sensors on lighting controls to help minimize energy consumption.

The Proposed Project intends to use natural gas as the fuel source for the heating, ventilation and air conditioning (“HVAC”) system, hot water, and for an emergency backup generator. Although natural gas infrastructure exists in the vicinity of the Project Site, it is noted that National Grid has issued a moratorium on the processing of applications for new and expanded gas service in Brooklyn, Queens, and on Long Island (i.e., Nassau and Suffolk Counties). The project sponsor is hopeful that gas service will be available from National Grid to supply the Proposed Project. However, should natural gas service be unavailable or limited, the project sponsor would be required to seek alternate fuel sources to power its proposed mechanical and other systems.

(vii) the creation of a hazard to human health;

Human Health

The Proposed Project would renovate an existing building to establish a multi-specialty, medical services facility that would provide cardiology, IVF, women’s health, women’s imaging, pediatric, radiology, and internal medicine services. Accordingly, implementation of the Proposed Project would increase the availability of health services to the local public. The Proposed Project is not expected to result in significant environmental impacts that would cause a hazard to human health, as all regulated medical waste would be handled and disposed of in accordance with prevailing regulations. Previous spills at the Project Site (see *FEAF Part 1*, page 10)

⁹ Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) and commercial buildings (216.3 MBtu/sf) from Table 15-1 “Average Annual Whole-Building Energy Use in New York City.” The City of New York, Mayor’s Office of Environmental Coordination, *CEQR Technical Manual*, April 2016.

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have all been closed according to the NYSDEC. A Phase I Environmental Site Assessment (“Phase I ESA”) was prepared for the Project Site in November 2019 by Environmental Planning & Management, Inc. The Phase I ESA did not identify any recognized environmental conditions (“RECs”) in connection with the Project Site. However, the Phase I ESA recommended additional investigations to confirm the potential presence of asbestos-containing materials (“ACM”) and lead containing materials, as is typical for buildings of this age. With the proper pre-construction investigation and remediation (if necessary), the Proposed Project would not create a hazard to human health.

- (viii) a 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;**

The Project Site does not contain any agricultural, open space or recreational uses, nor is it adjacent to such uses. The intensity of use for the Proposed Project would be comparable to that of the former department store and would not represent a substantial change in the use or intensity of use, or in its capacity to support existing uses.

- (ix) the 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;**

The medical services to be offered at the proposed ambulatory care facility would be outpatient services only and would not require long-term stays nor encourage or attract a large number of people to the Project Site for more than a few days. Operational hours are anticipated to be 7:00 a.m. to 7:00 p.m., up to seven days per week. Utilization of the Project Site would be comparable to that of the previously operational department store (see discussion of traffic, above). As such, no significant adverse impacts related to an increased population at the Project Site are anticipated.

- (x) the creation of a material demand for other actions that would result in one of the above consequences;**

The Proposed Project would not create a material demand for other actions that would result in significant adverse environmental impacts.

- (xi) 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; or**

Implementation of the Proposed Project would not result in 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 significant adverse impact on the environment.

- (xii) two or more related actions undertaken, funded or approved by any agency, none of which has or would have a significant impact on the environment, but**

