STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION

Date: July 21, 2015

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

Applicant: New York State Office of Mental Health
44 Holland Avenue
Albany, New York 12229

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 New York *State Environmental Quality Review ("SEQR")* process.

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

Title of Action: South Beach Psychiatric Center
New Inpatient Building
(Department of Mental Health Capital Projects Program)

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

Review Type: Coordinated Review

Proposed Action

The Dormitory Authority State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYSOMH") to construct a new, multi-story secure inpatient residential building on the northeast portion of the South Beach Psychiatric Center ("SBPC") campus ("Proposed Project") located in the borough of Staten Island, Richmond County, New York. For the purposes of *State Environmental Quality Review ("SEQR")*, the Proposed Action would consist of DASNY's authorization to design, develop, and construct the Proposed Project.

Proposed Project

The Proposed Project would consist of the construction of an approximately 233,000-gross-square-foot[1] ("gsf") 5-story, new inpatient residential building to be located on an approximately 12-acre footprint in the northeast portion of the campus (hereinafter, the "Proposed Development Area"). This area, adjacent to the newly-constructed Central Services Building ("CSB"), is located in the eastern quadrant of the SBPC campus north of Buildings 8 and 9 and east of Buildings 6 and 7.

The Proposed Project would include the construction of new access driveways to serve the new building, and the reconstruction of the existing parking area at the southeast corner of the SBPC campus. The Proposed Project would also include relocation of a sanitary sewer pipe within the campus boundaries, necessitating the removal of approximately 265 linear feet ("LF") of 36-inch sanitary pipe, the abandonment of approximately 600 LF, and the installation of approximately 910 LF of new pipe.

Additionally, the Proposed Project would include the placement of additional fill material throughout the Proposed Development Area to raise the existing grade and, thereby, improve resistance to future natural disasters such as Hurricane Sandy in 2012. Along the northeast border of the Project Site, adjacent to undeveloped New York City Department of Parks and Recreation ("NYCDPR") parkland, the Proposed Project would include the construction of a 3- to 7-foot-high retaining wall for the purpose of containing the additional fill material on the Project Site.[2]

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[1] At the time of the issuance of DASNY's *SEQR Lead Agency Request and Environmental Assessment Form* (April 21, 2015), the size of the Proposed Project was stated as 250,000 gsf. Efficiencies identified throughout the design process in conjunction with efforts to keep the construction costs within the approved construction budget reduced the overall gross square footage of the building by 17,000 gross square feet; hence, the current size of 233,000 gsf.

[2] DASNY and NYSOMH have had preliminary discussions with NYCDPR concerning the possibility of obtaining NYCDPR permission to allow the project to grade down onto its property and provide native planting for storm water purposes (the "transitional planting/grading scenario"), thus eliminating the need for the retaining wall at the property line. NYCDPR is considering this request. At this time, it would be premature to speculate on the outcome of these discussions, or on what form a

The new inpatient facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated, functionally obsolete buildings with a single, state-of-the-art, inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

Construction of the Proposed Project would last approximately 36 months commencing in January 2016 with an estimated completion date of December 2018.

Location of Proposed Project

The approximately 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site"). The self-contained campus is bounded to the north by Ocean Breeze Park, the east by undeveloped NYCDPR parkland, the west by Staten Island University Hospital, and the south by Seaview Avenue. The campus is accessed from Seaview Avenue.

Description of the Institution

New York State Department of Mental Health. The New York State Office of Mental Health ("NYSOMH") operates psychiatric centers across the state, and also regulates, certifies and oversees more than 4,500 programs, which are operated by local governments and nonprofit agencies. These programs include various inpatient and outpatient programs, emergency, community support, residential and family care programs. NYSOMH's 2014-2015 Capital Project Program includes approximately $90,165,000 in capital project appropriations.

South Beach Psychiatric Center. South Beach Psychiatric Center provides intermediate level inpatient services to persons living in western Brooklyn, southern Staten Island, and Manhattan south of 42nd Street. The center also operates a specialized, 8-bed inpatient unit for monolingual Chinese persons from Brooklyn, Queens, and Manhattan who are in need of intermediate care.

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potential agreement would take. Accordingly, the Proposed Project has been designed and would be bid to include the retaining wall as described above, and the subject *SEQR* review does not contemplate the potential use of NYCDPR property for the transitional planting/grading scenario. If NYCDPR indicates that it would be amenable to the use of its property for the transitional planting/grading scenario, DASNY would then design this scenario, evaluate its potential impacts, and issue a *SEQR* determination, as appropriate, prior to the execution of an agreement with NYCDPR.

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. The environmental review followed the 2014 *City Environmental Quality Review ("CEQR") Technical Manual*[3] for evaluating the Proposed Project, unless stated otherwise.

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")*. Additionally, the Proposed Project was reviewed in conformance with the *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA")*.

Representatives of DASNY reviewed the *SEQR Environmental Assessment Form-Part I ("EAF-Part I")* and supporting documentation for the Proposed Project (attached), and made a determination that the Proposed Project was a Type I Action pursuant to 6 *N.Y.C.R.R.* § 617.4(b)(vi)(v). On April 21, 2015, DASNY circulated a lead agency request letter and the *EAF-Part I* to the involved agencies and interested parties. There being no objection to DASNY assuming *SEQR* lead agency status, it conducted a coordinated review among the involved agencies.

DASNY representatives visited the Project Site and environs and discussed the Proposed Project's possible environmental effects with representatives of SBPC, NYSOMH and the involved agencies. 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 and a Draft Environmental Impact Statement ("DEIS") will not be prepared.

General Findings. The purpose of the Proposed Project is to modernize the SBPC campus by replacing multiple outdated, functionally obsolete, inpatient residential buildings with a single, new, inpatient residential building. The new building has become necessary since the current structures were designed to provide a model of care that is now obsolete. The existing buildings, in their current state, are not able to support treatment protocols, increased therapy, or facilitate a therapeutic environment necessary for patient care. The SBPC has not experienced a major renovation since it was initially constructed in the early 1970s. As a result,

[3] www.nyc.gov/html/oec/html/ceqr/technical_manual_2014.shtml

the current buildings are structurally deficient and contain outdated mechanical systems which require replacement.

Additionally, NYSOMH has indicated that many of the existing buildings have life safety code deficiencies and are in noncompliance with The Joint Commission life safety system standards. In addition, due to the low elevation of the campus many of the existing buildings are flood prone and experienced flooding during Hurricane Sandy. By constructing a new inpatient residential building the SBPC would achieve a projected cost savings of over $1.3 million dollars annually through the consolidation of facilities and associated reduction in maintenance needs, and centralization of services.

In addition, the Proposed Project supports NYSOMH and SBPC's mission to promote mental health and to facilitate recovery of those receiving treatment.

Zoning. According to the *Zoning Resolution of the City of New York ("ZRCNY")*, the Project Site is located within a R3-1 Detached and Semi-Detached Residence District. These zoning designations encompass all but two blocks of the project study area; the remaining two blocks are zoned as a low-density R3-2 General Residence District. The R3-1 district permits single- and two-family, detached and semi-detached residences.

The SBPC campus is exempt from the *ZRCNY* as the Proposed Project and campus property fall under New York State ownership. Accordingly the Proposed Project would be considered a development on state-owned land, and not subject to local zoning requirements. The Proposed Project is largely compliant with the R3-1 zoning district. The Proposed Project as a "domiciliary care facility for adults" would be an allowable use in the R3-1 zoning district under Use Group 3. Additionally, the Proposed Project would comply with the following aspects of the zoning district: minimum setback, minimum side yards, minimum rear yard, minimum lot size, maximum lot coverage, minimum lot width, and the floor area ratio ("FAR"). The Proposed Project would exceed the maximum building height of 35 feet as the Proposed Project would be approximately 78 feet in height. However, the Proposed Project would be situated on a self-contained campus and buffered from neighboring land uses.

No zoning change would be required in order to facilitate the Proposed Project. No significant adverse zoning impacts would occur.

Land Use. The Project Site, the SBPC campus, consists of institutional buildings interspersed with open space, pedestrian walkways, and outdoor seating areas. The project study area, defined as a one-quarter-mile boundary extending from the perimeter of the SBPC campus, is loosely bounded by Mason Avenue to the west, Quintard Street to the north, the FDR Boardwalk and Beach to the east, and Naughton Avenue to the south. Land uses within the study area are characterized as predominantly residential in the south, institutional in the west and central portions, and park/open space to the north and east. There is limited

commercial/office activity along Seaview Avenue across the street from Staten Island University Hospital.

The Proposed Project would represent a relocation of existing uses within the self-contained campus of the SBPC, by relocating the inpatient residents from multiple buildings into a single building. There would be no change in general land use patterns within the project study area, since the Proposed Project would involve the development of a modern inpatient residential building that is in keeping with previous land uses on the Project Site and also similar to neighboring land uses associated with SIUH. The Proposed Project would not result in any significant changes to land use or policies and regulations that govern land use. The Proposed Project would not result in impacts to land use within the project study area.

Public Policy. The Proposed Project was reviewed for its compliance with the relevant public policy initiatives that guide development within the project study area.

Local Public Policy Initiatives. The Proposed Project would support or otherwise be in compliance with the following, as detailed in the attached *SEQR Supplemental Report*: *Master Plan for South Beach Psychiatric Center*; *Staten Island Community Board 2 Statement of Community District Needs Statement for Fiscal Year 2015*; *OneNYC*; and *New York City Waterfront Revitalization Program ("LWRP")*;

State Public Policy Initiatives. DASNY's Smart Growth Advisory Committee reviewed the Proposed Project under the *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA")* and found that to the extent practicable, it would be generally supportive of the *State Smart Growth Public Infrastructure Policy Act ("SSGPIPA")* smart growth criteria established by the legislation. The Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The construction and operation of the Proposed Project would be compatible with surrounding land uses as well as permitted uses, and would be complementary to the developed character of the SBPC campus. Hence, the Proposed Project would not result in significant adverse impacts to land uses in the primary or secondary study areas. The Proposed Project would develop state-of-the-art inpatient facilities and beds for a public psychiatric center, and no change in zoning or public policy would be necessary to construct the buildings and parking facilities. In general, the Proposed Project would be compatible with existing public policy, including the *SSGPIPA*.

DASNY's Green Construction Policy. DASNY promotes and supports sustainable design approaches and construction practices in its projects. DASNY's internal processes facilitate integrated design and recognition of sustainable opportunities in every project, regardless of size or complexity, using all tools available. DASNY's Green Construction Policy requires all projects that are new construction, addition, or significant renovation to include a goal of a Silver rating under the U.S. Green Building Council's ("USGBC") Leadership in Energy & Environmental Design ("LEED") building rating system. LEED is a green building certification

program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. The Proposed Project would comply with DASNY's Green Construction Policy.

Coastal Zone Management. The Proposed Project is located within the coastal zone, therefore consistency with the New York State Coastal Management Program ("CMP") and the City of New York's Local Waterfront Revitalization Program ("LWRP") must be demonstrated. DASNY has submitted a completed CMP *Consistency Assessment Form* to the New York State Department of State (Division of Coastal Resources) and a LWRP *Consistency Assessment Form* to the New York City Department of City Planning.

In accordance with Article 42 of the New York State Executive Law and its implementing regulations at 19 *N.Y.C.R.R.* Part 600, Waterfront Revitalization of Coastal Areas and Inland Waterways, DASNY has determined that the Proposed Project would be consistent with the City of New York's LWRP. This *SEQR Negative Declaration* serves as the certification, pursuant to Article 42 of the New York State Executive Law and its implementing regulations, that the Proposed Project would comply with New York State's Coastal Management Program as expressed in New York City's Local Waterfront Revitalization Program, would not substantially hinder the achievement of any state or local coastal policies and would be conducted in a manner consistent with such programs.

Overall, the Proposed Project would be developed in compliance with the relevant state and local public policy initiatives that guide development within the project study area.

Socioeconomic Conditions. The Proposed Project would not introduce sufficient additional employees or a residential population that would alter socioeconomic conditions within the project study area. Additionally, the Proposed Project would not involve primary displacement as no population, residences, jobs or businesses would be displaced. The Proposed Project would not result in substantial new development that is markedly different from existing uses, changes in real estate conditions or cause harm to specific industries. As the conditions identified above are unlikely to occur, the Proposed Project does not warrant further study pursuant to *CEQR Technical Manual* guidelines. No significant socioeconomic impacts are anticipated as a result of the Proposed Project.

Community Facilities and Services. The Proposed Project would not introduce any new residential population, or result in the creation of a sizable new neighborhood. The Proposed Project would have a positive impact on the delivery of mental health services for residents of Staten Island and Brooklyn. The Proposed Project would not have any direct or indirect effects on nearby community facilities; no significant adverse community facilities impacts are expected and, thus, no further analysis is needed.

The Project Site falls within the jurisdiction of New York City Police Department ("NYPD") 122nd Precinct, located at 2320 Hylan Boulevard, which is located outside of the project study area, approximately 2.5 miles from the Project Site. There are no fire protection or emergency medical service facilities located within the one-quarter-mile project study area. Fire Department City of New York ("FDNY") Engine Company 159, located at 1592 Richmond Road, approximately 1.5 miles from the campus, would provide a first response in the event of a fire or emergency.

Open Space. The Proposed Project would not displace or reduce the utility of existing open space resources within the project study area or exceed the *CEQR Technical Manual* threshold for an open space analysis. The design of the Proposed Project would incorporate on-site, passive recreational components such as pathways, shade pavilions and quiet seating areas as well as active recreational spaces for the occupants of the proposed facility. Additionally, since the on-campus, inpatient population does not use public parks or open spaces resources, the Proposed Project would not introduce a residential population that would overburden existing open space resources within the project study area. As the Proposed Project would not result in a direct impact or exceed the indirect impact thresholds, a detailed open space assessment is not required.

Cultural Resources. The Proposed Project was reviewed in conformance with the *New York State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law ("PRHPL")*, as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"). The Proposed Project has been submitted to OPRHP and the New York City Landmarks Preservation Commission ("LPC") for review.

Architectural Resources. There are no standing structures in the Proposed Development Area; therefore, no assessment of potential impacts is required.

Archaeological Resources. A review of OPRHP's Geographic Information System ("GIS") sensitivity model for archaeological resources indicated that while the Proposed Development Area is not located within an area of cultural resource sensitivity, an archaeologically sensitive area is located to the north of the SBPC campus. Accordingly, a Phase IA Archaeological Documentary Study ("Phase IA") was undertaken. Based on the potential for precontact archaeological resources beneath wetland soils and the lack of previously documented sensitivity for similar landforms by OPRHP, LPC and other cultural resource professionals; the Phase IA concluded that the Proposed Development Area has a low- to moderate-precontact-period archaeological sensitivity, and no historic period sensitivity.

Based on the current site elevations of approximately 8-10 feet above mean sea level, it is assumed that there is a similar amount of introduced fill beneath the existing ground surface,

since the area formerly was at sea level. The design of the Proposed Project would not include a basement. As a result, construction of the new facility would not extend beneath the modern fill and into the potential natural wetland. Therefore, no further archaeological investigations are warranted for the Project Site.

Agency Review. DASNY submitted the Proposed Project to OPRHP for review and comment (OPRHP Project Review №. 15PR01846). Based on their review of the Phase IA, in correspondence dated May 22, 2015, OPRHP indicated that the Proposed Project would have no impact on cultural resources listed or eligible for listing on the State or National Register of Historic Places. In addition, the Proposed Project was reviewed by LPC. LPC's review has concluded that the Proposed Project is not an architecturally significant or archaeologically significant property based on its correspondence dated April 28, 2015.

It is the opinion of DASNY that the Proposed Project would have no adverse impact on historic or cultural resources listed in or eligible for inclusion in the S/NR.

Urban Design and Visual Resources. Urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. According to the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as of right" or in the future without the Proposed Project. The Proposed Project would comply with existing zoning; therefore, no further analysis is warranted, and the Proposed Project would therefore not result in significant adverse impacts to urban design and visual resources.

Natural Resources. The Project Site is fully developed with institutional buildings interspersed with open space, pedestrian walkways, and outdoor seating areas. The 12-acre Proposed Development Area consists predominantly of a paved parking area as well as a grassy lawn which has been previously cleared and graded. Vegetation on the campus is mostly grass with some shrubs and trees near the existing SBPC buildings. The Proposed Project would not impact any existing trees or shrubs.

Surface Water. There are no surface water bodies located on the Project Site. Storm water associated with the Proposed Project would be treated and detained on-site through the installation of infiltration basins, swales, and bioretention areas. As a result, the Proposed Project would not contribute to additional storm water runoff to the New York City Department of Environmental Protection ("NYCDEP") storm sewer system. The Proposed Project is not expected to adversely impact surface and groundwater quality.

Endangered and Threatened Species and Critical Habitats. The United States Fish and Wildlife Service ("USFWS") and the New York State Department of Environmental Conservation ("NYSDEC") were contacted for information concerning rare, threatened, and endangered terrestrial or aquatic species in the vicinity of the Project Site. The USFWS identified three species as either known to occur or likely to occur near the Project Site or within the project study area,, including the Northern Long-Eared Bat (*Myotis septentrionalis*); Piping Plover (*Charadrius melodus*); and Roseate Tern (*Sterna dougallii dougallii*), while the NYSDEC Natural Heritage Program identified three species as rare, threatened, or endangered Needham's Skimmer (*Libellula needhami*); Globose Flatsedge (*Cyperus echinatus*); and Green Milkweed (*Asclepias viridiflora*) (see attached *SEQR Supplemental Report*).

According to the USFWS, there are no critical habitats on the Project Site or within the project study area. The NYSDEC noted the historical occurrence of two plant species within the vicinity of the Project Site (see attached *SEQR Supplemental Report*); however, the last occurrence of these species was documented in July 1998. The *SEQR* environmental review associated with the development of the CSB disclosed the historical presence of both plant species within the vicinity of the Project Site. However, this documentation also noted the absence of appropriate habitat within the CSB site to support these species. The Project Site is immediately adjacent to the location of the new CSB and is similarly comprised of manicured lawn, landscaping and pavement. Based on this information, significant adverse impacts to threatened and endangered species are not anticipated.

Wetlands. No NYSDEC-regulated wetlands were identified on or adjacent to the Proposed Development Area. In correspondence dated July 28, 2014, NYSDEC determined that the Proposed Development Area is not within their jurisdiction under the NYSDEC Freshwater Wetlands Act or Tidal Wetlands Act (NYSDEC Wetlands Jurisdictional Determination №. 64-8130). As such, a NYSDEC freshwater wetlands permit is not required.

A review of USFWS National Wetland Inventory ("NWI") map for the project area indicated the presence of an emergent wetland. A site reconnaissance was conducted on December 12, 2014, to confirm the extent and location of any wetlands or the absence thereof within and immediately adjacent to the Proposed Development Area. The Wetland Investigation Report determined that no wetlands exist in or immediately adjacent to the Proposed Development area as none of the areas sampled during the site reconnaissance met all three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology. The full Wetland Investigation Report is contained in Appendix B of the attached *SEQR Supplemental Report*.

As indicated above, the Proposed Development Parcel and its immediate surroundings do not contain state- or federally-regulated wetlands. The wetlands located to the north in Ocean Breeze Park and the area east of the SBPC campus do not extend into the Proposed Development Area. As a result, impacts to wetlands are not anticipated.

Floodplains. According to the Federal Emergency Management Agency ("FEMA") National Flood Hazard Layer, the eastern portion of the SBPC campus is generally located within the 500-year floodplain. However, the SBPC is not located within the 100-year floodplain zone (see Figure 9-2). The 100-year floodplain is generally located south of Seaview Avenue and east of Father Capodanno Boulevard along the FDR Beach and Boardwalk. Portions of the northern extent of Ocean Breeze Park are also within the 100-year floodplain. However, these areas are approximately one-quarter mile from the Proposed Development Area. As such, the Proposed Project would not result in significant adverse impacts to floodplains.

Site preparation activities would require excavation and removal of existing surface materials such as asphalt, and topsoil. The Proposed Project would include the placement of additional fill material throughout the Proposed Development Area to raise the existing grade and, thereby, improve resistance to future natural disasters such as Hurricane Sandy in 2012. Outside of the removal of surface materials and filling, geological conditions on site would remain the same.

Overall, the Proposed Project would not result in any significant adverse impacts to natural resources within or near the project site, and no further analysis is required.

Hazardous Materials. The Proposed Project was evaluated for its potential hazardous materials impacts. A *Phase I Environmental Site Assessment ("ESA")* of the Development Site was performed in August 2014 in accordance with American Society for Testing and Materials ("ASTM") Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. The purpose of the Phase I ESA was to identify Recognized Environmental Conditions ("RECs") for the subject property that may adversely impact construction of the Proposed Project. The *ESA* included a visual inspection; a review of historical land use maps, prior reports and local records; and a review of State and federal regulatory databases relating to use, generation, storage, treatment and/or disposal of hazardous materials. Key findings of the Phase I ESA include:

- In 1968, a historic stream which ran through the Project Site was filled with between 8 to 10 feet of sand dredged from the Lower New York Bay. Dredged material from urban water bodies is frequently contaminated and typically considered an REC.

- A gasoline spill was reported to have occurred on May 21, 2013. This spill (NYSDEC Spill Incident # 1301783) was discovered in a groundwater sample collected from the bottom of an excavation put following the removal of a 4,010-gallon gasoline underground storage tank ("UST"). This spill incident was reported closed by NYSDEC on June 13, 2014 and is not considered to be an REC.

According to the Phase I ESA, a Phase II subsurface investigation was recommended in order to determine the nature of contaminants, if any, in the dredged fill material.

The Phase II ESA included 30 soil borings to further characterize and assess the environmental quality of the Project Site and further investigate the identified RECs. Findings of the Phase II ESA include:

Metal arsenic detected in the sample from soil boring SB-24 was at a concentration marginally exceeding its respective soil cleanup objective ("SCO"). This boring is located in the existing parking lot in the southern portion of the campus along a proposed utility route. No volatile organic compounds ("VOCs"), semi-volatile organic compounds ("SVOCs"), polychlorinated biphenyls ("PCBs"), or pesticides were detected at concentrations exceeding their respective SCOs in any of the soil samples collected. Samples collected from soil borings throughout the subject property, excluding those previously mentioned with SCO exceedances, contained organic compounds and/or metals which were detected at concentrations exceeding their respective method detection limits but not exceeding their respective SCOs.

No further investigation or remedial activities are recommended relative to site soils. Soil that is disturbed for purposes of development should be managed appropriately by construction personnel that have been provided with the soil analysis results. Excess soil removed from the site should be re-used or disposed of in accordance with applicable federal, state and local regulations. No significant hazardous materials impacts are expected.

Infrastructure. The Proposed Project was assessed for its potential effects upon water supply, wastewater collection and treatment and storm water management systems.

Water Supply. According to the water and sewer generation rates provided in the 2014 *CEQR Technical Manual*, the Proposed Project would generate a water demand of approximately 118,210 gallons per day ("gpd").

According to the *CEQR Technical Manual*, a preliminary infrastructure assessment is not required if the project does not meet the following thresholds:

- If the project would result in an exceptionally large demand for water (e.g., those that are projected to use more than one million gallons per day, such as power plants, very large cooling systems, or large developments); or,
- Is located in an area that experiences low water pressure (e.g. areas at the end of the water supply distribution system, such as the Rockaway Peninsula or Coney Island).

The Proposed Project would not result in an exceptionally large demand for water and would not be located at the end of the water supply distribution system. As such, water infrastructure impacts are not anticipated and a detailed assessment is not required.

Sanitary Sewage and Storm Water Management. The Proposed Project would generate sanitary sewage at a rate commensurate with domestic water consumption, approximately 118,210 gpd. Sanitary sewage from the Project Site would be conveyed to the Oakwood Beach Wastewater Pollution Control Plant ("WPCP"), which has a rated capacity of 40 million gallons per day ("mgd").

The SBPC campus currently has sanitary sewage connections to a NYCDEP sanitary sewer main located beneath Seaview Avenue. The Proposed Project would also include relocation of a sanitary sewer pipe within the campus boundaries, necessitating the removal of approximately 265 linear feet ("LF") of 36-inch sanitary pipe, the abandonment of approximately 600 LF, and the installation of approximately 910 LF of new pipe.

Similar to water generation, sanitary waste volumes would likely decrease since the Proposed Project would involve the consolidation of residential buildings and a reduction of the inpatient on-campus population. The Proposed Project would not result in a significant adverse impact to the Oakwood Beach WPCP due to the relatively minor incremental flow contributed by the Proposed Project. In addition, the city is committed to maintaining sufficient capacity and adequate wastewater treatment throughout its WPCP network. No significant adverse impacts to sanitary sewage treatment would result from the implementation of the Proposed Project.

Storm water generated by the Proposed Project would be treated and detained on-site through the installation of infiltration basins, swales and bioretention areas. The use of these treatment measures would not introduce runoff from the Proposed Project into the NYCDEP storm sewer system. This design is intended to avoid the need for an abundance of pile-supported drainage structures and pipes on site. Additionally, backflow conditions from the city's sewer system into the campus during storm events would be avoided by not connecting the drainage system in the NYCDEP storm sewer system. No significant adverse storm water impacts are anticipated as a result of the Proposed Project.

Solid Waste and Sanitation Services. A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan ("SWMP") or with state policy related to the city's integrated solid waste management system. The city's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. As the Proposed Project would not result in any additional patient, staff, or visitor populations, it is not expected to generate a substantial amount of solid

waste as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city's capacity to handle solid waste, and no further analysis is required.

Energy. All new structures requiring heating and cooling in the City of New York are subject to the *New York City Energy Conservation Code*. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. However, a project's operational energy consumption is often calculated. It is expected that the Proposed Project, when operational, would consume approximately 58.4 billion British Thermal Units ("BTU") per year.[4]

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to projects that may result in a significant impact in the transmission or generation of energy or that would involve the development of an energy-intensive facility. The energy consumption associated with the Proposed Project is not anticipated to result in a significant impact to the provision of energy services within the project study area nor is the project considered an energy-intensive facility. As such, the Proposed Project would not result in a significant adverse impact with respect to energy supply or demand.

Transportation. The Proposed Project was evaluated for its potential effects on the transportation system. The objective of the traffic, parking, transit, and pedestrian analyses was to determine whether the Proposed Project would have a significant impact on street and roadway conditions, parking facilities, public transportation facilities and services, and pedestrian flows.

The Proposed Project was evaluated for its potential significant traffic, parking, transit and pedestrian impacts. The Proposed Project would involve the consolidation of the population and services from multiple existing inpatient buildings to a new inpatient building on the SBPC campus. The existing buildings would then be decommissioned. As such, the number of total inpatient beds on the campus would be reduced by approximately 50, from 362 to 312 beds. Additionally, no new services or types of activities would be introduced on site that would substantially increase the number of individuals using the proposed inpatient facility or travelling to the SBPC campus. In addition, the Proposed Project would potentially include a reconfiguration of the campus entrance off of Seaview Avenue as well as modifications to the existing surface parking lot to improve circulation within the campus.

Typically, under *CEQR*, further quantified analysis would not be warranted for a technical area if the proposed development would result in fewer than:

[4] A BTU is the amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit. This is the standard measurement used to state the amount of energy that a fuel has as well as the amount of output of any heat generating device.

- 50 peak-hour vehicle trip-ends;
- 200 peak-hour rail or bus transit riders; or
- 200 peak-hour pedestrian trips.

Given that staffing is not anticipated to increase as a result of the Proposed Project combined with the decrease in the total number of inpatient beds on the SBPC campus, an increase in new trips and/or transportation related activity is unlikely. As a result, significant adverse transportation impacts within the project study area are not anticipated and a detailed quantitative transportation analysis is not warranted.

Air Quality. An air quality screening analysis was performed following the *CEQR Technical Manual* guidance to determine if the Proposed Project has the potential to cause air quality impacts. The Proposed Project is not expected to significantly alter traffic conditions, and the maximum hourly incremental traffic from the Proposed Project would not exceed the *CEQR Technical Manual's* carbon monoxide ("CO") screening threshold of 170 peak-hour trips at nearby intersections in the study area. Therefore, a quantified assessment of emissions from project-generated traffic is not warranted.

The Proposed Project would include installation of a new boiler; therefore, a stationary source screening analysis was conducted to evaluate potential future pollutant concentrations from the proposed heating and hot water system. This screening analysis, detailed in the attached Supplemental Report, found that emissions from the Proposed Project would not exceed the threshold for a detailed air quality analysis; hence, no significant adverse stationary-source air quality impacts are expected as a result of the Proposed Project.

Greenhouse Gas Emissions. The 2014 *CEQR Technical Manual* requires a greenhouse gas ("GHG") consistency assessment for large projects under Environmental Impact Statement ("EIS") review that would result in the development of 350,000 square feet or greater, or for projects on a case-by-case basis to determine its consistency with the city's GHG reduction goals.[5] In addition, the 2014 *CEQR Technical Manual* guidance suggests that a GHG emissions assessment may be necessary for projects that involve: (1) power generation (not including emergency backup power, renewable power, or small-scale-cogeneration); or (2) fundamental change to the city's solid waste management system by changing solid waste transport mode, distances or disposal technologies.[6] The Proposed Project does not require the preparation of an EIS and is not expected to result in significant inconsistencies with the city's GHG reduction goals. The Proposed Project would not involve excessive power production or alter the solid waste management system. Therefore, no significant adverse impacts related to GHG emissions are anticipated as a result of the Proposed Project.

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[5] As part of the city's *OneNYC* and the *New York City Climate Protection Act* (Local Law 22 of 2008), the city has a goal of reducing citywide greenhouse gas emissions by 30 percent below 2005 levels by 2030.

[6] 2014 *CEQR Technical Manual*, p. 18-7.

Noise. The Proposed Project was evaluated for its potential mobile-source and stationary-source noise impacts. The Proposed Project would not introduce a new noise-sensitive use to the SBPC campus since the Proposed Project would be a replacement facility for buildings and uses already associated with the campus. Noise levels inside a facility due to exterior noise typically depend on the construction of exterior façade elements such as double-glazed windows, panels, and curtain walls. Exterior building attenuation measures similar to that described above would be incorporated into the Proposed Project in order to maintain an acceptable interior noise level. The HVAC equipment would be positioned to minimize sound levels at the neighboring parcels and noise attenuation measures such as silencers or acoustic barriers would be used as necessary to ensure *New York City Noise Code* compliance.

The Proposed Project is not anticipated to impact vehicle traffic patterns. However, a noise impact screening for the Proposed Project was performed in accordance with the *CEQR Technical Manual* in order to identify the potential for the Proposed Project to generate a significant vehicular noise impact at a receptor, or be significantly affected by high ambient sound levels.

For vehicular noise, if the passenger car equivalent ("PCE") values are at least doubled (increased by 100 percent) between the No-Build Condition and the Build Condition along affected roadway link, then a detailed noise analysis is generally performed. A doubling of PCEs would increase sound levels by 3.0 dBA.[7] Consequently, if a doubling of PCEs does not occur, there would be no potential for significant adverse mobile source noise impacts, and further analysis would not be required.

The Proposed Project would not alter the number or use of fleet vehicles associated with the SBPC campus. Additionally, the Proposed Project is not anticipated to significantly alter traffic conditions within the project study area. Traffic generated by the Proposed Project would not be expected to exceed the *CEQR Technical Manual* impact threshold of a doubling of PCEs at intersections near the Project Site, and therefore, no significant mobile source impacts are anticipated as a result of the Proposed Project.

Neighborhood Character. Neighborhood character is a term used to describe the various elements that contribute to a community or neighborhood — such as land use, architectural design, visual resources, historic resources, socioeconomics, traffic and noise — from which an area derives its distinct "personality." A neighborhood character assessment considers how a proposed action may affect the context and feeling of a neighborhood by collectively accounting for its effects on the contributing elements. In general, this assessment is warranted for actions with the potential to result in significant adverse impacts in one of the technical areas, or if it

[7] The A-weighted decibel scale is used almost exclusively in vehicle noise measurement because it reflects the frequency range to which the human ear is most sensitive (1,000-6,000 Hertz). Sound levels measured using an A-weighted decibel scale are generally expressed as dBA.

may moderately effect several of these areas. The Proposed Project does not have the potential to result in any significant adverse impacts to any of the above-mentioned areas or the potential for any combination of moderate effects in more than one area, therefore no neighborhood character assessment is warranted.

Public Health. Public health involves the activities that society undertakes to protect and improve the health and well-being of the population. Public health may be jeopardized by poor air quality, exposure to hazardous materials, noise, and contaminants in soil and water. As demonstrated in earlier sections, the Proposed Project is not anticipated to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. Hence, the Proposed Project would not result in any significant adverse impacts to public health and no further analysis is warranted.

Construction Impacts. The Proposed Project is scheduled to begin in January 2016 with project completion in December 2018. This 36-month period of construction would occur within the Proposed Development Area situated within the northeast corner of the self-enclosed SBPC campus.

Preconstruction site preparation would include removal of existing fencing, paving and sub-base; clearing and grading; and the importation of fill to raise the site elevation. A segment of an existing on-site sanitary sewer line would also be removed and relocated on the campus as it is currently beneath the proposed building footprint of the new inpatient facility. The installation of construction fencing around the entire perimeter of the Proposed Development Area would occur prior to active construction activities. A construction trailer and parking/set down area would be located on the Proposed Development Area just north of Building 7. No disruption to the Project Site or its surrounding would occur during these activities.

The staging area for materials and equipment would be self-contained within the Proposed Development Area. Access to the site for construction vehicles, constructions material deliveries, and workers would be provided by a stabilized construction entrance would be provided in the southeast corner of the Proposed Development Area just north of the existing parking lot. Double-swing vehicular gates would also be installed to the south of the construction trailer area that would accommodate access to the building site from the west. A temporary construction access road extending from the stabilized construction entrance to the construction trailer area would be provided to facilitate circulation around the construction site.

Heavy construction activities during the most intensive construction period (such as foundation installation and erection of structural steel) would be less than two years in length which is classified as short term under *CEQR* technical guidance.

In order to reduce the overall impact during construction, the Proposed Project would be planned, designed, scheduled and staged to minimize disruption to the adjacent open space and

the environment. Although some interference is unavoidable, the duration and severity of these effects would be minimized by the continued implementation of strong controls and effective scheduling of construction.

Construction-period effects would be temporary and would not result in any significant impacts to the SBPC campus operations or land use, public policy, socioeconomic conditions, and urban design and visual resources within the project study area.

For Further Information:

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Director
Office of Environmental Affairs

Address: Dormitory Authority State of New York
One Penn Plaza, 52nd Floor
New York, New York 10119-0098

Telephone: (212) 273-5033
Fax: (212) 273-5121

STATE ENVIRONMENTAL QUALITY REVIEW
ENVIRONMENTAL ASSESMENT FORM

for the

New Inpatient Building at South Beach Psychiatric Center
Staten Island, Richmond County, New York

Prepared on behalf of:

New York State Office of Mental Health
44 Holland Avenue
Albany, New York 12229

Prepared for Lead Agency:

Dormitory Authority State of New York
515 Broadway
Albany, New York 12207-2964

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April 2015

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 project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: New Inpatient Facility		
Project Location (describe, and attach a general location map): South Beach Psychiatric Center, Richmond County, New York		
Brief Description of Proposed Action (include purpose or need): Refer to EAF Attachment 1: Description of Proposed Action and Proposed Project		
Name of Applicant/Sponsor: Dormitory Authority State of New York	Telephone: (518) 257-3000 E-Mail:	
Address: 515 Broadway		
City/PO: Albany	State: New York	Zip Code: 12207-2964
Project Contact (if not same as sponsor; give name and title/role): Matthew Stanley, AICP (Senior Environmental Manager)	Telephone: (212) 273-5097 E-Mail: mstanley@dasny.org	
Address: One Penn Plaza, 52nd Floor		
City/PO: New York	State: New York	Zip Code: 10119-0098
Property Owner (if not same as sponsor): New York State Office of Mental Health (NYSOMH)	Telephone: 800-597-8481 E-Mail:	
Address: 44 Holland Avenue		
City/PO: Albany	State: New York	Zip Code: 12229

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 Council, Town Board, or Village Board of Trustees ☐ Yes ☐ No	See EAF Attachment 2: List of Approvals / Permits Required	
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources. See EAF Attachment 3: Coastal Zone

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No

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?
R3-1 (Single and Two-Family Detached and Semi-Detached Residences). See EAF Attachment 4: Zoning Map
As the SBPC campus property falls under the jurisdiction of NYSOMH, a state agency, the campus is exempt from local zoning ordinances.

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? The Project Site is located in New York City School District #31 which is inclusive of the borough of Staten Island.

b. What police or other public protection forces serve the project site?
The Project Site is served by the New York City Police Department Precinct #122 at 2320 Hylan Boulevard.

c. Which fire protection and emergency medical services serve the project site?
The Project Site is served by the New York City Fire Department Engine Company 159 at 1592 Richmond Road.

d. What parks serve the project site?
Ocean Breeze Park is located to the north of the SBPC campus. In addition, the Franklin D. Roosevelt Boardwalk and Beach is situated approximately 0.25 miles to the east.

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)? New construction of an institutional building to replace obsolete facilities on a self-contained campus.

b. a. Total acreage of the site of the proposed action? 12 acres
b. Total acreage to be physically disturbed? 12 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 45 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 proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: 36 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length To Be Determined
iii. Approximate extent of building space to be heated or cooled: Approximately 233,000* 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.
_____
_____
i*v.* 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): There is a NYSDEC identified Freshwater Wetland north of the proposed development area in Ocean Breeze Park. Additionally, there is an identified federal wetland (National Wetland Inventory) located east of the South Beach Psychiatric Center property. The Proposed Project would not infringe upon the identified wetlands and/or their adjacent areas.

* Efficiencies identified throughout the design process in conjunction with efforts to keep the construction costs within the approved construction budget reduced the overall gross square footage of the building by 17,000 gross square feet.

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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will 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: *See EAF Attachment 5: Utility Usage for Proposed Project

i. Total anticipated water usage/demand per day: 118,210 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: The Project Site would be supplied by municipal water (New York City Department of Environmental Protection)
- 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? Connections to existing on site water lines would be required. ☐ 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), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? *See EAF Attachment 5: Utility Usage for Proposed Project ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 78,600 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): _____

Sanitary wastewater would be generated by the Proposed Project.

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Oakwood Beach Water Pollution Control Plant
- 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? 40 million gallons per day (MGD) ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will 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: Connections from an existing sanitary sewer are located on the eastern edge of the campus connecting to a 48" diameter sewer main beneath Father Capodanno Boulevard. An existing sewer is also located beneath Seaview Avenue at the southern perimeter of the campus. Source: SBPC New Residential Building Programming Report, Section 2, Figure C-1, April 29, 2014

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 2.8 acres (impervious surface)

_____ Square feet or 12 acres (parcel size)

ii. Describe types of new point sources. The Proposed Project post-construction is anticipated to have point sources from curbs, ditches, and gutters

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)? Source: SBPC New Residential Building Programming Report, Section 2, Page 2.19, April 29, 2014

Stormwater runoff from the Project Site would be directed to on site infiltration basins, swales and bioretention ponds.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does 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)

Fleet vehicles (no change over existing conditions)

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)

One new 12.5 MMBtu/h boiler would be included as part of the Proposed Project. A new 800kW/ 1,000 kVA diesel engine emergency generator would also be installed as part of the Proposed Project in space provided in the existing CSB.