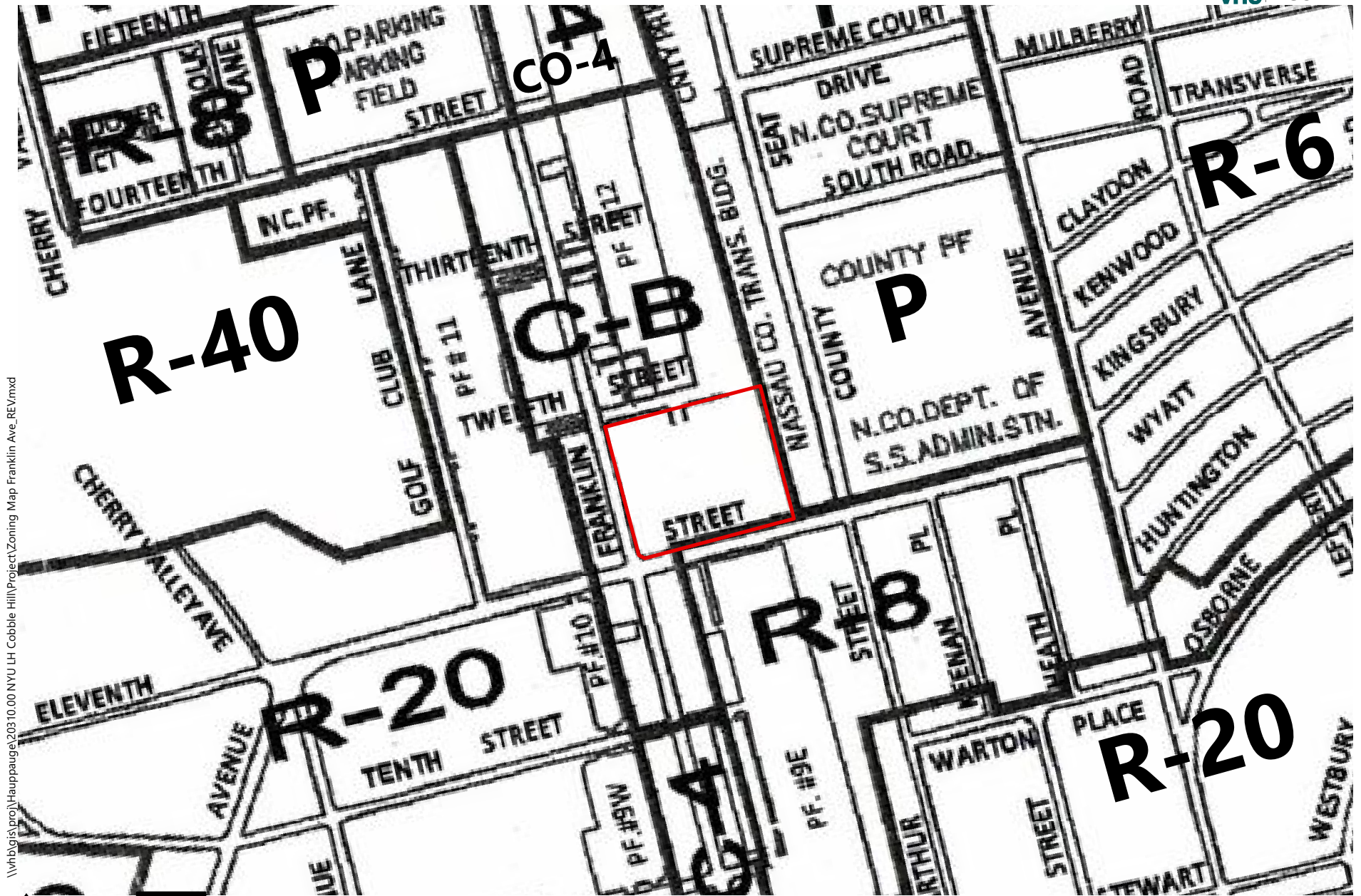
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when considered cumulatively would meet one or more of the criteria in this subdivision.

Implementation of the Proposed Project would not result in cumulative impacts that would meet any of the criteria set forth in 6 N.Y.C.R.R. § 617.7.

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FIGURES



\\vhb\gis\proj\Hauppauge\20310.00 NYU LH Cobble Hill\Project\Zoning Map Franklin Ave_REV.mxd



NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center | Garden City, NY

Project Site
ZONING DISTRICTS

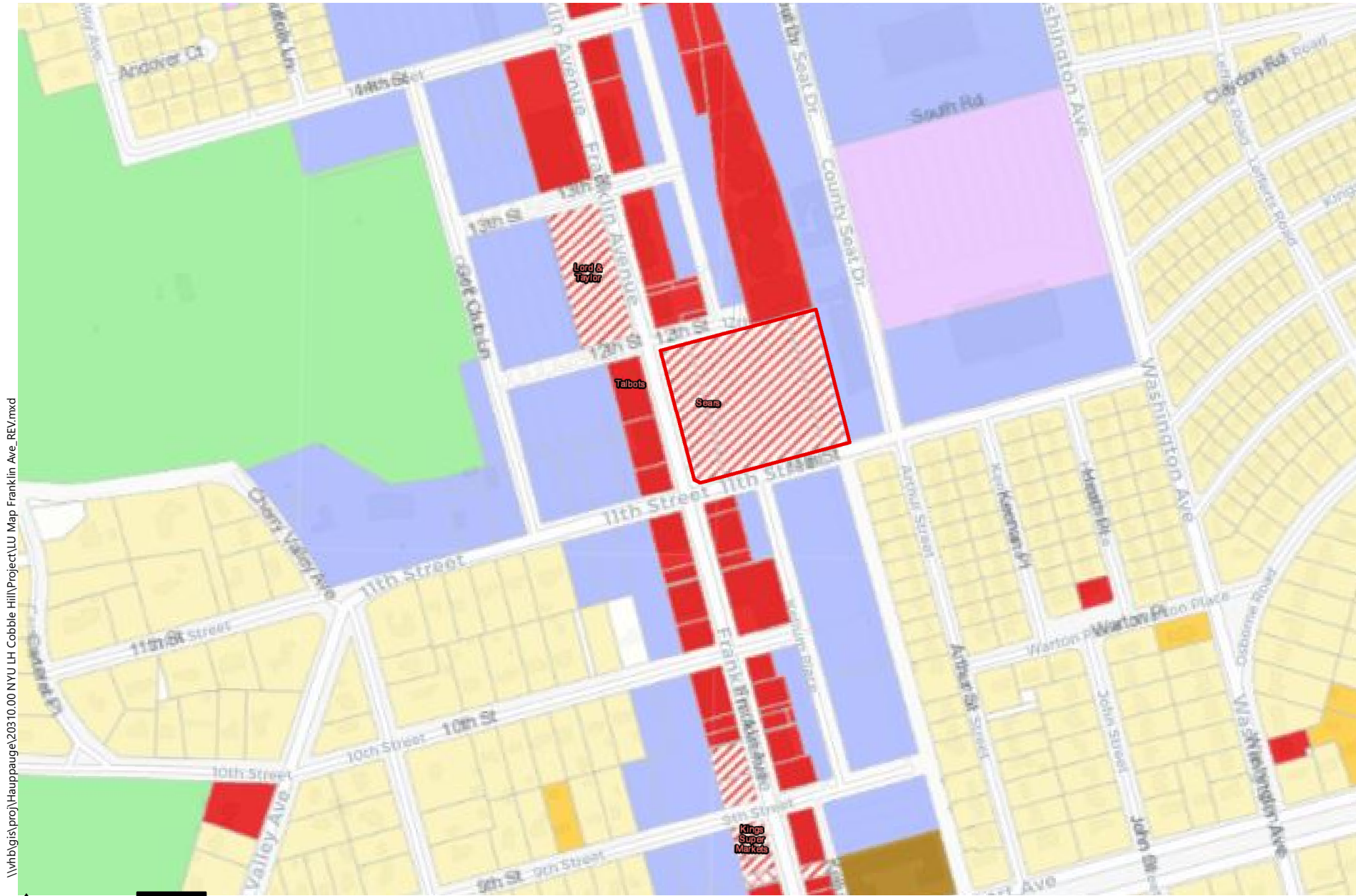
- R-6 - One-family residential, minimum 6,000 SF per plot
- R-8 - One-family residential, minimum 8,000 SF per plot
- R-20 - One-family residential, minimum 20,000 SF per plot
- R-40 - One-family residential, minimum 40,000 SF per plot

- C-4 - Commercial Business and Retail
- CO-4 - Commercial Offices and Limited Business
- C-B - Commercial Central Business
- P - Public Use

Existing Zoning

1111 Franklin Avenue
 Incorporated Village of Garden City
 Nassau County, New York

Source Info: Village of Garden City Zoning Map, Amended June 3, 2004
 (Supplemental labels added for clarity)



\\vhb\gis\proj\Hauppauge\20310.00 NYU LH Cobble Hill\Project\LU Map Franklin Ave_REV.mxd



NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Garden City, NY

Project Site	Predominant Land Use		Multi-Family Residential (4+ Units)
	Community Services	Unknown	
	Recreation, Open Space	Single Family Residential	Retail Commercial
	Vacant	2-3 Family Residential	

Existing Land Use
 1111 Franklin Avenue
 Incorporated Village of Garden City
 Nassau County, New York
 Source Info: Long Island Index Mapper, 2019



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 12, 2019

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

Re: DASNY
NYU Langone Health Ambulatory Care Center Project
1111 Franklin Avenue, Garden City, NY
19PR07796
Project #358110

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

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

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: December 10, 2019
Project Applicant: NYU Langone Hospitals
Project Name: 2019 Financing of the NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project
Program: Hospitals Program
Project Location: 1111 Franklin Avenue, Incorporated Village of Garden City, Nassau County, New York
Project Number: 358110
Completed by: Sara E. Stein, AICP, LEED-AP