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:

- 8,900 Tons/year (short tons) of Carbon Dioxide (CO_2)
- 0.103 Tons/year (short tons) of Nitrous Oxide (N_2O)
- 0 Tons/year (short tons) of Perfluorocarbons (PFCs)
- 0 Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- <0.03 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 semi-trailer truck trips/day: _____

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 ½ 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: The Proposed Project would use approximately 58.4 billion Btu annually. However, the total campus energy use is anticipated to decrease by approximately 6,509,175 as a result of the project. Refer to EAF Attachment 5.

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

The Proposed Project would receive electricity from the local utility. During power disruptions electricity would be supplied an on-site emergency generator.

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. This facility operates 24 hours per day on staggered shifts.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes: *Source: SBPC New Residential Building Programming Report, Section 2, Page 2.62, April 29, 2014

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting is anticipated to be provided along pathways on the campus and at entrance points.

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

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? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored Fuel/Heating Oil

ii. Volume(s) 18,000 gal. per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

An above ground 18,000 gallon double-wall fuel oil storage tank with transfer pumps

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes: *See EAF Attachment 5: Utility Usage for Proposed Project

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : 13,362* tons per Week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- 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 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): Institutional/Park

ii. If mix of uses, generally describe:

Residential uses are situated to the south of Seaview Avenue. Staten Island University Hospital, an institutional use, is located immediately west of the SBPC campus. Ocean Breeze Park, an open space/recreational use, is located to the north of the SBPC campus. Commercial uses are located along Seaview Avenue to the west of the SBPC campus. Refer to EAF Attachment 6: Land Use

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	21	23.8	+2.8
• Forested	0	0	NA
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	23.7	20.9	-2.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	NA
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	NA
• Wetlands (freshwater or tidal)	0.3	0.3	NA
• Non-vegetated (bare rock, earth or fill)	0	0	NA
• 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:

The Staten Island University Hospital is approximately 1,500 feet west of the Project Site. The Busy Beach Day Care is a private facility located in Building 11 on the SBPC campus.

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:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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): 8807971

☐ 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? 160+* feet *Source: Central Services Building EAF

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: Hydraulic Fill/fine to medium sand 100 %
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: 8-10* feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 100* % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100* % 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. Freshwater wetlands are located on the western extent of campus as well as on adjacent parcels to the north and east. See EAF Attachment 7: Wetlands

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 1.3
- Wetland No. (if regulated by DEC) NA-7

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? Refer to EAF Attachment 8: NFHL Map □ Yes □ No

k. Is the project site in the 500 year Floodplain? Refer to EAF Attachment 8: NFHL Map □ 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

Northern Long-Eared Bat (Myotis septentrionalis) Source: US Fish and Wildlife Service Endangered and Threatened Species Letter, 05/24/2014

Piping Plover (Charadrius melodus) See Attachment 9: US Fish and Wildlife Service Correspondence

Roseate Tern (Sterna dougallii dougallii)

n. Does the project site contain a designated significant natural community? □ Yes □ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? □ Yes □ No

According to the USFWS, there are no critical habitats on the Project Site or within the project study area. The NYSDEC noted the historical occurrence of two plant species within the vicinity of the Project Site: the Globose Flatsedge (Cyperus echinatus) and the Green Milkweed (Asclepias viridiflora). The last occurrence of these species in the vicinity of the Project Site was documented in July 1998. The SEQR environmental review associated with the development of the Central Services Building ("CSB") disclosed the historical presence of both plant species within the vicinity of the Project Site. However, this documentation also noted the absence of appropriate habitat within the CSB site to support these species. The Project Site is immediately adjacent to the location of the new CSB and is similarly comprised of manicured lawn, landscaping and pavement. Based on this information, significant adverse impacts to threatened and endangered species are not anticipated. See EAF Attachment 9

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? □ Yes □ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? □ Yes □ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

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? □ Yes □ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? □ Yes □ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? □ Yes □ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? □ Yes □ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

The SBPC campus is located south of an archaeologically sensitive area as identified by SHPO. A Phase 1A Cultural Resources Survey was conducted as part of the SEQR Environmental Review.

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

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? ☑ Yes ☐ No

A Phase 1A Cultural Resources Survey was conducted as part of the SEQR Environmental Review.

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

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 A. Scott Bard Date April 16, 2015

Signature A. Scott Bard Title Director, Capital Operations

PRINT FORM

Description of Proposed Action and Proposed Project

The Dormitory Authority State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYSOMH") to construct a new, multi-story secure inpatient residential building on the northeast portion of the South Beach Psychiatric Center ("SBPC") campus ("Proposed Project"). For the purposes of *State Environmental Quality Review* ("*SEQR*"), the Proposed Action would consist of DASNY's authorization to design, develop, and construct the Proposed Project. The 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site"). The self-contained SBPC campus is bounded to the north by Ocean Breeze Park, the east by undeveloped New York City Department of Parks and Recreation ("NYCDPR") parkland, the west by Staten Island University Hospital, and the south by Seaview Avenue. The campus is accessed from Seaview Avenue (refer to the Project Location Map).

More specifically, the Proposed Project would consist of the construction of an approximately 233,000-gross-square-foot ("gsf") five-story new inpatient residential building placed on an approximately 12-acre footprint located in the northeast portion of the campus ("Proposed Development Area").[1] This area is proximate to the Central Services Building ("CSB"), which is currently under construction. The new facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated functionally obsolete buildings with a single, state-of-the-art inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

The new building would house current residences of the campus, as well as related support, program, and clinic space that help to increase operational and service delivery efficiencies. Several other existing buildings would continue to be utilized as part of a future campus redevelopment plan and the secure perimeter of the site would be extended to ensure a safe therapeutic environment. The new facility is intended to connect to existing Buildings 8 and 9 and to be supported by the CSB. The proposed design of the inpatient facility is anticipated to include a centralized or localized dining area(s), a centralized pharmacy and medical mall, nursing, interior and exterior program spaces, patient admissions, as well as a mental health court and visitor center. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) would also be incorporated into the design of the project.

The Proposed Project would include the construction of new access driveways to serve the new building, and the reconstruction of the existing parking area at the southeast corner of the SBPC campus. The Proposed Project would also include relocation of a sanitary sewer pipe within the campus boundaries, necessitating the removal of approximately 265 linear feet ("LF") of 36-inch sanitary pipe, the abandonment of approximately 600 LF, and the installation of approximately 910 LF of new pipe. Additionally, the Proposed Project would also include the placement of additional fill material throughout the Proposed Development Area to raise the existing grade and, thereby, improve resistance to future natural disasters such as Hurricane Sandy in 2012. Along the northeast border of the Project Site, adjacent to undeveloped NYCDPR parkland, the Proposed Project would include the construction of a 3- to 7-foot-high retaining wall for the purpose of containing the additional fill material on the Project Site.[2]

[1] Efficiencies identified throughout the design process in conjunction with efforts to keep the construction costs within the approved construction budget reduced the overall gross square footage of the building by 17,000 gross square feet.

Project Location Map
South Beach Psychiatric Center
New Inpatient Building

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[2] DASNY and NYSOMH have had preliminary discussions with NYCDPR concerning the possibility of obtaining NYCDPR permission to allow the project to grade down onto its property and provide native planting for storm water purposes (the "transitional planting/grading scenario"), thus eliminating the need for the retaining wall at the property line. NYCDPR is considering this request. At this time, it would be premature to speculate on the outcome of these discussions, or on what form a potential agreement would take. Accordingly, the Proposed Project has been designed and would be bid to include the retaining wall as described above, and the subject *SEQR* review does not contemplate the potential use of NYCDPR property for the transitional planting/grading scenario. If NYCDPR indicates that it would be amenable to the use of its property for the transitional planting/grading scenario, DASNY would then design this scenario, evaluate its potential impacts, and issue a *SEQR* determination, as appropriate, prior to the execution of an agreement with NYCDPR.

Construction of the Proposed Project would last approximately 36 months commencing in January 2016 with an estimated completion date of December 2018.

Purpose and Need of the Proposed Project

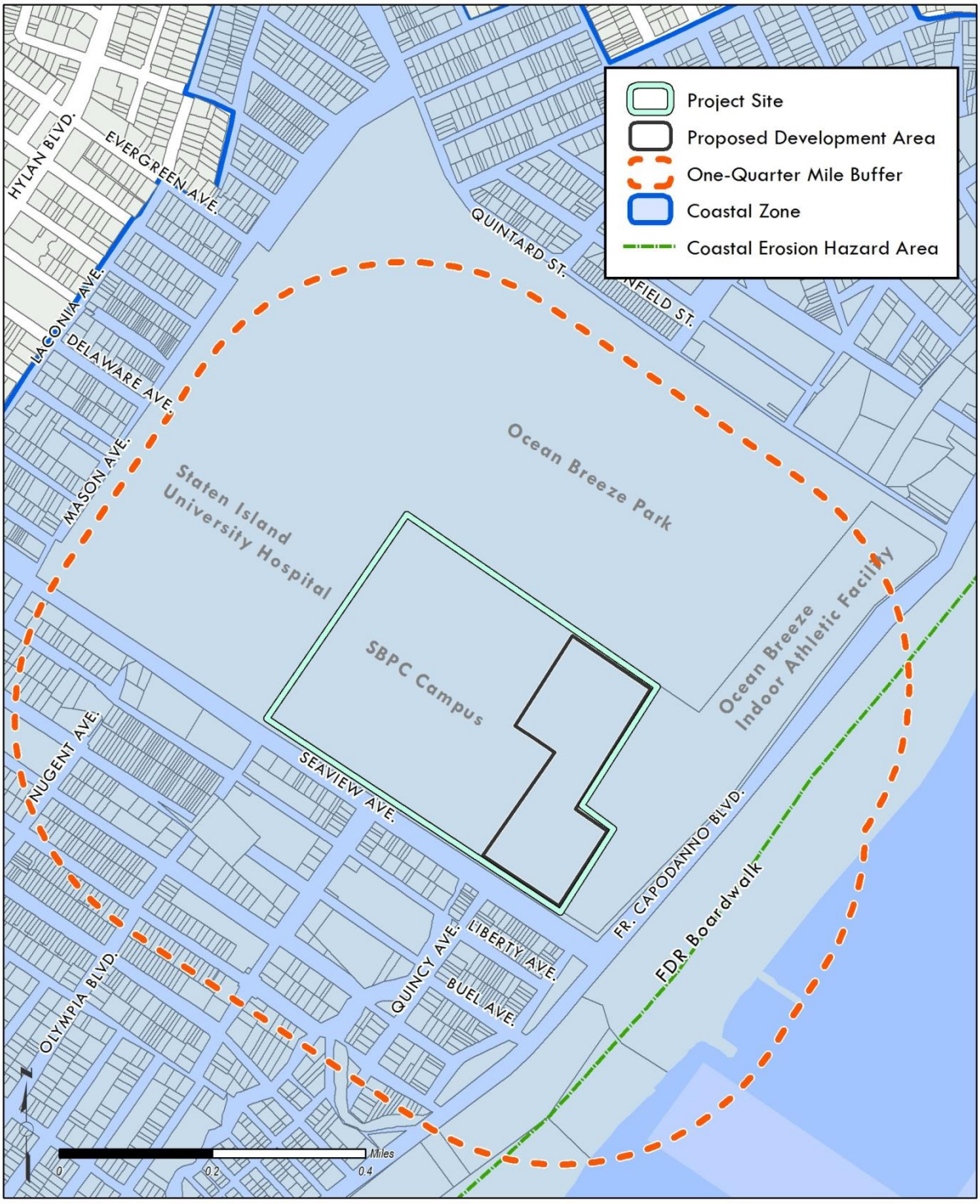
The purpose of the Proposed Project is to modernize the SBPC campus by replacing multiple outdated, functionally obsolete inpatient residential buildings with a single new inpatient residential building. The new building has become necessary since the current structures were designed to provide a model of care that is now obsolete. The existing buildings, in their current state, are not able to support treatment protocols, increased therapy, or facilitate a therapeutic environment necessary for patient care. The SBPC has not experienced a major renovation since it was initially constructed in the early 1970s. As a result, the current buildings are structurally deficient and contain outdated mechanical systems which require replacement.[3] In addition, due to the campus' low elevation many of the existing buildings are flood prone and experienced flooding during Hurricane Sandy. By constructing a new inpatient residential building the SBPC would achieve a projected cost savings of over $1.3 million dollars annually through the consolidation of facilities and associated reduction in maintenance needs, and centralization of services.

The Proposed Project would support NYSOMH and SBPC's mission to promote mental health and to facilitate recovery of those receiving treatment.

[3] New York State Office of Mental Health, Long Term Capital Discussion for the NYC Region, Slide 17, October, 11 2012

List of Approvals / Permits Required

	Permit / Approval Type	Submittal / Approval Dates	Specific Agency
City, Town, Village Board			
City, Town, Village Planning Board			
City, Town Zoning Board			
City, County Health Department			
Other Local Agencies	New York City Waterfront Revitalization Program, Consistency Assessment Form		New York City Department of City Planning Division of Waterfront and Open Space 22 Reade Street, 6E New York, New York 10007
Regional Agencies			
State Agencies	Approval to Undertake Project		Dormitory Authority of the State of New York (DASNY) 515 Broadway Albany, New York 12207-2964
	Coastal Zone Consistency		New York State Department of State One Commerce Plaza 99 Washington Ave Albany, NY 12231-0001
	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity		New York State Department of Environmental Conservation (NYSDEC) Region 2 Office 47-40 21st Street Long Island City, New York 11101 Division of Environmental Permits: (718) 482-4997 Division of Water: (718) 482-4933
Federal Agencies			



Source: NYC Department of City Planning; ESRI Data

Source: NYCDCP MapPLUTO

Utility Usage for Proposed Project

Water Usage in Gallons per Day (gpd) for the Proposed Project

Use	Proposed Project	Flow Rate	Proposed Project Water Use (gpd)
Hospital	262	300 gpd/bed[3]	78,600
Air Conditioning	233,000	0.17 gpd/sf[4]	39,610
Total (gpd)			118,210
Generation rates for a hospital use are not provided in the March 2014 *CEQR Technical Manual*. As a result, the previous *CEQR* hospital generation rate of 300gpd was used to calculate flow rates for beds. Water usage rates for Air Conditioning utilize the current March 2014 *CEQR* rates.			

Sanitary Sewage Generation Rate in Gallons per Day (gpd) for the Proposed Project

Use	Proposed Project	Flow Rate (gpd/Unit)	Proposed Project Generation (gpd)
Hospital Beds	262	300[5]	78,600
Total (gpd)			78,600
Generation rates for a hospital use are not provided in the March 2014 *CEQR Technical Manual*. As a result, the previous *CEQR* hospital generation rate of 300gpd was used to calculate flow rates for beds.			

Solid Waste Generation in Pounds per Week (ppw) for Proposed Action

Use	Proposed Project	Rate (ppw/Unit)	Proposed Project Generation (ppw)
Hospital Beds	262	51[5]	13,362
Total (ppw)			13,362
Solid Waste Generation Rates for hospitals were utilized to calculate sewer generation rates for the Proposed Project.			

Annual Energy Use in Mbtu per Square Foot (Mbtu/sf) for Proposed Action

	Proposed Project	Rate (Mbtu/sf)	Proposed Project Energy Use (Mbtu/sf)
Square Feet	233,000	250.7[6]	58,413,100,000
Institutional energy utilization rates were utilized to calculate energy use for the Proposed Project.			

[3] City of New York. City Environmental Quality Review (CEQR) Technical Manual. October 2001. Table 3L-2, p. 3L-8.
[4] City of New York. City Environmental Quality Review (CEQR) Technical Manual. March 2014. Table 13-2, p. 13-12.
[5] City of New York. City Environmental Quality Review (CEQR) Technical Manual. March 2014. Table 14-1, p. 14-9.
[6] City of New York. City Environmental Quality Review (CEQR) Technical Manual. March 2014. Table 15-1, p. 15-3.

Source: NYCDCP MapPLUTO; LION; ESRI Data

Source: US Fish and Wildlife Service, National Wetlands Inventory; NYSDEC Regulatory Freshwater Wetlands

EAF Attachment 7: Wetlands
South Beach Psychiatric Center
New Inpatient Building

Source: FEMA National Flood Hazard Layer; ESRI

EAF Attachment 8: National Flood Hazard Layer
South Beach Psychiatric Center
New Inpatient Building

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
PHONE: (631)286-0485 FAX: (631)286-4003

Consultation Tracking Number: 05E1LI00-2014-SLI-0045 May 22, 2014
Project Name: South Beach Psychiatric Center New Res. Building

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

United States Department of Interior
Fish and Wildlife Service

Project name: South Beach Psychiatric Center New Res. Building

Official Species List

Provided by:

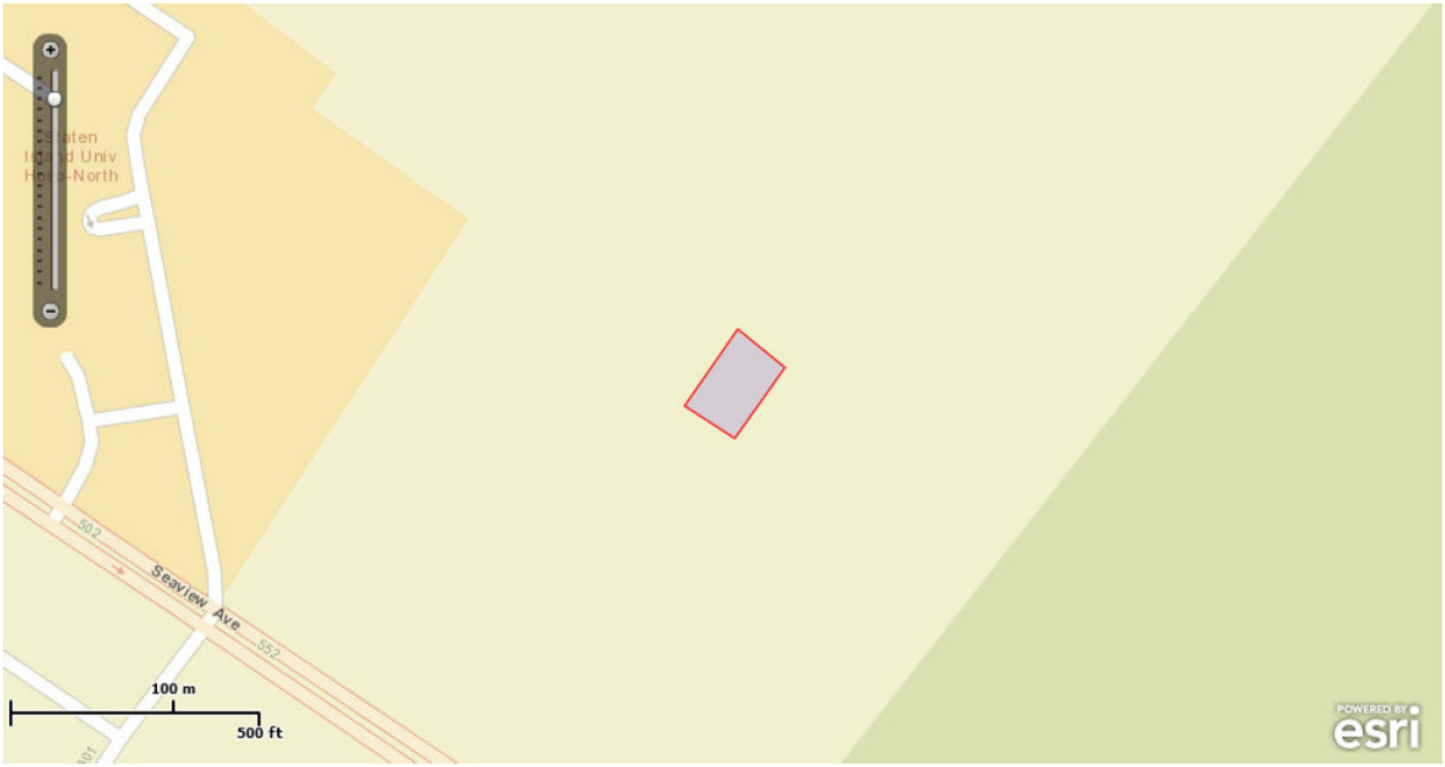
Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
(631) 286-0485

Consultation Tracking Number: 05E1LI00-2014-SLI-0045
Project Type: Development
Project Description: The Dormitory Authority of the State of New York has proposed a new up to 250 adult and 12 adolescent bed inpatient residential building for the South Beach Psychiatric Center (SBPC). The SBPC Campus is located at 777 Seaview Avenue in Staten Island, New York. The proposed residential multi-story, approximately 251,000 gsf building will house current residences of the campus. It will be located in the eastern portion of the campus.