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

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed-and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$230 million) would be used to finance the NYU Langone Hospitals (“NYULH”) 2019 Financing of the NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project (the "Proposed Project"). The Proposed Project would consist of the renovation of an existing, vacant, approximately 265,450-gross-square-foot (“gsf”), four-level (i.e., basement and three levels above), former Sears department store building and adjacent parking structure to accommodate the proposed NYU Langone Health – 1111 Franklin Avenue Ambulatory Care Center. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the expansion and renovation of the existing New Life Center at NYU Winthrop Hospital’s main campus located at 259 First Street in the Village of Mineola, Nassau County, New York (approximately \$142.1 million). These projects would be covered under separate assessments.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement (“SGIS”) with regard to this project? (If so, attach same). Yes No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: Yes No Not Relevant

The Project Site is fully serviced with municipal infrastructure and public utilities, including underground electric and telephone cable. The Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure available at the Project Site.

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following: Check all that apply and explain briefly:
- A city or a village
 - Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
 - Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
 - Central business districts (i.e., commercial or geographic heart of a city, downtown or “city center”)
 - Main streets (i.e., primary retail street of a village, town, or small city)

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

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

- Downtown areas (i.e., city's core, center or central business district)
- Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
- Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
- Transit-oriented development areas (i.e., areas with access to public transit for residents)
- Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
- Hardship areas

The Project Site is located in the center of Garden City, along Franklin Avenue, which is a primary retail corridor. The Project Site was previously occupied by a former Sears department store, which closed in 2018.

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

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

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

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

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: Yes No Not Relevant

The Proposed Project is located wholly within a developed area. The Project Site is zoned as Commercial Central Business (C-B) in the Village of Garden City and its renovation and reuse would be consistent with the prevailing Village of Garden City Zoning Code. Therefore, the Proposed Project would be generally consistent with this criterion.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: Yes No Not Relevant

The Proposed Project would preserve the state's resources by reusing an existing building (former Sears department store) for the development of NYULH's new Ambulatory Care Center in Garden City. No new construction is proposed, and no significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeologic resources are anticipated as a result of the Proposed Project. Therefore, the Proposed Project would be generally consistent with this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: Yes No Not Relevant

The Proposed Project would be located in a developed area, on the site of a former Sears department store. The surrounding area is mixed-use in nature. Surrounding uses include commercial buildings to the north, commercial, institutional, and single-family residences to the east, commercial and single-family residences to the south, and commercial, recreational and single-family residences to the west of the Project Site. The Proposed Project is appropriate within this mixed-use context as it would provide a convenient location for medical office visits for nearby residents and employees of surrounding businesses and institutions. The

development of NYULH's ambulatory care center within a vacant department store building would foster mixed land uses and promote downtown revitalization. Therefore, the Proposed Project would be generally consistent with this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: Yes No Not Relevant

The Proposed Project is within 1 mile of the Long Island Railroad ("LIRR") Mineola Station (Montauk, Oyster Bay, Port Jefferson and Ronkonkoma lines) to the north of the project site and the LIRR Country Life Press Station (Hempstead line) to the south of the project site. Mineola bus service also provides access to the project site along Franklin Avenue via the n40/n41 bus. Therefore, the Proposed Project would be generally supportive of this criterion.

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

DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with New York's *State Environmental Quality Review Act* ("SEQRA"). Other potentially involved agencies and/or interested parties include, but are not limited to, New York State Department of Transportation ("NYSDOT"), New York State Department of Environmental Conservation ("NYSDEC"), the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") and the Village of Garden City. The SEQRA lead agency establishment regulations set a 30-day time period, or less upon agreement, for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be generally supportive of this criterion.

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

The Proposed Project would be developed as-of-right and as such was not subject to any formal public hearings. However, the planning and review process for the Proposed Project involved many stakeholders and required review under SEQRA. Therefore, the Proposed Project would be generally supportive of this criterion

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

The Proposed Project would be constructed as of right and would meet all appropriate codes. Therefore, it 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? Check one and describe: Yes No Not Relevant

The Proposed Project would involve the reuse and renovation of an existing building for the development of NYULH's new Ambulatory Care Center in Garden City. The Proposed Project would include many energy efficiency measures to promote sustainability goals. The Proposed Project would not create new greenhouse gas emissions that would compromise the needs of future generations. Therefore, the Proposed Project would be generally supportive of this criterion.