United States Department of Interior
Fish and Wildlife Service

Project name: South Beach Psychiatric Center New Res. Building

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-74.0804892 40.584217, -74.0801459 40.5840051, -74.0805106 40.583614, -74.0808754 40.5837933, -74.0804892 40.584217)))

Project Counties: Richmond, NY

United States Department of Interior
Fish and Wildlife Service

Project name: South Beach Psychiatric Center New Res. Building

Endangered Species Act Species List

There are a total of 3 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed on the **Has Critical Habitat** lines may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

northern long-eared Bat *(Myotis septentrionalis)*
Listing Status: Proposed Endangered

Piping Plover *(Charadrius melodus)*
Population: except Great Lakes watershed
Listing Status: Threatened
Has Critical Habitat: Final designated

Roseate tern *(Sterna dougallii dougallii)*
Population: northeast U.S. nesting pop.
Listing Status: Endangered

United States Department of Interior
Fish and Wildlife Service

Project name: South Beach Psychiatric Center New Res. Building

Critical habitats that lie within your project area

There are no critical habitats within your project area.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Joe Martens
Commissioner

September 03, 2014

Erik Kruszewski
Jacobs Engineering
2 Penn Plaza, Suite 603
New York, NY 10121

Re: Proposed inpatient building at South Beach Psychiatric Center, 777 Seaview Avenue
Town/City: New York. County: Richmond.

Dear Erik Kruszewski :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

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New York Natural Heritage Program

Report on Rare Animals, Rare Plants, and Significant Natural Communities

The following rare plants and rare animals have been documented at your project site, or in its vicinity.

We recommend that potential onsite and offsite impacts of the proposed project on these species be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*
Dragonflies and Damselflies			
Needham's Skimmer	*Libellula needhami*	Unlisted	Vulnerable in NYS

Seavers Creek at Olympia Boulevard, 1997-07-11: The dragonflies were observed along a creek bordered by thick stands of Phragmites. The creek is possibly brackish water. 11184

The following plants are listed as Endangered or Threatened by New York State, and/or are considered rare by the New York Natural Heritage Program, and so are a vulnerable natural resource of conservation concern.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*
Vascular Plants			
Globose Flatsedge	*Cyperus echinatus*	Endangered	Critically Imperiled in NYS

Ocean Breeze Park, 1998-07-22: Large open grassland outlined by major roads. Soil is very sandy. 7425

Green Milkweed	*Asclepias viridiflora*	Threatened	Imperiled in NYS

Ocean Breeze Park, 1998-07-22: Open grassland habitat on artifically deposited sand, now resembling a maritime grassland. Grassland about 175+ acres surrounded by heavy development. Grassland varies in quality, but the highest quality is located along the northeast side. 7904

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org.

Utility Providers

Electricity
Consolidated Edison Company of New York, Inc.
4 Irving Plaza
New York, NY 10003
212-460-4600

Gas
KeySpan Energy Delivery
1 MetroTech Center
Brooklyn, NY 11201-3850
718-403-1000

Water
New York City Department of Environmental Protection
Bureau of Water and Sewer Operations
10 Richmond Terrace
Staten Island, NY 10301
718-816-2330

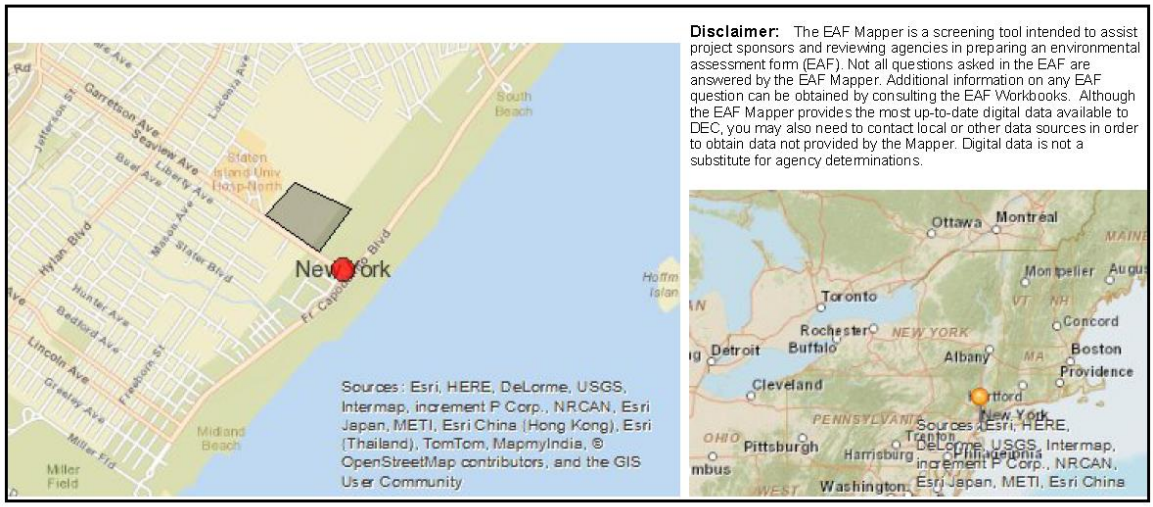
Sewer
New York City Department of Environmental Protection
Bureau of Water and Sewer Operations
10 Richmond Terrace
Staten Island, NY 10301
718-816-2330

Telephone
Verizon
210 West 18th Street
New York, NY 10011
(516) 890-0200

Cable
Time Warner Cable
41-61 Kissena Boulevard
Floral Park, NY 11001
(718) 463-4100

EAF Mapper Summary Report

Tuesday, May 13, 2014 10:01 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : South Beach Psychiatric Center

Date : 7/21/2015

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

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) ☐ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

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) ☐ NO ☐ YES

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	□	□
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	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
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	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
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	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☐ YES

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	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐ NO ☐ YES
(See Part 1. D.2.f., D,2,h, D.2.g)
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)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
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	□	□
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	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
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	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

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.) ☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.) ☐ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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 or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
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	☐	☐
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	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Yes", 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	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
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	□	□

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.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☐ YES

	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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

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)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☐ YES

	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	□	□
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	□	□
c. Other impacts: _____ _____		□	□

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 - g. 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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

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	☐	☐
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	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☐ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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, Elb	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

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STATE ENVIRONMENTAL QUALITY REVIEW
DRAFT SUPPLEMENTAL REPORT

for the

New Inpatient Building at South Beach Psychiatric Center
Staten Island, Richmond County, New York

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July 2015

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Section 1. Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYSOMH") to construct a new, multi-story secure inpatient residential building on the northeast portion of the South Beach Psychiatric Center ("SBPC") campus ("Proposed Project"). For the purposes of *State Environmental Quality Review* ("*SEQR*"), the Proposed Action would consist of DASNY's authorization to design, develop, and construct the Proposed Project. The 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site"). The self-contained SBPC campus is bounded to the north by Ocean Breeze Park, the east by undeveloped New York City Department of Parks and Recreation ("NYCDPR") parkland, the west by Staten Island University Hospital, and the south by Seaview Avenue. The campus is accessed from Seaview Avenue (refer to Figure 1-1. Proposed Project Location).

More specifically, the Proposed Project would consist of the construction of an approximately 233,000-gross-square-foot ("gsf") five-story, new inpatient residential building to be located on an approximately 12-acre footprint in the northeast portion of the campus ("Proposed Development Area"). This area, adjacent to the newly-constructed Central Services Building ("CSB"), is located in the eastern quadrant of the SBPC campus north of Buildings 8 and 9 and east of Buildings 6 and 7.

The new inpatient facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated functionally obsolete buildings with a single, state-of-the-art inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

The new building would house current residences of the campus, as well as related support, program, and clinic space that help to increase operational and service delivery efficiencies. Several other existing buildings would continue to be utilized as part of a future campus redevelopment plan and the secure perimeter of the site would be extended to ensure a safe therapeutic environment. The proposed inpatient facility would connect to the CSB which would allow for the distribution of support services (e.g., central kitchen and housekeeping) as well as the above ground distribution of utility services.[1] The new building would also connect to administration and support program space in Buildings 8 and 9 via an open air covered walkway with a landscaped outdoor area. The proposed design of the inpatient facility is anticipated to include a centralized or localized dining area(s), a centralized pharmacy and medical mall, nursing, interior and exterior program spaces, patient admissions, as well as a mental health court and visitor center. Passive and active recreational open space for on-campus use would also be incorporated into the Proposed Project.

A brief overview by floor of the new, approximately 233,000-gsf inpatient facility is provided below:

- First Floor: Reception and lobby, family resource area, central nursing, pharmacy, medical clinics and admissions, structured treatment and adolescent unit.

[1] New York State Office of Mental Health, *SBPC New Residential Building Programming Report, Appendix: Utility Plan*, April, 29 2013. p. 1.

Figure 1-1. Proposed Project Location

- Four Upper Floors: Each floor includes two adult inpatient units, shared dining facilities, and treatment areas. Within the inpatient units, bedroom clusters on each floor are organized around a central nursing station.

The Proposed Project would also include campus site work including the installation of exterior lighting, utility relocations, a reconfiguration of the campus entrance off of Seaview Avenue as well as modifications to the existing surface parking lot to improve circulation within the campus.

The Proposed Project would include the construction of new access driveways to serve the new building, and the reconstruction of the existing parking area at the southeast corner of the SBPC campus. The Proposed Project would also include relocation of a sanitary sewer pipe within the campus boundaries, necessitating the removal of approximately 265 linear feet ("LF") of 36-inch sanitary pipe, the abandonment of approximately 600 LF, and the installation of approximately 910 LF of new pipe. Additionally, the Proposed Project would also include the placement of additional fill material throughout the Proposed Development Area to raise the existing grade and, thereby, improve resistance to future natural disasters such as Hurricane Sandy in 2012. Along the northeast border of the Project Site, adjacent to undeveloped New York City Department of Parks and Recreation ("NYCDPR") parkland, the Proposed Project would include the construction of a 3- to 7-foot-high retaining wall for the purpose of containing the additional fill material on the Project Site.[2]

The design of the Proposed Project has incorporated sustainable design features and green building techniques. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) have also been considered in the design of the project. The project has been registered under the *U.S. Green Building Council's Leadership in Energy & Environmental Design ("LEED") for New Construction ("NC") Version 2009* and is pursuing a LEED Silver rating.

Construction of the Proposed Project would last approximately 36 months commencing in January 2016 with an estimated completion date of December 2018.[3]

The Dormitory Authority 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*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Code, Rules and Regulations* ("*N.Y.C.R.R.*"), which collectively contain the requirements for the *SEQR* process. The environmental review followed *SEQR* and the *City Environmental Quality Review ("CEQR") Technical Manual ("2014")*[4] generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.

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[2] DASNY and NYSOMH have had preliminary discussions with NYCDPR concerning the possibility of obtaining NYCDPR permission to allow the project to grade down onto its property and provide native planting for storm water purposes (the "transitional planting/grading scenario"), thus eliminating the need for the retaining wall at the property line. NYCDPR is considering this request. At this time, it would be premature to speculate on the outcome of these discussions, or on what form a potential agreement would take. Accordingly, the Proposed Project has been designed and would be bid to include the retaining wall as described above, and the subject *SEQR* review does not contemplate the potential use of NYCDPR property for the transitional planting/grading scenario. If NYCDPR indicates that it would be amenable to the use of its property for the transitional planting/grading scenario, DASNY would then design this scenario, evaluate its potential impacts, and issue a *SEQR* determination, as appropriate, prior to the execution of an agreement with NYCDPR.

[3] Ibid. *Appendix: Schedule*.

[4] The City of New York, Mayor's Office of Environmental Coordination, *City Environmental Quality Review Technical Manual*. March 2014

Purpose and Need of the Proposed Project

The purpose of the Proposed Project is to modernize the SBPC campus by replacing multiple outdated, functionally obsolete inpatient residential buildings with a single, new inpatient residential building. The new building has become necessary since the current structures were designed to provide a model of care that is now obsolete. The existing buildings, in their current state, are not able to support treatment protocols, increased therapy, or facilitate a therapeutic environment necessary for patient care. The SBPC has not experienced a major renovation since it was initially constructed in the early 1970s. As a result, the current buildings are structurally deficient and contain outdated mechanical systems which require replacement.[5] Additionally, NYSOMH has indicated that many of the existing buildings have life safety code deficiencies and are in non-compliance with *Joint Commission* life safety system standards.[6] In addition, due to the low elevation of the campus many of the existing buildings are flood prone and experienced flooding during Hurricane Sandy. By constructing a new inpatient residential building the SBPC would achieve a projected cost savings of over $1.3 million dollars annually through the consolidation of facilities and associated reduction in maintenance needs, and centralization of services.[7]

The Proposed Project supports NYSOMH and SBPC's mission to promote mental health and to facilitate recovery of those receiving treatment.

[5] New York State Office of Mental Health. *Long Term Capital Discussion for the NYC Region*, Slide 17, October, 11 2012

[6] The Joint Commission accredits and certifies health care organizations and programs in the United States. Joint Commission standards are the basis of an objective evaluation process that can help health care organizations measure, assess and improve performance. The standards focus on important patient, individual, or resident care and organization functions that are essential to providing safe, high quality care. The Joint Commission's state-of-the-art standards set expectations for organization performance that are reasonable, achievable and surveyable. The Joint Commission. *About The Joint Commission*. http://www.jointcommission.org/about_us/about_the_joint_commission_main.aspx (September 29, 2014).

[7] New York State Office of Mental Health. *Long Term Capital Discussion for the NYC Region*, Slide 24, October, 11 2012

Section 2. Land Use, Zoning, and Public Policy

Land Use. The Project Site is located at 777 Seaview Avenue in South Beach, a neighborhood in eastern Staten Island. This neighborhood was established in the early 20th century as a summer recreation and vacation area, due to its proximity to the New York City coastline and beaches. During the early 20th century the area consisted of small homes, amusement parks, hotels, and concessions.[8] While South Beach developed into a residential area over time, the area in the vicinity of the Project Site consists of large, non-residential land uses and open space.

In the 1960s, a 232-acre tract of marshland was cleared to make way for a psychiatric hospital/medical use. The South Beach Psychiatric Center, completed in 1973, was built on the southern portion of this tract. The facility was designed to accommodate 700 inpatients in an open campus setting. The use of an open campus resulted in a low-rise building layout that appears more akin to a dormitory style college campus than a behavioral health facility.[9] In 1979, the Staten Island University Hospital ("SIUH") was constructed west of the SBPC campus.[10]

The Project Site is defined as the 45-acre SBPC campus. The Project Site is bounded by Seaview Avenue to the south, SIUH to the west, Ocean Breeze Park to the north and Father Capodanno Boulevard to the east. Currently, the Proposed Development Area consists of 12 acres of unoccupied land within the SBPC campus with the existing buildings of the SBPC located south and east of the Proposed Development Area. Buildings Numbers 1 through 15 on the SBPC campus were constructed during the 1970s, establishing the institutional nature of this location. These buildings are generally two stories tall and have not changed in form or function in a significant way since they were constructed. The functions of these buildings are to serve as an inpatient mental health facility, including inpatient residential facilities, clinic space, offices, treatment/program space, transitional living programs, and operations facilities. There is a daycare center in Building 11 and a residential substance abuse program in Building 3. Until the recent construction of the Central Services Building (CSB) started in 2013, there had not been any major additions or alterations to the campus. Many of the existing buildings on the SBPC campus are in poor condition and in need of extensive repair.

The project study area, defined as a one-quarter mile boundary extending from the perimeter of the SBPC campus, is loosely bounded by Mason Avenue to the west, Quintard Street to the north, the FDR Boardwalk and Beach to the east, and Naughton Avenue to the south. Land uses within the study area are characterized as predominantly residential in the south, institutional in the west and central portions, and park/open space to the north and east as illustrated in Figure 2-1. There is limited commercial/office activity along Seaview Avenue across the street from SIUH.

Residential uses within the project study area consist of mostly of detached and semi-detached single and two family homes, and occupy the majority of the Study Area south of Seaview Avenue; the main exception is the Seaview Apartments located across Seaview Avenue from SIUH, which is a multifamily apartment style development.

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[8] Alyssa Loorya, M.A., R.P.A., Principal Investigator & Christopher Ricciardi, Ph.D., Chrysalis Archaeological Consultants, Inc., Phase 1A Cultural Resources Documentary Study of Ocean Breeze Park, October 2008, p. 35

[9] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 5.

[10] Alyssa Loorya, M.A., R.P.A., Principal Investigator & Christopher Ricciardi, Ph.D., Chrysalis Archaeological Consultants, Inc., Phase 1A Cultural Resources Documentary Study of Ocean Breeze Park, October 2008, p. 36

Figure 2-1. Land Use

Source: NYCDCP MapPLUTO; LION; ESRI Data

Institutional/medical uses within the study area occupy the area north of Seaview Avenue and south of Ocean Breeze Park, specifically SIUH and SBPC. The SIUH is a full-service teaching hospital providing emergency, surgical, clinical, and ambulatory services. The hospital has a wide range of clinical and specialized services and programs. Many of these services are provided on the SIUH campus; however, some of these services are provided across Seaview Avenue, such as the SIUH Center for Women. Other medical uses clustered around the hospital include the Island Rehabilitation Services Dialysis Center, SIUH Center for Women's Health, Empire State College. There is limited retail commercial space located within the project study area.

Park/Open Space uses constitute the largest land use in the Study Area, comprised of Ocean Breeze Park and the FDR Boardwalk and Beach. Ocean Breeze Park is mostly a passive use, approximately 140-acre park with unimproved open spaces and a network of unpaved walking trails. These open spaces consist mostly of sand dunes, wetlands, grasslands, and shrub forest. Currently, the Ocean Breeze Park Athletic Complex, a new 135,000-gsf indoor athletic facility under construction in the southeastern portion of the park. The FDR Boardwalk and Beach consist of mostly active recreation facilities such as bike path, fishing pier, playgrounds, and beaches.

According to the *CEQR Technical Manual*, a land use assessment is appropriate if a Proposed Project would result in a change in land use, a change in zoning on the site, or if analysis requiring land use information is needed for any other technical area.[11] Although the Proposed Project would not meet either of those criteria, and there are no impacts to land use associated with the Proposed Project, an assessment of potential land use impacts was conducted because such information would inform analysis in other technical areas such as traffic, air quality, and noise.

The Proposed Project would represent a relocation of existing uses within the self-contained campus of the SBPC, by relocating the inpatient residents from multiple buildings into a single building. There would be no change in general land use patterns within the project study area, since the Proposed Project would involve the development of a modern inpatient residential building that is in keeping with previous land uses on the Project Site and also similar to neighboring land uses associated with SIUH. The Proposed Project would not result in any significant changes to land use or policies and regulations that govern land use. The Proposed Project would not result in impacts to land use within the project study area.

Zoning. As illustrated in Figure 2-2, zoning districts within the project study area consist predominantly of low-density residential districts. The Project Site is located within a R3-1 Detached and Semi-Detached Residential District.

The R3-1 Detached and Semi-Detached Residential District is the zoning designation for all but two blocks of the project study area. The remaining two blocks are zoned as an R3-2 Low-Density General Residence District. The R3-1 district permits single and two family detached and semi-detached residences. The R3-1 district permits an FAR of 0.5, which may be increased by an attic allowance of up to 20 percent.[12] There are no commercial overlays within the Study Area.

The R3-2 General Residential District is located south of the SBPC campus occupying two blocks bounded by Seaview Avenue, Quincy Avenue, Buel Avenue, and Father Capodanno Boulevard. The R3-2 district permits a variety of housing types including: one- and two- family detached and semi-detached homes, low-rise attached houses, and small multi-family apartments. The R3-2 district permits a FAR of

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[11] *2014 CEQR Technical Manual*. March 2014. p. 4-9.

[12] New York City Department of City Planning, *R3-1 Zoning Sheet*, http://www.nyc.gov/html/dcp/pdf/zone/zoning_handbook/r3-1.pdf, June 23, 2014

Figure 2-2. Zoning

Source: NYCDCP MapPLUTO

0.5 which may be increased by an attic allowance of up to 20 percent. The minimum lot size of a detached building is 3,800 square feet and 1,700 feet for any other building type.[13]

Table 2-1. Zoning Districts within One-Quarter Mile of SBPC Campus

Zoning Districts	R3-1	R3-2
Name	General Residence District	General Residence District
Description	Single- and Two-Family Detached and Semi-Detached Residences	Low-Density General Residence District
Minimum Lot Area	3,800 sf	3,800 sf
Maximum FAR	0.5 plus 0.1 attic allowance	0.5 plus 0.1 attic allowance
Maximum Community FAR*	1	1
Maximum Building Height	35 ft	35 ft
Minimum Rear Yard	30 ft	30 ft

*Source: New York City Department of City Planning, Zoning Data Tables, Residence District, http://www.nyc.gov/html/dcp/pdf/zone/zoning_handbook/zoning_data_tables.pdf#page=1, 06/24/2014
Source: New York City: Department of City Planning, Zoning Resolution

The SBPC campus is exempt from the City of New York Zoning Resolution as the Proposed Project and campus property fall under New York State ownership. Accordingly the Proposed Project would be considered a development on state-owned land, and not subject to local zoning requirements. The Proposed Project is largely compliant with the R3-1 zoning district. The Proposed Project as a "domiciliary care facility for adults" would be an allowable use in the R3-1 zoning district under Use Group 3.[14] Additionally, the Proposed Project would comply with the following aspects of the zoning district: minimum setback, minimum side yards, minimum rear yard, minimum lot size, maximum lot coverage, minimum lot width, and the FAR. The Proposed Project would exceed the maximum building height of 35 feet as the Proposed Project would be approximately 78 feet in height. However, the Proposed Project would be situated on a self-contained campus and buffered from neighboring land uses.

The proposed facility would be considerably shorter than the 90 foot height of the Ocean Breeze Athletic Facility[15] located to the north. The new inpatient residential facility would not introduce any new land uses that do not comply with existing zoning resolutions. As a result, the Proposed Project would not alter the institutional use of the campus nor would any zoning actions be required. Since the Proposed Project would be constructed at the SBPC campus, the Proposed Project would not result in significant adverse impacts to existing zoning regulations and policies as it involves the design and construction of an inpatient residential building on a self-contained campus.

Public Policy. The following section describes public policy documents that provide guidance for future development and sustainability initiatives within the project study area.

Master Plan for South Beach Psychiatric Center. This Plan is intended to consolidate all services and facilities into the southeastern quadrant of the campus. This area is centered around Buildings 8 and 9, the CSB and Buildings 6 and 7 which will be retained for transitional and substance abuse residential programs currently located elsewhere on the campus. The Proposed Project would support the SBPC

[13] New York City Department of City Planning, *R3-2 Zoning Sheet*, http://www.nyc.gov/html/dcp/pdf/zone/zoning_handbook/r3-2.pdf, June 23,2014
[14] Zoning Resolution of the City of New York §22-13 (A)
[15] New York City Department of Parks and Recreation, Environmental Assessment Statement, Ocean Breeze Park, August 17, 2009, p. 34

Master Plan in that it would help to consolidate services and population that is currently dispersed across the campus.

Staten Island Community Board 2 Statement of Community District Needs Statement for Fiscal Year 2015. Each fiscal year, Community Boards throughout the City of New York issue statements of community district needs. These statements, which describe each Community Boards' respective needs, provide a context for development and an assessment of budget priorities. Statements of community district needs are also considered by city agencies in the preparation of their departmental budget estimates. The Community District Needs Statement for Fiscal Year 2015 for Staten Island Community Board 2 ("CB 2") outlines several consensus issues pertinent to the district's neighborhoods.[16] These needs include securing additional funding for the borough's hospitals and clinics, additional parks personnel to clean and maintain parks, improvements to street cleaning, and multiple improvements to transportation. The Proposed Project would not conflict with CB 2's policy document.

Staten Island Growth Management. The population of Staten Island (Richmond County) has grown by approximately 24% between 1990 and 2010, making Richmond County one of the fastest growing counties in New York State during this time span.[17] This population increase, coupled with increased housing growth, raised concerns regarding infrastructure capabilities and overdevelopment on Staten Island. In response, Lower Density Growth Management regulations consisting of zoning changes for residential and private road development in lower density residential districts were enacted to regulate new development and to ensure the capacity to provide supporting services and functioning infrastructure to areas of the borough experiencing rapid growth.

Sustainability/PlaNYC. In 2007, New York City adopted extensive sustainability policies though *PlaNYC*, the city's long-term sustainability plan. The policies of *PlaNYC* are specific to land use, open space, transportation systems, brownfields, infrastructure, air quality, and to make the city more resilient to projected climate change impacts. At present, the sustainability policies guided by *PlaNYC* are used to define sustainability for the purposes of *CEQR*.[18] While a sustainability assessment is typically required for large public projects, the attributes of the Proposed Project with relevant *PlaNYC* sustainability initiatives are described below.

PlaNYC is geared toward preparing the city, in a sustainable way, for the anticipated 2030 population of over nine million people. According to *PlaNYC* this new population is expected to result in 750,000 new jobs and the need for an additional sixty million square feet of commercial space. In expectation of this population increase and the resulted increases in the need for commercial, residential, and open space, *PlaNYC* proposed primarily two solutions: (1) maintain what New York currently has and (2) seek sustainable solutions or green solutions for future needs. "Maintenance of what New York currently has" includes ensuring that the existing infrastructure is brought up to date and can be depended upon. Key infrastructure includes the subways, water mains and tunnels, the road and highway network including bridges and tunnels, and electric gas, and steam distribution systems. Green solutions to future development primarily include consideration of land, open space, water transportation, energy, and air quality.

PlaNYC elements that are most relevant to the Proposed Project include the goals of utilizing energy efficient buildings and reducing air pollutants.[19] The energy efficient goals of *PlaNYC* would be

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[16] City of New York Community Board Two Borough of Staten Island, *Community District Needs Statement for Fiscal Year 2015*, http://www.nyc.gov/html/dcp/pdf/neigh_info/statement_needs/si02_statement.pdf (July 14, 2014)

[17] U.S. Department of Commerce, Bureau of Census. Census 2010 and 1990

[18] *2014 CEQR Technical Manual.* p. 4-27

furthered by using energy efficient fixtures and building systems within the Proposed Project and the air quality goals would be furthered by using clean burning fuels in the heating systems of the Proposed Project. By replacing old inefficient residential building on the SBPC campus the Proposed Project would help to provide a safer and cleaner environment for the South Beach residents.

State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"). Since the Proposed Project would include DASNY construction services, the Proposed Project would be evaluated pursuant to the State of New York's *State Smart Growth Public Infrastructure Policy Act* ("*SSGPIPA*") procedures. DASNY's Smart Growth Advisory Committee will review the Proposed Project and it is anticipated that the Proposed Project, to the extent practicable, would meet the relevant smart growth criteria established by the legislation. In particular, the Proposed Project is expected to be compatible with the following relevant criteria of the SSGPIPA to: (a) advance projects for the use, maintenance or improvement of existing infrastructure, (b) advance projects in municipal centers, (c) advance projects in developed areas or areas designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan, (d) protect, preserve and enhance the state's resources, including agricultural land, forests surface and ground water, air quality, recreation and open space, scenic areas and significant historic and archeological resources, (e) To 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 the integration of all income groups, (f) coordinate between state and local government and municipal and regional planning, (g) To ensure predictability in building and land use codes, (h) To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain and implement.

New York City Waterfront Revitalization Program ("LWRP"). The LWRP coastal zone boundary in South Beach generally runs landward along Laconia Avenue (west of the SBPC campus). Therefore, the entire Project Site falls within the coastal zone boundary as indicated in Figure 2-3. Actions within this area are subject to the *New York City Waterfront Revitalization Plan* ("WRP"), established under the Federal *Coastal Zone Management Act* ("CZMA") of 1972, which affects actions involving the New York City waterfront. In New York State, actions must be consistent, to the maximum extent possible, with a municipality's *Local Waterfront Revitalization Program* ("LWRP"). As such, an assessment of the Proposed Project for consistency with the City's LWRP is warranted. Refer to Appendix A for the Assessment Form.

New York City's Waterfront Revitalization Program ("WRP") is the city's principal Coastal Zone management tool and establishes a broad range of public policies for New York City's coastal areas. The guiding principle of the WRP is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront, while minimizing the conflicts among these objectives.[20] Originally, the WRP was adopted by the city in 1982, revised in 2002, and is in the process of being updated. New York City's WRP is subject to approval by the New York State Department of State ("NYSDOS") with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act and the Federal Coastal Zone Management Act.

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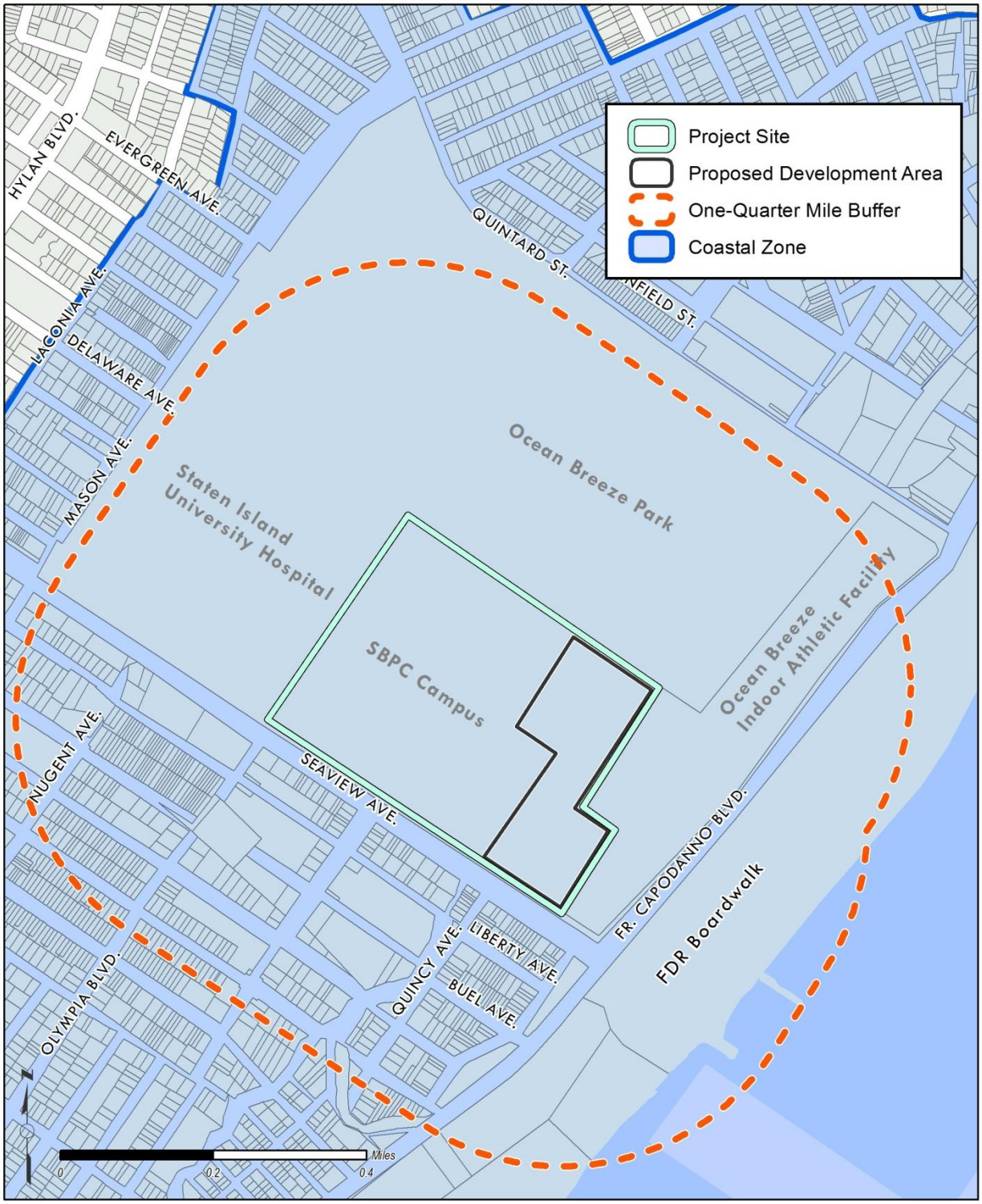
[19] *2014 CEQR Technical Manual*. p. 4-29
[20] *2014 CEQR Technical Manual.* p. 4-5.

Figure 2-3. Coastal Zone



Source: NYC Department of City Planning; ESRI Data

The WRP establishes the Coastal Zone Boundary ("CZB") for New York City and sets forth ten (10) categories that are used to assess the consistency of a Proposed Project within the CZB with the WRP. The categories include: (1) residential and commercial redevelopment; (2) maritime and industrial development; (3) use of waterways; (4) ecological; (5) water quality; (6) flooding and erosion; (7) hazardous materials; (8) public access; (9) scenic resources; and (10) historic and cultural resources.

Vision 2020: New York City's Comprehensive Waterfront Plan (revised 2011), builds on these policies and promotes the expanded use of the city's waterfront for parks, housing and economic development and the waterways for recreation, transportation and natural habitats. The WRP incorporates waterfront policies in a manner that is consistent with the goals enumerated in *Vision 2020*. As such, *CEQR* notes that the policies set forth in the WRP should be used to assess a Proposed Project's consistency with the Comprehensive Waterfront Plan.

The following policies were addressed in response to the questions answered "yes" on the New York City Waterfront Revitalization Program Consistency Assessment Form (Policies 4.1, 4.2, 8, and 9.2).

Question #20

Policy 4.1: Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas, Recognized Ecological Complexes, and Significant Coastal Fish and Wildlife Habitats.

Policy 9.2: Protect scenic values associated with natural resources.

The Proposed Project is adjacent to Ocean Breeze Park, a Recognized Ecological Complex. The Proposed Development Area is wholly within the existing SBPC campus and is separated from Ocean Breeze Park by a fence. Since the Proposed Development Area is already cleared and graded, it is not contributing to the Recognized Ecological Complex of Ocean Breeze Park.

Question #21

Policy 4.2: Protect and restore tidal and freshwater wetlands.

A review of the Unites States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map identifies no wetlands within 150 feet of the Proposed Development Area. A review of the New York State Department of Environmental Conservation's Regulated Freshwater Wetlands data showed a wetland (Wetland ID: NA-7) north of the Proposed Development Area in Ocean Breeze Park, as shown in Figure 9-1 on Page 31.

All construction activity would be limited to the Proposed Development Area and will not result in any ground disturbance or impact to the wetland. The Proposed Project would not result in any dredging or filling activities within federal or state designated wetlands. The Proposed Project is located more than 150 feet from a tidal wetland and does not fall within the jurisdiction of the NYSDEC under the NYSDEC Tidal Wetlands Act, therefore a NYSDEC tidal wetlands permit is not required. The proposed project is not anticipated to result in impacts to wetlands.

Question #43

Policy 8: Provide public access to and along New York City's coastal waters.

The Proposed Project is located adjacent to Ocean Breeze Park and near the Franklin D. Roosevelt Boardwalk and Beach, both of which are operated by the New York City Department of Parks and Recreation. The SBPC campus is a secured campus for health, safety, and privacy of the patients. The

Proposed Project would be within the existing perimeter fence. The Proposed Project would not affect access to existing public water-related recreation resources and facilities. Due to the Proposed Project's distance from the waterfront and the site's existing access restrictions, the Proposed Project will not affect physical, visual, or recreational access to the waterfront.

Summary. The Proposed Project would not conflict with the relevant public policy initiatives that guide development both within the Project Study Area and throughout the borough. The Staten Island CB 2's *Statement of Community District Needs* states the need for additional medical facilities. The Proposed Project, as a replacement facility, would not accommodate an increased inpatient population. As such, the Proposed Project would not contribute to the residential overdevelopment that initiated the Staten Island Growth Management regulations. Furthermore the Proposed Project would be in compliance with *PlaNYC* and the *SSGPIPA*.

Section 3. Socioeconomic Conditions

The Project Site is located within Community District 2 in the Borough of Staten Island, Richmond County, which has a total population of 468,730 as listed in the 2010 U.S. Census. The Project Site is completely contained within Richmond County census tract 70.00 (26 percent of tract) and census tract 112.01 (37 percent of tract), as shown in Figure 3-1. The northern portion of the study area which lies in census tract 70.00 does not contain a residential population or housing as they are located within an area comprised of large non-residential properties consisting of predominantly open space and healthcare functions. The properties include the SIUH medical campus, Ocean Breeze Park, and the FDR Beach and Boardwalk as well as the Project Site, itself. As a result, in order to provide a more accurate representation of study area population and demographics, the data associated with census tract 70.00 was not incorporated into this review.

Population Characteristics. The total population within the Study Area is approximately 1,497 as noted in Table 3-1. The Study Area population represents approximately 0.32 percent of the population of Staten Island and 0.02 percent of the population of New York City. Of the total project study area population, approximately 467 are identified as a "group quarters population." As shown in Table 3-1, the majority of the project study area is Caucasian (almost 79 percent) with 10.5 percent Hispanic, 8.0 percent Asian, and 1 percent African American. The representative minority populations in the project study area are lower than both the county and municipal levels.