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

³ Demonstration may include *State Environmental Quality Review* ["SEQRA"] 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.

⁴ Documentation may include SEQRA 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.

As previously noted, DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with SEQRA. Involved and interested agencies included NYSDOT, NYSDEC, OPRHP, the Village of Garden City and others. Hence, the Proposed Project would be generally supportive of this criterion.

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

NYULH maintains an on-going governance structure to support the development and implementation of projects throughout the communities it serves. Therefore, the Proposed Project would be consistent with this criterion.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: Yes No Not Relevant

According to available data, the Project Site is not located within a 100-year floodplain or a designated floodway. The Proposed Project would incorporate design features intended to mitigate flood and hazard risks. Stormwater would be managed with onsite infiltration. Stormwater not infiltrated would be conveyed to the Village's existing storm water system. Therefore, the Proposed Project would be consistent with this criterion.

DASNY has reviewed the available information regarding this project and finds:

- The project was developed in general consistency with the relevant Smart Growth Criteria.
 The project was not developed in general consistency with the relevant Smart Growth Criteria.
 It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



12/10/2019

Signature/Date

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

Print Name and Title

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

Agency Use Only [If applicable]

Project :	NYULH 2019 Financing -- 1111 Franklin Ave
Date :	December 10, 2019

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1, D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater NO YES

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding NO YES

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source.
 (See Part 1. D.2.f., D.2.h, D.2.g) NO YES
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1, E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The assessment presented in FEAF Parts 1 and 2, and the Supplementary Documentation, attached, demonstrate that the Proposed Project would not result in significant adverse impacts.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
FEAF Supplemental Documentation

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Dormitory Authority of the State of New York (DASNY) _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

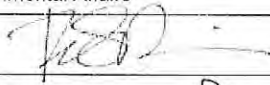
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: NYU Langone Hospitals (NYULH) 2019 Financing of NYU Langone Health - 1111 Franklin Avenue Ambulatory Care Center Project

Name of Lead Agency: DASNY

Name of Responsible Officer in Lead Agency: Robert S. Derico, R.A.

Title of Responsible Officer: Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency:  Date: 12/10/2019

Signature of Preparer (if different from Responsible Officer)  Date: 12/10/2019

For Further Information:

Contact Person: Sara E. Stein, AICP, Senior Environmental Manager, DASNY

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Telephone Number: (212) 273-5092

E-mail: SStein@dasny.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



DASNY

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR NYU LANGONE HOSPITALS'
2019 FINANCING OF THE NYU LANGONE HEALTH – 1111 FRANKLIN AVENUE
AMBULATORY CARE CENTER PROJECT**

The Honorable Theresa A. Trouvé
Mayor
Village of Garden City
Village Hall
351 Stewart Avenue
Garden City, New York 11530

Mr. Sean Sallie, AICP
Deputy Commissioner
Nassau County Planning Commission
1194 Prospect Avenue
Westbury, New York 11590-2723

Mr. Donald A. Hickey, Jr.
Chairman
Architectural Design Review Board
Village of Garden City
Village Hall
351 Stewart Avenue
Garden City, New York 11530

The Honorable Kevin Thomas
New York State Senator, District 6
990 Stewart Avenue, Suite LL45A
Garden City, New York 11530

The Honorable Edward P. Ra
New York State Assembly Member, District 19
825 East Gate Boulevard, Suite 207
Garden City, New York 11530

Mr. H. Bradford Gustavson
Chairman
Planning Commission
Village of Garden City
Village Hall
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Director, Region 1
New York State Department of Environmental
Conservation
SUNY Stony Brook
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Stony Brook, New York 11790-3409

Ms. Karen M. Altman
Village Clerk
Village of Garden City
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351 Stewart Avenue
Garden City, New York 11530

Mr. Joseph T. Brown, P.E.
Director, Region 10
New York State Department of Transportation
Perry B. Duryea, Jr. State Office Building
250 Veterans Memorial Highway
Hauppauge, New York 11788

Mr. Dan Simone
Supervisor
Water and Sewer Department
Village of Garden City
Village Hall
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Garden City, New York 11530

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



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FOR NYU LANGONE HOSPITALS'
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AMBULATORY CARE CENTER PROJECT**

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