Table 3-1. Race/Ethnic Composition of Residential Population

	Total Population	Caucasian*	African American*	Asian*	American Indian and Alaska Native*	Native Hawaiian and Other Pacific Islander alone*	Other**	Hispanic (of any Race)
Study Area	1,497	1,181	14	121	3	1	20	157
Richmond County	468,730	300,169	44,313	34,697	695	137	7,668	81,051
New York City	8,175,133	2,722,904	1,861,295	1,028,119	17,427	2,795	206,517	2,336,076

Source: U.S. Department of Commerce, Bureau of Census. *Census 2010.*
*Shows Non-Hispanic populations
**Other includes some other race alone and two or more races

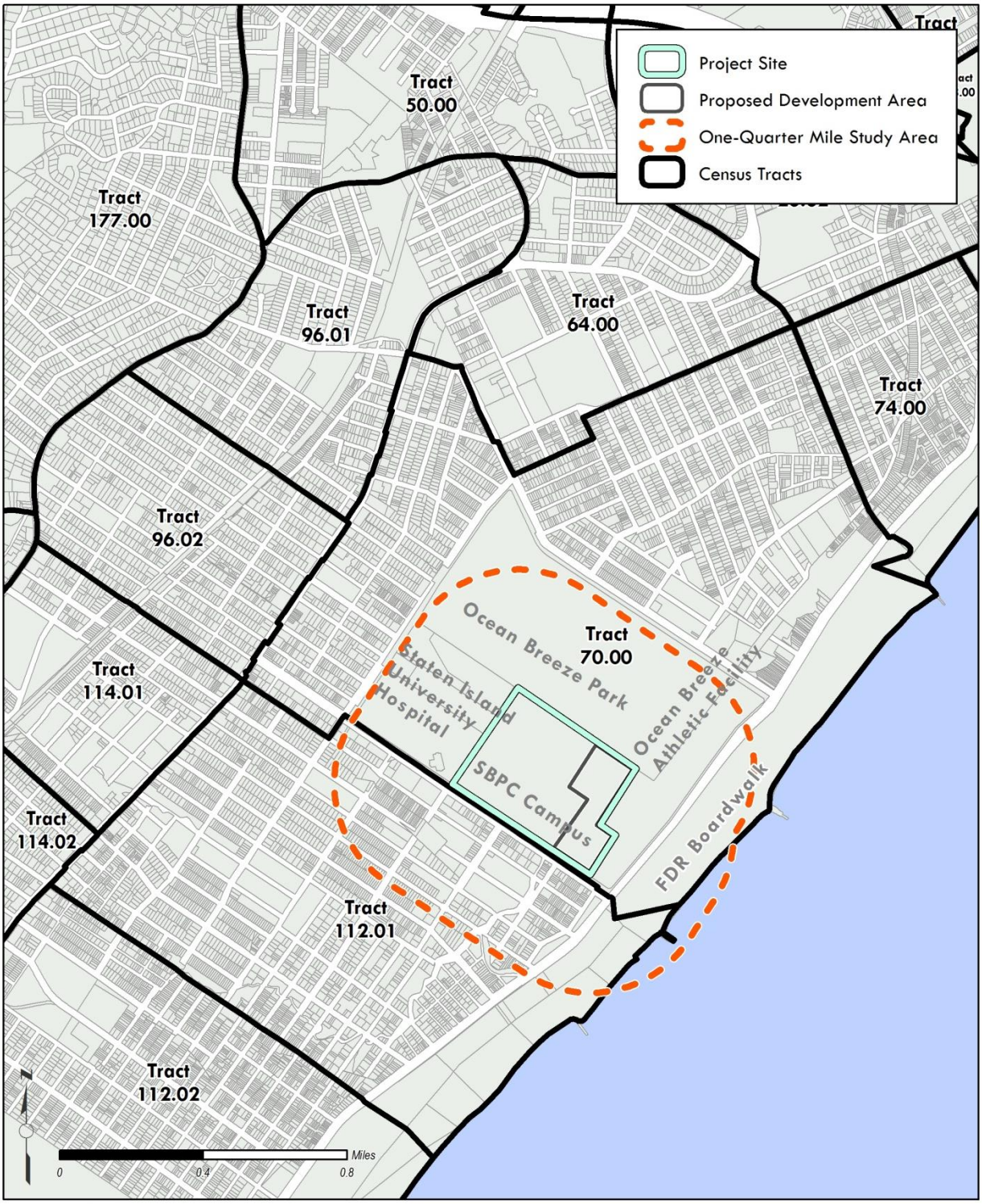
Population Growth. In 2000, 1,453 persons resided within the project study area. As shown in Table 3-2, the total population for the study area increased by approximately 3 percent in the years leading to 2010 to a population of 1,497. By comparison, the populations of Richmond County and New York City increased by approximately 5.6 percent and 2.1 percent, respectively.

Table 3-2. Change in Total Population, 2000-2010

	Total Population		Change in Population	
	2000	2010	Number	Percentage
Study Area	1,453	1,497	44	3%
Richmond County	443,728	468,730	25,002	5.6%
New York City	8,008,278	8,175,133	166,855	2.1%

Source: U.S. Department of Commerce, Bureau of Census. *Census 2010* & Census 2000.

Figure 3-1. Census Tracts



Source: NYCDCP MapPLUTO

Housing Characteristics. Based on U.S. Census American Community Survey data, in 2013, there were approximately 565 housing units within the project study area with an occupancy rate of 89.6 percent. Approximately 75 percent (382 units) of the 507 occupied housing units in the project study area were owned as opposed to rented (125 units), as shown in Table 3-3. Conversely, in New York City, 68 percent of occupied housing units are renter-occupied while 32 percent are owner-occupied.

Table 3-3. Housing Characteristics

	Total Housing Units	Occupied Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units	Vacant Units	Vacancy Rate	Average Household Size
Study Area	565	507	382	125	59	10.35%	3.05
Richmond County	176,730	163,675	113,099	50,576	13,055	7.39%	2.81
New York City	3,371,464	3,063,393	990,609	2,072,784	308,071	9.14%	2.62

Source: U.S. Department of Commerce, Bureau of Census. American Community Survey, 2012 5-Year Estimates

Income and Poverty Data. As illustrated in Table 3-4, the median household income for the project study area was $76,146 which is slightly higher than Richmond County ($73,496) and significantly higher than the median household income of $51,865 for New York City. With a poverty rate of 1.8 percent the project study area has a lower poverty rate than the county (11.3 percent) and the city levels (19.9 percent).

Table 3-4. Income and Poverty Levels

	Median Household Income	Per Capita Income	Individuals Below Poverty Level (%)
Study Area	$76,146	$30,780	1.80%
Richmond County	$73,496	$31,537	11.30%
New York City	$51,865	$31,661	19.90%

Source: U.S. Department of Commerce, Bureau of Census. American Community Survey, 2012 5-Year Estimates

According to the *CEQR Technical Manual*, a socioeconomic assessment would be warranted if an action may be reasonably expected to create substantial socioeconomic changes that would not be expected to occur without the action. Circumstances generally requiring a socioeconomic assessment include those that would (a) directly displace residential populations; (b) directly displace substantial numbers of businesses and employees or displace a business or institution that is unusually important; (c) result in substantial new development that is markedly different than existing uses, development, or activities within the neighborhood; and (d) create a retail concentration that may draw substantial sales from existing businesses in the Study Area or affect conditions within a specific industry.[21]

The Proposed Project would not introduce sufficient additional employees or a residential population that would alter socioeconomic conditions within the project study area. Additionally, the Proposed Project would not involve primary displacement as no population, residences, jobs or businesses would be displaced. The Proposed Project would not result in substantial new development that is

[21] *2014 CEQR Technical Manual*, pp. 5-2 – 5-3.

markedly different from existing uses, changes in real estate conditions or cause harm to specific industries. As the conditions identified above are unlikely to occur, the Proposed Project does not warrant further study pursuant to *CEQR Technical Manual* guidelines. No significant socioeconomic impacts are anticipated as a result of the Proposed Project.

Section 4. Community Facilities and Services

This section discusses the Proposed Project's potential effect upon community facilities and the provision of community services within the project study area. Community facilities and services consist of public and privately-funded services such as fire and police protection, schools and day-care centers, hospitals, and health care facilities. These important resources promote the health, safety, and general welfare of the communities within which they are located. The Project Site falls within Richmond County Community District 2.

According to the *CEQR Technical Manual*, direct impacts to community facilities occur when a Proposed Project physically alters a community resource through displacement or physical change. Indirect effects occur when a Proposed Project generates an increase in population that would place additional demand on community services and affect the delivery of such services.[22]

An inventory of community and public facilities located within and on the periphery of the project study area is provided below (see Figure 4-1 and Table 4-1). This inventory of community facilities and services was compiled from the New York City Department of City Planning's ("NYCDCP") Staten Island Community District 2 District Profile as well as field investigation.

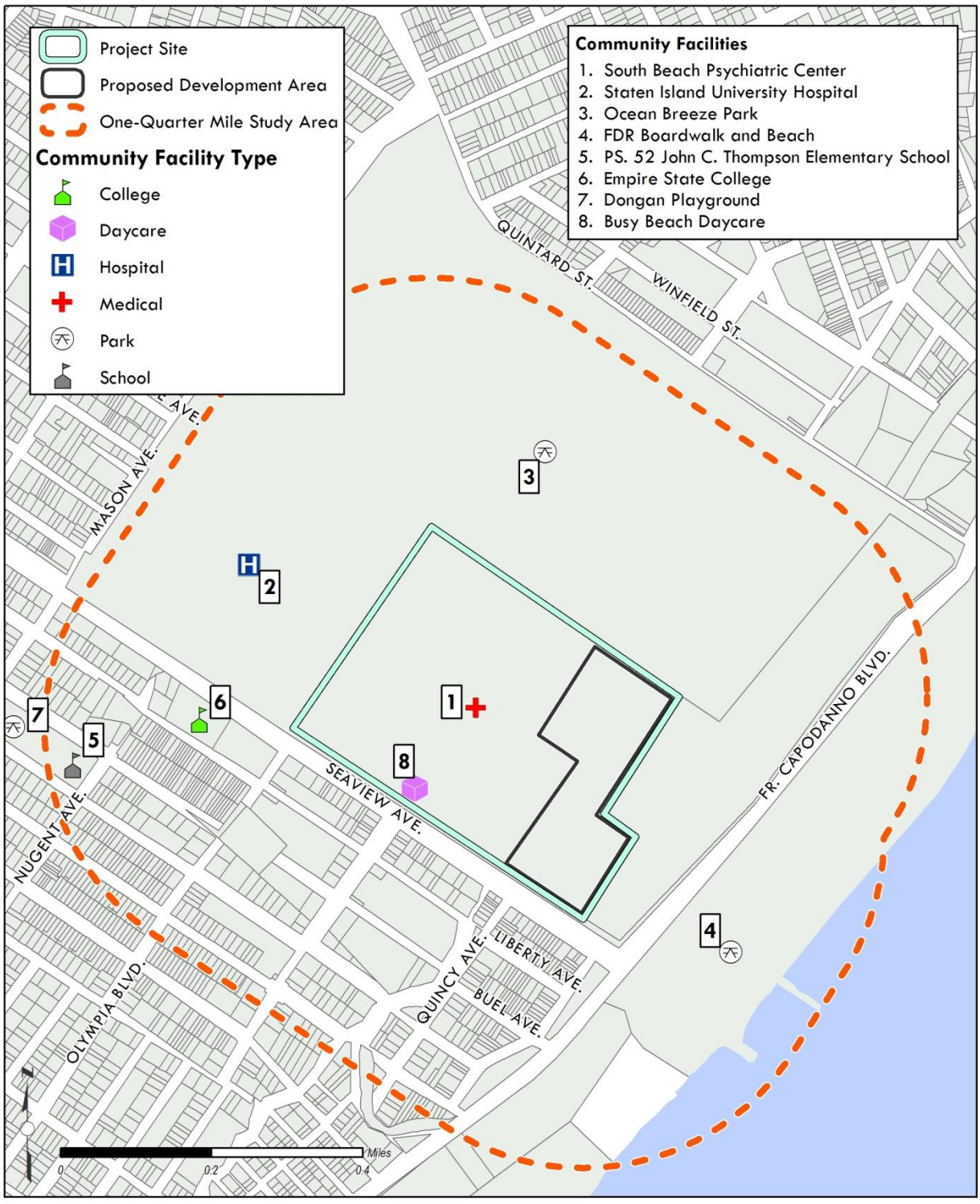
Table 4-1. Community Facilities Inventory

Map ID #	Name	Address	Facility Type
1	South Beach Psychiatric Center	777 Seaview Ave.	Hospital Extension Clinic
2	Staten Island University Hospital	475 Seaview Ave	Hospital
3	Ocean Breeze Park	Quintard St. and Mason Ave, Fr. Capodanno Blvd.	Park
4	Franklin D. Roosevelt Boardwalk and Beach	Ft. Wadsworth To Miller Field, Fr. Capodanno Blvd.	Park
5	PS 52 John C. Thompson	450 Buel Ave.	Elementary School
6	Empire State College	500 Seaview Ave. Suite 230	College
7	Dongan Playground	Mason Ave. and Buel Ave.	Park/Playground
8	Busy Beach Daycare	777 Seaview Ave.	Daycare

Source: New York City: Department of City Planning, State Island Community District 2 Profile, Selected Facilities and Program Sites in New York City, Release 2012

[22] *2014 CEQR Technical Manual*, pp. 6-2 – 6-3.

Figure 4-1. Community Facilities



Source: NYCDCP MapPLUTO; LION; ESRI Data

Police and Fire Protection. The New York City Police Department ("NYPD") provides police protection in the borough of Staten Island, which is divided into four precincts. The Project Site falls within the jurisdiction of the 122nd Precinct, located at 2320 Hylan Boulevard, which is located outside of the project study area. This precinct has a service area that encompasses the area south of the Staten Island Expressway, east of Arthur Kill Road, Forest Hill Road, Rockland Avenue, Brielle Avenue, Manor Road, and north of Richmond Avenue.

The Fire Department of the City of New York ("FDNY") provides fire protection and emergency medical services ("EMS") within the borough of Staten Island. There are no fire protection or emergency medical service facilities located within the one-quarter mile project study area. Engine Company 159, located at 1592 Richmond Road is approximately 1.5 miles from the campus, would provide a first response in the event of a fire or emergency.

Schools. The Project Site and project study area lie within New York City Public School District 3. There is one public school, the John C. Thompson School / Public School 52 at 450 Buel Avenue within the project study area. This public school serves approximately 520 students from pre-kindergarten through 5th grade as well as special education.

Day-Care Center*s.* There is one licensed private group daycare facility located on the SBPC campus. The Busy Beach Day Care, located in Building 11, has a capacity of approximately 47 children. This is the only license daycare facility within the project study area.

Medical Facilities. Rehabilitation, mental health, and medical related services provided within the Study Area are detailed below.

The Staten Island University Hospital is an inpatient medical facility offering a full range of medical services. There are a number of medical providers associated with SIUH that are located on the SIUH campus and a number of ancillary medical uses in close proximity to the SIUH campus. There is a small medical concentration located across from SIUH on the south side of Seaview Avenue. These medical uses include: The Heart Institute, SIUH Hospice, the Center for Women's Health, and Island Rehabilitation Service Dialysis Center.

The Proposed Project would not result in direct adverse impacts to community facilities and services within the Study Area. The Proposed Project would not physically displace any community facilities within the Study Area. The Proposed Project would not directly or indirectly introduce a new residential population to the Study Area and therefore would not be expected to overburden the provision or delivery of existing community services in the vicinity of the Study Area.

The Proposed Project would represent a consolidation of the SBPC campus that would replace multiple functionally obsolete on-site facilities with a modern, state-of-the-art inpatient facility. New demands for community services including fire and police protection are not anticipated with the implementation of the Proposed Project as the number of beds on the SBPC campus would be reduced.

Under *CEQR*, detailed analysis thresholds for police and fire services and health care facilities involve the introduction of a sizeable new residential neighborhood or a direct impact such as the physical displacement or alteration of a community facility. The Proposed Project would not displace any community facilities or involve the introduction of a new residential population or school-age children that would generate new demand for community services or educational facilities. As the Proposed Project represents a reduction of beds and is located in a campus setting, the Proposed Project would not impact existing public safety response times. As such, a detailed analysis of police and fire protection and health care services is not warranted.

Section 5. Open Space and Recreational Facilities

Open space is defined as land that is publicly accessible and has been designated for leisure, play, or sport, or has been set aside for the protection and/or enhancement of the natural environment. Public open space includes outdoor schoolyards, ball fields, esplanades, institutional campuses, and open space designated through regulatory approvals, such as zoning, including large-scale development permits that prescribe publicly accessible space, such as public plazas. Private open space is that which is accessible to a limited number of users or not available to the public on a regular basis. Only open space that is accessible to the public on a constant basis or for designated daily periods is defined as "public" and analyzed for impacts under the *CEQR Technical Manual*.[23]

Existing parkland and recreational resources within the project study area are detailed below.

Ocean Breeze Park. This 137-acre open space resource is located immediately adjacent to the northern perimeter of the SBPC campus. The land that comprises Ocean Breeze Park was formerly part of the SIUH campus. This resource is primarily used as a publicly accessible nature preserve with most of the park consisting of sand dunes, wetlands, grasslands, and shrub forest. In the southwestern portion of the park, there is an approximately 135,000 square foot indoor recreational complex that is currently under construction. [24] The new public recreation complex, operated by the New York City Parks and Recreation Department, will have a 2,500 seat track and field facility with a competition quality eight-lane track, two long jump pits, a pole vault, a high jump, and two shot-put and weight throwing areas.[25]

Franklin D. Roosevelt Boardwalk and Beach. This 2.5-mile boardwalk and beach area extends southeast from Fort Wadsworth to Miller Field's Gateway Recreational Area, parallel to Father Capodanno Boulevard along the Atlantic Ocean. The boardwalk features a bike path, fishing piers, playgrounds, sports fields, beaches, and restrooms.[26]

Dongan Playground. This 1.29-acre open space resource, formerly named the P.S. 52 Playground and the Mason Playground, is bounded by Dongan Hills Avenue, Mason Avenue, and Buel Avenue. The playground was first opened in 1968. In 1996, this open space resource was renovated with the installation of new play equipment and the addition of safety surfacing. This resource contains active recreational amenities including basketball and handball courts, football and soccer fields, playgrounds, and spray showers.[27]

According to the *CEQR Technical Manual*, an open space analysis is recommended if an action would result in a direct or indirect effect on open space such as: displacement, encroachment, limiting public access to an area, or increasing the user population of the resource. Under *CEQR*, indirect effect thresholds vary in certain areas of the city that are classified as either well-served or underserved by open space. Some areas of the city, including the Project Site, are designated as areas that are not located within underserved or well-served areas. In these areas, under *CEQR*, an indirect effect may result if an

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[23] *2014 CEQR Technical Manual*. p. 7-1

[24] New York City Department of Parks and Recreation, Environmental Assessment Statement, Ocean Breeze Park, August 17, 2009, p. 93

[25] New York City Department of Parks and Recreation, Ocean Breeze Park, http://www.nycgovparks.org/parks/oceanbreezepark (July 8, 2014)

[26] New York City Department of Parks and Recreation, Franklin D. Roosevelt Boardwalk and Beach. http://www.nycgovparks.org/parks/fdrboardwalkbeach (July 8, 2014)

[27] New York City Department of Parks and Recreation, Dongan Playground Highlights. http://www.nycgovparks.org/parks/donganplayground/history (July 8, 2014)

action introduces more than 200 residents or employees; therein placing excess demand on existing open space facilities.[28]

The Proposed Project would not displace or reduce the utility of existing open space resources within the project study area or exceed the *CEQR Technical Manual* threshold for an open space analysis. The design of the Proposed Project would incorporate on-site passive recreational components such as pathways, shade pavilions and quiet seating areas as well as active recreational spaces for the occupants of the proposed facility. Additionally, since the on-campus, inpatient population does not use public parks or open spaces resources, the Proposed Project would not introduce a residential population that would overburden existing open space resources within the project study area. As the Proposed Project would not result in a direct impact or exceed the indirect impact thresholds, a detailed open space assessment is not required.

[28] *2014 CEQR Technical Manual.* p. 7-4.

Section 6. Shadows

Sunlight and shadows affect individuals and their use of open space during the course of the day and throughout the year, although the effects vary by season. Sunlight can entice outdoor activities, support vegetation, and enhance architectural features such as stained glass windows. Conversely, shadows can impact the growth cycle and sustainability of natural features as well as the architectural context of built features.[29]

According to the *CEQR Technical Manual*, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. A shadow assessment prepared pursuant to *CEQR Technical Manual* guidelines, considers actions that result in shadows long enough to reach a publicly accessible open space except within an hour and a half of sunrise or sunset. Additionally, shade cast on buildings by trees and other natural features are not defined as shadows that would be considered under a *CEQR Technical Manual* impact analysis. A shadow assessment is required for actions that would result in the construction of new structures greater than 50 feet in height or additions to existing structures that are located adjacent (including across the street) to publicly accessible parks, historic resources, or important natural features.

The *CEQR Technical Manual* establishes a Tier I screening assessment to determine whether the Proposed Project would cast a shadow on resource(s) that could potentially result in adverse impacts to the resource or to the area in which the shadow is cast. This screening procedure establishes the longest shadow study area which encompasses the site of a proposed action as a perimeter around its boundary with a radius equal to the longest shadow that could be cast by the proposed structure. The longest shadow that a building could cast is 4.3 times its height which would occur at the start and end of December 21, the winter solstice. The proposed inpatient facility is estimated to be approximately 78 feet in height which generated a shadow study area extending approximately 335.4 feet from the boundary of the Proposed Development Area.[30] As shown in Figure 6-1, the shadow study area encompasses most of the eastern half of the SBPC campus, and a small portion of Ocean Breeze Park to the north.

As noted in Section 7, *Historic and Cultural Resources*, no historic resources are located on the Proposed Development Parcel or in the vicinity of the SPBC campus. As described in Section 5, *Open Space and Recreational Facilities*, the northern extent of the project study area is comprised of Ocean Breeze Park. The shadow study area encompasses a nominal portion of the park that is currently undeveloped with no seating, or active recreational amenities. This section of park is described in the *Ocean Breeze Park Redevelopment* environmental review documentation as consisting mostly of grasses with some shrubs.[31]

At present, a portion of Ocean Breeze Park that falls within the shadow screening area is not used for active or passive recreational purposes. This area contains grasses and shrubs which generally function as a buffer between the park and the campus. According to the *CEQR Technical Manual*, open space facilities that do not contain sitting areas or contains existing vegetation that are shade tolerant are not considered to be sunlight-sensitive resources. The northeastern extent of the shadow screening area also touches the indoor athletic facility which is currently under construction. As an indoor structure, this

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[29] *2014 CEQR Technical Manual.* p. 8-1.

[30] STV, Inc. *South Beach Psychiatric Center Residential Building Schematic Design Submission. Building Code Summary*. September 12, 2014. Drawing No. G002.

[31] New York City Department of Parks and Recreation. *Ocean Breeze Park Redevelopment Environmental Assessment Statement.* Figure 10-5: Natural Resource Areas. August 2009.

Figure 6-1. Shadow Screening Area

athletic facility would not be considered a shadow-sensitive resource as its utility would not be dependent on sunlight. As such, the Proposed Project would not generate shadows that would adversely impact any sunlight-sensitive resources within the project study area.

Section 7. Historic and Cultural Resources

Under Article 8 of the *Environmental Conservation Law ("ECL")* and *6 New York Code, Rules and Regulations ("N.Y.C.R.R.")* Part 617, the implementing regulations for *SEQR*, DASNY, as *SEQR* lead agency, must determine whether the actions they directly undertake, fund or approve may have a significant adverse impact on the environment including the effects of such activities on resources of archaeological or historic significance.[32] In addition, projects undertaken, financed or otherwise approved by DASNY are subject to the provisions of the *State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.90 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 and the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"). Review under *SHPA* is required when a project may or will cause any change, beneficial or otherwise, in the quality of any property listed in or eligible for listing in the State or National Registers of Historic Places ("S/NRHP").[33]

A review of New York State OPRHP's GIS sensitivity model for archaeological resources indicated that while the Proposed Development Area is not located within an area of cultural resource sensitivity, an archaeologically sensitive area is located to the north of the SBPC campus. Additionally, a records review OPRHP and New York State Museum ("NYSM") data as well as the *Archaeological Evaluation and Sensitivity Assessment of Staten Island, New York* indicated that there have been several precontact period archaeological sites documented within one mile of the Proposed Development Area; although, none on the SBPC campus itself.[34] Accordingly, due to the presence of archaeologically sensitive areas in the general vicinity of the SBPC campus, a *Phase IA Archaeological Documentary Study ("Phase IA")* was undertaken.

The Phase IA was conducted in order to: (1) identify any potential archaeological resources that might have been present on the Proposed Development Area; (2) examine the construction history of the Proposed Development Area in order to examine the probability that any potential resources might have survived and remain on the site undisturbed; (3) identify potentially significant architectural resources on the Proposed Development Area that could be eligible for the S/NRHP. The Phase IA was prepared to satisfy the requirements of New York State's environmental review process and complies with the standards of the OPRHP (New York Archaeological Council 1994; OPRHP 2005).[35]

Precontact Summary. Typically, precontact sites are characterized by their close proximity to exploitable natural resources, fresh game or a water source. These sites are often classified as three categories: primary (campsites/villages), secondary (tool manufacturing or food processing) and isolated finds (single or very few artifacts lost or discarded). Primary sites are often found in areas that are easily defined against both weather and enemies.

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[32] 6 *N.Y.C.R.R.* §617.2(1)

[33] Districts, buildings, structures and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling and association and are associated with events that have made a significant contribution to the broad patterns of our history; or are associated with significant persons of our past; or embody distinctive characteristics of a type, period, method of construction or that represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded or may be likely to yield information important in prehistory or history (National Register of Historic Places, 36 Code of Federal Regulations Parts 60 and 63 (1994)). Properties that are less than 50 years old are generally not eligible for listing unless they have achieved exceptional significance. Determinations of eligibility are made by the OPRHP.

[34] Eugene Boesch, prepared for the New York City Landmarks Preservation Commission. *Archaeological Evaluation and Sensitivity Assessment of Staten Island, New York.* 1994

[35] New York Archaeological Council 1994; OPRHP 2005

Based on what is known of precontact settlement patterns on Staten Island most habitat and processing sites are found in sheltered, elevated sites close to wetlands, major waterways, and with nearby freshwater sources. The Project Site, prior to being landfilled, contained only a creek and adjacent marshlands, with no elevated locations. While the Project Site is unlikely to be a primary site, the Phase IA indicated that precontact period archaeological sites dating from the Paleo Indian period through parts of the Archaic period could remain capped by marshland soils that accrued on the site after sea level rise, circa 2000 to 4000 B.P.[36] However, to date, there have been no precontact sites recorded within or under former wetlands on Staten Island. Previously-conducted cultural resources studies in the vicinity of the Project Site have all determined that areas in close proximity to the SBPC campus with similar landforms, including Ocean Breeze Park, are not sensitive for precontact period archaeological resources.[37,38] Lastly, a cultural resources study was not requested for the adjacent CSB project which has nearly identical conditions as the Proposed Development Parcel.

Based on the potential for precontact archaeological resources beneath wetland soils and the lack of previously documented sensitivity for similar landforms by OPRHP, LPC and other cultural resource professionals; the Phase IA concluded that the Proposed Development Area has a low to moderate precontact period archaeological sensitivity.

Historic Period Summary. The land that now comprises the SBPC campus remained undeveloped with a branch of New Creek and associated marshland within its boundaries through the early 1900s. In the middle to second half of the 20th century, the area in the vicinity of the campus became more developed. For example, in the 1920s Cromwell Avenue (which formerly ran along the northeastern edge of the existing SBPC parking lot) was extended through what is now the campus as far south as New Creek. In the late 1940s landfilling and some residential development had occurred within the campus boundaries. These buildings were razed during the 1960s when the SBPC campus was created and Cromwell Avenue was discontinued. The Phase IA concluded that the Proposed Development Area does not possess any historic period sensitivity.[39]

The Phase IA indicated low to moderate precontact sensitivity and a lack of historic period significance for the Proposed Development Area. In addition, the design of the proposed inpatient facility would not include a basement. As a result, construction of the new facility would not extend beneath the modern fill and into the potential natural wetland. Therefore, no further archaeological investigations are warranted for the Project Site.

The final resolution of any cultural aspects of the Proposed Project is subject to *State Historic Preservation Act of 1980* and its Section 14.09 implementation regulations. The Dormitory Authority and OPRHP have completed consultation as required under Section 14.09. DASNY has submitted the Proposed Project to OPRHP for review and comment (OPRHP Project Review No. 15PR01846). Based on their review of the Phase IA, in correspondence dated May 22, 2015, OPRHP indicated that the Proposed Project will have no impact on cultural resources listed or eligible for listing on the State or

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[36] Historical Perspectives, *Phase IA Archaeological Documentary Study New Inpatient Residential Facility South Beach Psychiatric Center.* August 2014. p. 6.

[37] Historical Perspectives, *Phase IA Archaeological Documentary Study New Inpatient Residential Facility South Beach Psychiatric Center.* August 2014. pp. ii-iii

[38] Cultural resources studies in the vicinity of the SBPC campus include: the South Beach Watershed, part of the NYCDEP Staten Island Bluebelt Mid-Island Project (HPI, 2011); Oakwood and New Creek watershed (HPI, 2011); Phase IA Cultural Resource Documentary Study for Ocean Breeze Park (Chrysalis Archaeological Consultants, 2008). These reports concluded that wetland areas themselves were generally disturbed or had low archaeological sensitivity.

[39] Historical Perspectives, *Phase IA Archaeological Documentary Study New Inpatient Residential Facility South Beach Psychiatric Center.* August 2014. p. iii

National Register of Historic Places. In addition, the Proposed Project was reviewed by the New York City Landmarks Preservation Commission ("NYCLPC") as the local historic preservation agency. NYCLPC's review has concluded that the Proposed Project is not an architecturally-significant or archaeologically-significant property based on their corresponded dated April 28, 2015 (see Appendix B). As such, no significant adverse impacts to cultural resources are anticipated as a result of the Proposed Project.

Section 8. Urban Design and Visual Resources

The South Beach Psychiatric Center, completed in 1973, was designed to accommodate 700 inpatients in an open campus setting. The use of an open campus resulted in a low-rise building layout that appears more akin to a dormitory style college campus than a behavioral health facility.[40] Architecturally, many of the buildings are two-stories in height with brick facades and sloped roofs. The roof of the newly constructed CSB mimics the sloping roofs of many of the existing buildings on campus. Landscaping across the campus consists of grassy, open lawn areas with trees interspersed throughout the campus. Beyond the campus perimeter, the area is characterized by the largely undeveloped natural setting of Ocean Breeze Park, a medical concentration (SIUH campus) and residential development consisting of attached homes on the south side of Seaview Avenue. The eastern boundary of the campus is bounded by to the east by undeveloped land/wetlands, with Father Capodanno Boulevard interior to boardwalk and Midland Beach. The campus is accessed from an entrance off of Seaview Avenue which leads to internal campus roadways.

Design Principles. The Proposed Project comprises new construction in the form of a modern inpatient facility to be constructed on the eastern quadrant of the SBPC campus north of Buildings 8 and 9 and east of Buildings 6 and 7. The proposed inpatient facility will connect to the CSB which will allow for the distribution of support services (e.g., central kitchen and housekeeping) as well as the above ground distribution of utility services.[41] The removal of a two-story glass and aluminum curtain wall at the east end of the CSB is required to facilitate the physical connection of the CSB and the new inpatient facility. The new building would also connect to administration and support program space in Buildings 8 and 9 via an open air covered walkway with a landscaped outdoor area.

In the initial stages of the design process, several conceptual designs were developed based on programming, circulation and site characteristics. Ultimately, a linear scheme was advanced as it provided the best utilization of the site, the most efficient circulation for patients, staff and support services. Additionally, a linear design provided unobstructed lines of sight for monitoring and supervision as well as sufficient daylighting in residential and program space and views of the surrounding waterfront. The linear configuration also made for a more efficient connection to the CSB to facilitate the distribution of utility and support services.[42] The Proposed Project would result in a modernized facility that would better accommodate the needs of SBPC patients and staff. Some of the design criteria of the Proposed Project include:

- Providing an image that projects wellness, recovery, professionalism, safeness and comfort.
- Providing a main entrance that makes visitors feel welcome but passively provides all the safety and security features of a secure inpatient facility.
- Building scale and materials consistent with the surrounding community and the proximity to protected natural areas and the Lower New York Bay shoreline.
- Designing a facility that encourages consumer choice and decision making.
- Clear lines of sight for direct and passive supervision.

The design of the proposed facility is a five-story linear structure with inpatient wings projecting out on each end. This linear orientation would maximize daylight as well as views of the ocean and

[40] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 5.
[41] Ibid.p. 1.
[42] Ibid. pp. 6-7.

natural surroundings. This design would also accommodate separate admissions entrances, and visually separated secure outdoor recreation areas. The new building would have a central core with four passenger elevators and stairs. The design would also incorporate an interior garden courtyard. A brief overview by floor of the new, approximately 233,000-gsf inpatient facility is provided below:

- First Floor: Reception and lobby, family resource area, central nursing, pharmacy, medical clinics and admissions, structured treatment and adolescent unit.
- Four Upper Floors: Each floor includes two adult inpatient units, shared dining facilities, and treatment areas. Within the inpatient units, bedroom clusters on each floor are organized around a central nursing station.

The design of the Proposed Project has incorporated sustainable design features and green building techniques. To that end, the project has been registered under the *U.S. Green Building Council's Leadership in Energy & Environmental Design ("LEED") for New Construction ("NC") Version 2009* and is pursuing a LEED Silver rating.

The material palette for the proposed building would build off of the existing architecture of the SBPC campus as well as the natural environment. On south facing facades, sunscreens are proposed both as a unifying design element and a practical application to minimize glare. The base of the building is anticipated to similar to the dark tone of the CSB. Other materials including terracotta, brick and neutral-colored façades will also be used. Glass curtain walls are intended to daylight the interior of the facility and also reflect the colors of the nearby waterfront.

Under *CEQR*, a preliminary urban design assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:[43]

- Projects that permit the modification of yard, height, and setback requirements;
- Projects that result in an increase in built floor area beyond what is allowed "as-of-right" or in the future without the Proposed Project.

The Proposed Project would result in the construction of a new building that would be partially visible from the surrounding land uses. The proposed inpatient facility would be visible to individuals travelling along Father Capodanno Boulevard in the eastern portion of the project study area. However, the proposed inpatient facility would be buffered by undeveloped land/and or wetlands to the east that are located adjacent to but not on the SBPC campus. To a lesser extent, the new building would also be visible from the FDR Boardwalk and the Ocean Breeze Fishing Pier, since these open space resources are situated almost one-quarter mile east of the campus boundary and screened by existing trees and undeveloped land/landforms.

The Project Site is located in a neighborhood comprised of well-established institutional uses and limited pedestrian activity. Visually-sensitive resources such as landmarked properties are not located on or near the SBPC campus. The Project Site is proximate to the Lower New York Bay, which is visible from the eastern portions of the project study area. The Lower New York Bay is not visible from the western and interior portions of the SBPC campus. Views of the Bay are intermittent from the eastern campus grounds due to slight variations in ground elevation, as well as the presence of a wooded buffer between the Midland Beach and Father Capodanno Boulevard and a beach parking area.

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[43] *2014 CEQR Technical Manual.* p. 10-2.

The Proposed Project would not exceed the *CEQR* thresholds for a preliminary urban analysis and a detailed assessment is not warranted. No urban design or visual resource impacts are anticipated as a result of the Proposed Project.

Section 9. Natural Resources

Natural resources include geology and soils, groundwater, surface water, wildlife and habitat, rare, endangered and threatened species, wetlands, and floodplains. An inventory of existing natural resources present in the vicinity of the Project Site is provided below.

The 12-acre Proposed Development Area consists predominantly of an existing paved parking area as well as a grassy lawn which has been previously cleared and graded. Vegetation on the campus is mostly grass with some shrubs and trees near the existing SBPC buildings.

Geology and Soils. The geology of Staten Island and New York City is shaped by Pleistocene glaciations. Unconsolidated materials were left behind after a series of glacier advances and retreats. Features of glacial deposits such as till moraines and glacial outwash extend across Staten Island.[44]

The 45-acre SBPC campus lies on part of a larger 228-acre tract that was formerly a tidal marsh which had two streams meandering through it. Between September 1967 and January 1968 in order to prepare the larger 228-acre tract for development a grading operation raised the site grade to approximately 8 feet above mean seal level through the placement of between 8 and 12 feet of fill material. [45]

According to the United States Department of Agriculture ("USDA") Natural Resource Conservation Service's ("NRCS") New York City Reconnaissance Soil Survey, the soil complex found on the Project Site is pavement & buildings, wet substratum-Laguardia-Ebbets complex. The complex is described as nearly level to gently sloping area with a mixture of natural soil materials and construction debris over swamp, tidal marsh, or water; a mixture of anthropogenic soils which vary in coarse fragment content, with up to 80 percent impervious pavement and buildings covering the surface.[46]

Surface Water. There are no surface water bodies located on the Project Site. The Lower New York Bay, the closest surface water body, is located approximately 0.3 miles to the east of the Project Site. The Project Site is located within New York City's coastal zone boundary which generally runs landward along Laconia Avenue in this area of Staten Island. As such, a Coastal Zone Consistency Form was completed in support of the project (see Appendix A). The Project Site is not located over a United States Environmental Protection Agency ("USEPA")-designated sole source aquifer.

Currently, runoff sheet flows over most of the Project Site infiltrating and ponding in certain lower lying areas and then flows to an existing inlet in the northwest portion of the lawn which ties into the campus storm drainage system. The campus storm drainage system ties into a New York City Department of Environmental Protection ("NYCDEP") box culvert along the northern perimeter of the campus. An infiltration basin was also installed for the CSB facility with an overflow pipe into the existing storm drainage system.[47]

Stormwater associated with the Proposed Project would be treated and detained on-site through the installation of infiltration basins, swales, and Bioretention areas. As a result, the Proposed Project

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[44] United States Department of Agriculture, Natural Resources Conservation Service. *New York City Reconnaissance Soil Survey*, 02/23/2009. p. 3.
[45] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 78.
[46] Ibid. p. 12.
[47] Ibid. p. 82.

would not contribute to additional storm water runoff to the NYCDEP storm sewer system. This design is intended to avoid the need for an abundance of pile-supported drainage structures and pipes. In addition, by not connecting the drainage system in the NYCDEP storm sewer system, backflow into the campus during a storm event with a surcharged pipe condition would be avoided.

A *State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharges from Construction Activities* and *Notice of Intent ("NOI")* would be required for the Proposed Project and, therefore, a *Stormwater Pollution Prevention Plan ("SWPPP")* would be designed prior to any on-site earth disturbances. The SWPPP would be designed to implement erosion and sediment control measures for the duration of construction. Sediment and erosion control measures would be designed in accordance with New York Standards and Specifications for Erosion and Sediment Control. These measures would control storm water runoff through the construction period. The Proposed Project is not expected to adversely impact surface and groundwater quality.

Endangered and Threatened Species and Critical Habitats. The United States Fish and Wildlife Service ("USFWS") and the New York State Department of Environmental Conservation ("NYSDEC") were contacted for information concerning rare, threatened, and endangered terrestrial or aquatic species in the vicinity of the Project Site. The USFWS threatened and endangered species database identified three species as either known to occur or likely to occur near the Project Site or within the project study area. The NYSDEC Natural Heritage Program identified three species as rare, threatened, or endangered (see Table 9-1).

Table 9-1. Federal and State Designated Endangered and Threatened Species

Common Name	Scientific Name	Status	Habitat
Northern Long-Eared Bat*	*Myotis septentrionalis*	Proposed Endangered	Tree cavities, caves, mines, barns and sheds
Piping Plover*	*Charadrius melodus*	Threatened	Coastal sand and gravel beaches
Roseate Tern*	*Sterna dougallii dougallii*	Endangered	Coastal beaches with dense vegetation
Needham's Skimmer**	*Libellula needhami*	Rare	Fresh and brackish water coastal ponds and marshes
Globose Flatsedge**	*Cyperus echinatus*	Endangered	Sunny open disturbed areas including high salt marshes
Green Milkweed**	*Asclepias viridiflora*	Threatened	Open areas with dry sandy soil

Source: *United States Fish and Wildlife Service. Correspondence Dated: 05/22/2014. Endangered Species Act Species List.
**New York State Department of Environmental Conservation. Correspondence Dated 09/03/2014.

According to the USFWS, there are no critical habitats on the Project Site or within the project study area. The NYSDEC noted the historical occurrence of two plant species within the vicinity of the Project Site: the Globose Flatsedge (*Cyperus echinatus*) and the Green Milkweed (*Asclepias viridiflora*). The last occurrence of these species in the vicinity of the Project Site was documented in July 1998. The *SEQR* environmental review associated with the development of the CSB disclosed the historical presence of both plant species within the vicinity of the Project Site. However, this documentation also noted the absence of appropriate habitat within the CSB site to support these species. The Project Site is immediately adjacent to the location of the new CSB and is similarly comprised of manicured lawn, landscaping and pavement.[48] Based on this information, significant adverse impacts to threatened and endangered species are not anticipated.

[48] New York State Office of Mental Health. *SEQR Full Environmental Assessment Form. South Beach Psychiatric Center: Provide Central Services Building EAF*. March 2013. p.4.

Vegetation. The Project Site consists of a grass lawn with no shrubs, trees, or landscaped areas. The Proposed Project would not impact any existing trees or shrubs. Additionally, the Proposed Project would incorporate landscaping and plantings around the new building and surroundings.

Wetlands. NYSDEC tidal and freshwater wetlands maps were reviewed for the project study area. No state-regulated wetlands were identified on or adjacent to the Proposed Development Area, as shown in Figure 9-1. Most of the wetlands within the project study area are located in Ocean Breeze Park (NYSDEC Wetland ID NA-7) and south of Seaview Avenue (NYSDEC Wetland ID NA-9).

In correspondence dated July 28, 2014, NYSDEC determined that the Proposed Development Area is not within their jurisdiction under the NYSDEC Freshwater Wetlands Act (NYSDEC Wetlands Jurisdictional Determination №. 64-8130). As such, a NYSDEC freshwater wetlands permit is not required to construct the Proposed Project (see Appendix B). In addition, NYSDEC indicated that the SBPC campus is not within their jurisdiction under the Tidal Wetlands Act.

A review of USFWS National Wetland Inventory ("NWI") map for the project area indicated the presence of an emergent wetland. Although not regulated by the NYSDEC, any disturbance to these wetlands, if found to be present, would require a permit from the New York District of U.S. Army Corps of Engineers (USACE) under the Federal Clean Water Act. As such, a site reconnaissance was conducted on December 12, 2014 to confirm the extent and location of any wetlands or the absence thereof within and immediately adjacent to the Proposed Development Area. The Wetland Investigation Report determined that no wetlands exist in or immediately adjacent to the Proposed Development area as none of the areas sampled during the site reconnaissance met all three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology. [49] The full Wetland Investigation Report is contained in Appendix B.

As indicated above, the Proposed Development Parcel and its immediate surroundings do not contain state or federally-regulated wetlands. The wetlands located to the north in Ocean Breeze Park and the area east of the SBPC campus do not extend into the Proposed Development Area. As a result, impacts to wetlands are not anticipated.

Floodplains. According to the Federal Emergency Management Agency ("FEMA") National Flood Hazard Layer, the eastern portion of the SBPC campus is generally located within the 500-year floodplain. However, the SBPC is not located within the 100-year floodplain zone (see Figure 9-2). The 100-year floodplain is generally located south of Seaview Avenue and east of Father Capodanno Boulevard along the FDR Beach and Boardwalk. Portions of the northern extent of Ocean Breeze Park are also within the 100-year floodplain. However, these areas are approximately one-quarter mile from the Proposed Development Area. As such, the Proposed Project would not result in significant adverse impacts to floodplains.

Site preparation activities would require excavation and removal of existing surface materials such as asphalt, and topsoil. The placement of fill is required to raise the site grade approximately 10 feet in order to avoid significant settlement associated with the new building loads.[50] Outside of the removal of surface materials and filling, geological conditions on site would remain the same.

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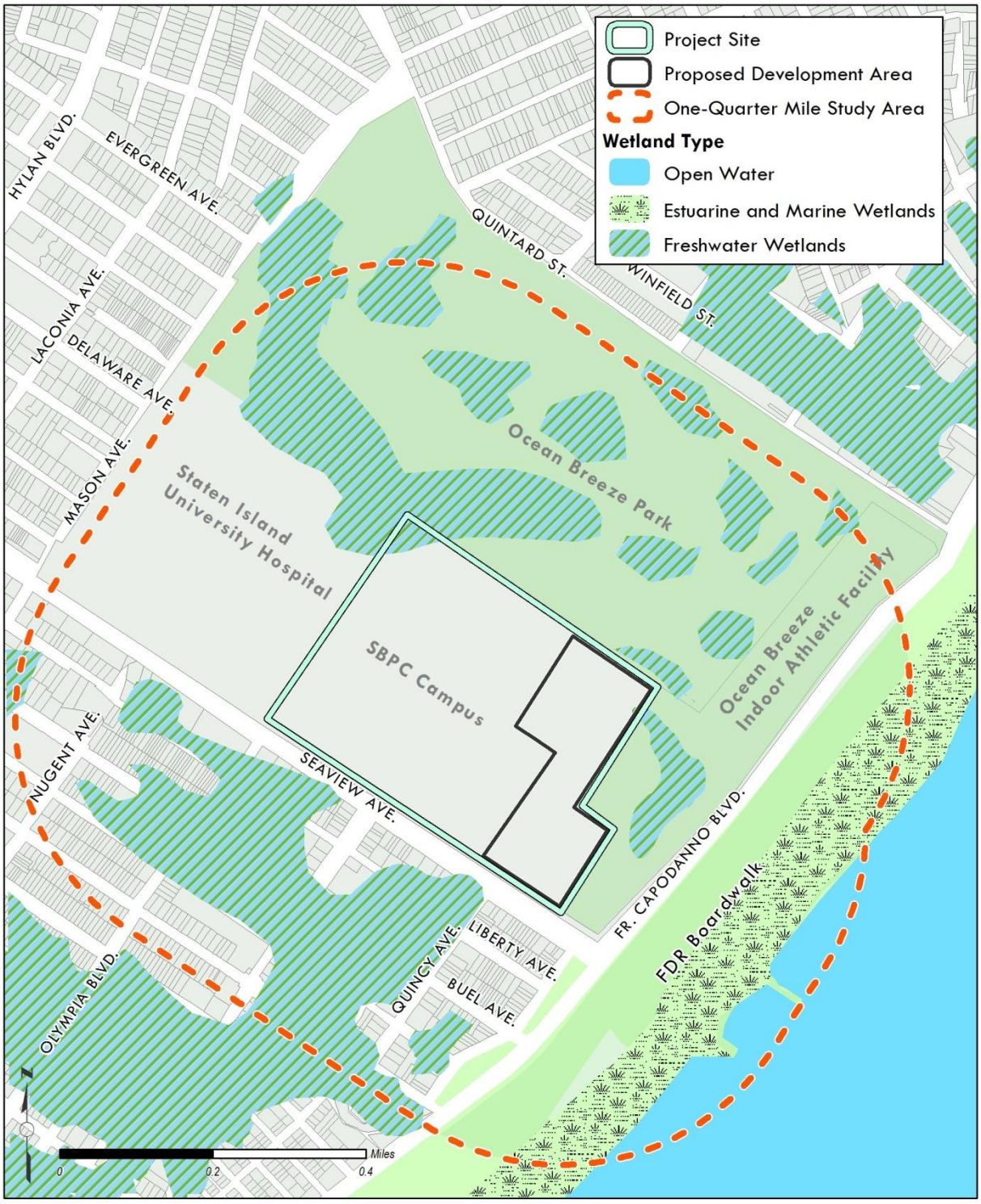
[49] STV, Inc. *Wetland Investigation Report. South Beach Psychiatric Center 777 Seaview Avenue Borough of Staten Island Richmond County, New York*. December 29, 2014. p. 14.

[50] Ibid. p. 79.

Figure 9-1. Wetlands



Source: US Fish and Wildlife Service, National Wetlands Inventory; NYSDEC Regulatory Freshwater Wetlands

Figure 9-2. Floodplains

Source: FEMA National Flood Hazard Layer; ESRI

The Proposed Project would not result in an adverse impact on wetlands, floodplains, or threatened and endangered species. No significant natural resource impacts are anticipated as a result of the Proposed Project and no additional analysis is required.

Section 10. Hazardous Materials

A *Phase I Environmental Site Assessment ("ESA")* for the Project Site was conducted by HDR in August 2014. The Phase I ESA was performed in general accordance with the scope and limitations of the American Society for Testing and Materials ("ASTM") *Standard for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) as well as the *CEQR Technical Manual*. The purpose of the Phase I ESA was to identify Recognized Environmental Conditions ("RECs") for the subject property that may adversely impact construction of the Proposed Project. A REC is defined by ASTM E 1527-13 as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment".[51] The assessment included: a review of environmental databases, historical data sources, site reconnaissance, and on-site and off-site interviews with the current property owner representative.

Phase I ESA

Key findings of the Phase I ESA include:

- In 1968, a historic stream which ran through the Project Site was filled with between 8 to 10 feet of sand dredged from the Lower New York Bay. Dredged material from urban water bodies is frequently contaminated and typically considered an REC.
- A gasoline spill was reported to have occurred on May 21, 2013. This spill (NYSDEC Spill Incident # 1301783) was discovered in a groundwater sample collected from the bottom of an excavation put following the removal of a 4,010-gallon gasoline underground storage tank ("UST"). This spill incident was reported closed by NYSDEC on June 13, 2014 (refer to attached DEC closure notice in Appendix B).

The Project Site contains a total of four aboveground storage tanks ("AST"): one closed/removed AST and three active ASTs. One 50 gallon N^{o}. 2 fuel oil AST (Tank #08A) was installed on the Project Site in January 2000 but has been closed and removed as of March 22, 2013. One steel, 3,300-gallon diesel AST (Tank #016) was installed on the campus in March 2000 and is currently in service. One 50-gallon N^{o}. 2 fuel oil AST (Tank #14A) was installed on the Project Site in March 2000 and is reported to be in service. One 500-gallon biodiesel AST (Tank #014B) is also in service. The Phase I ESA also identified four active USTs and four USTs that have been closed in place.

The Proposed Project would also incorporate an on-site 1,000 kilovolt-ampere ("kVA"), diesel emergency generator that would be installed in the newly constructed CSB. The generator would have fuel storage capacity for a minimum of 96 hours at rated load.[52]

Two criteria which identify the potential for a significant adverse impact pursuant to *CEQR* are: (1) the potential for human exposure to contaminants; and (2) the potential for environmental exposure to contaminants. If any contamination is encountered, specific work plans would be implemented for addressing these issues and materials would be managed and disposed of in accordance with applicable

[51] HDR. *Phase I Environmental Site Assessment Report for the South Beach Psychiatric Center Proposed Development Site, Staten Island, New York City, New York*. August 2014. p. 7.

[52] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 121.

rules and regulations as required. Implementation of these measures would address potential effects should hazardous materials be encountered during construction and would be protective of worker health, public health and safety, and protective of the surrounding environment.

As previously stated NYSDEC Spill Incident # 1301783 was closed in June 2014 and is not considered to be an REC. However, according to the Phase I ESA, a Phase II subsurface investigation was recommended in order to determine the nature of contaminants, if any, in the dredged fill material.

Phase II ESA

Due to evidence of potential soil impact gathered during the *Phase I ESA* conducted by HDR, thirty soil borings were recommended and approved to further characterize and assess the environmental quality of the Project Site and further investigate the identified RECs.[53] The soil boring locations are illustrated in Figure 10-1, below.

Methodology. Drilling was performed by Associated Environmental Services, Ltd. of Hauppauge, New York, using a Geoprobe® Model 6620DT and hand-clearing tools. Hand-clearing for subsurface utilities was performed to a depth of five feet below ground surface ("bgs"). Below five feet bgs, continuous sampling was performed at 5-foot intervals using a Macro-Core Soil Sampler. Soil samples were contained in an acetate liner until they were cut open for examination by an HDR geologist and analytical sampling by an off-site laboratory.

An HDR geologist was present on-site during drilling activities to log soil characteristics and to monitor conditions during Phase II ESA soil sampling activities. All borings were sampled continuously to their respective final boring depths. Samples retain for laboratory analysis were released under chain-of-custody protocol to Hampton-Clarke, a New York State accredited laboratory. Soil samples were analyzed for the following:

- Target Compound List ("TCL") volatile organic compounds ("VOCs") by EPA Method 8260C;
- TCL semi-VOCs ("SVOCs") by EPA Method 8270D;
- TCL polychlorinated biphenyls ("PCBs") by EPA Method 8082;
- TCL pesticides by EPA Method 8081A;
- Target Analyte List ("TAL") metals by EPA Methods 6010B, 6020A, as well as 7471B; and
- Cyanide ("CN") by EPA Method 9012B.

Soil. The applicable soil cleanup objectives ("SCOs") for comparison of analytical results are the New York State Department of Environmental Conservation ("NYSDEC") Restricted-Residential Use ("RRU") and Protection of Groundwater ("POGW") SCOs as specified in *Subpart 375-6: Remedial Program Soil Cleanup Objectives.*

RRU is the land use category where there is common ownership or a single owner/managing entity of the site. RRU includes restrictions on vegetable gardens, single family housing; and active recreational uses which are public uses with a reasonable potential for soil contact. The POGW SCOs are applicable at restricted use sites where contamination has been identified in on-site soil and groundwater.

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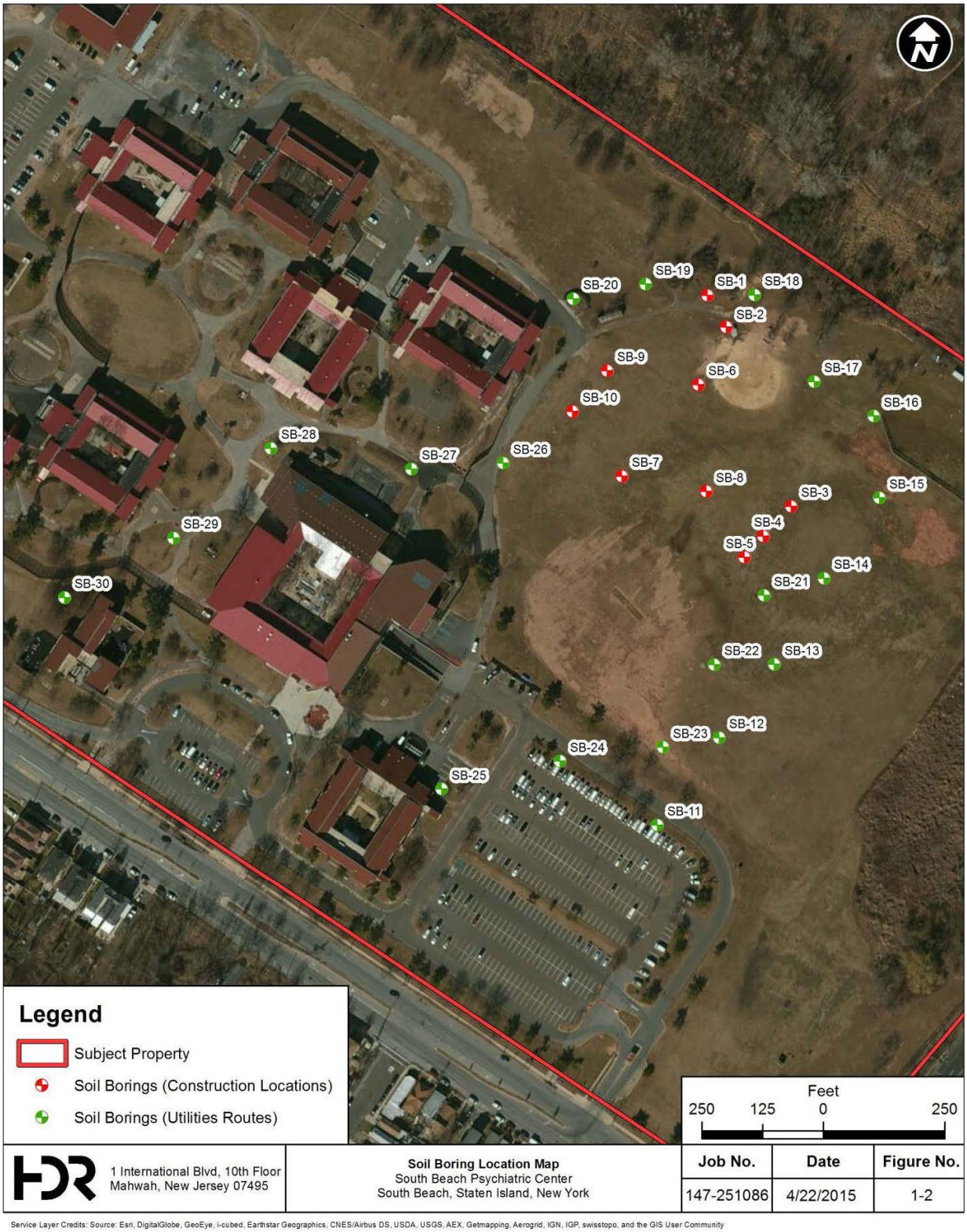
[53] HDR. *Phase II Environmental Site Assessment South Beach Psychiatric Center, Staten Island, Richmond County, New York*. April 24, 2015. p. 1.

Figure 10-1. Soil Boring Location Map



standards are, or are threatened to be, contravened by the presence of soil contamination at concentrations above the POGW SCOs

Findings of the Phase II ESA include:

Volatile Organic Compounds. Three VOCs including 2-butanone (0.09 mg/kg), acetone (maximum of 0.52 mg/kg), and carbon disulfide (maximum of 0.017 mg/kg) were detected in five soil samples. Acetone exceeded its POGW SCO in soil borings SB-10 (0.10 mg/kg) and SB-24 (0.52 mg/kg). No concentrations exceeded the Restricted-Residential Use SCOs.

Semi-Volatile Organic Compounds. Twenty SVOCs were detected in soil samples collected from 17 borings. No SVOCs were detected at concentrations exceeding their respective SCOs.

Metals. Twenty metals were detected in soil samples collected from 24 borings:

- Arsenic was detected at a concentration of 16 mg/kg exceeding both the RRU and POGW SCOs in soil boring SB-24.
- Twenty metals including mercury, aluminum, barium, calcium, chromium, cobalt, copper, iron, lead, magnesium, manganese, nickel, potassium, sodium, vanadium, zinc, arsenic, beryllium, cadmium, and silver were detected in 17 soil borings but not exceeding their respective SCOs.

Polychlorinated Biphenyls. Total PCBs were detected in seven soil borings but not exceeding their respective SCOs.

Pesticides. Three pesticides (p,p'-DDD, p,p'-DDE, and p,p'-DDT) were detected in soil samples from five borings but not exceeding their respective SCOs.

Summary. The metal arsenic detected in the sample from soil boring SB-24 was at a concentration marginally exceeding its respective SCOs. This boring is located in the existing parking lot in the southern portion of the campus along a proposed utility route. No VOCs, SVOCs, PCBs, or pesticides were detected at concentrations exceeding their respective SCOs in any of the soil samples collected. Samples collected from soil borings throughout the subject property, excluding those previously mentioned with SCO exceedances, contained organic compounds and/or metals which were detected at concentrations exceeding their respective method detection limits but not exceeding their respective SCOs.

No further investigation or remedial activities are recommended relative to site soils. Soil that is disturbed for purposes of development should be managed appropriately by construction personnel that have been provided with the soil analysis results. Excess soil removed from the site should be re-used or disposed of in accordance with applicable federal, state and local regulations.

Section 11. Water and Sewer Infrastructure

Water Supply. New York City obtains potable water from three watersheds, operated by the New York City Department of Environmental Protection ("NYCDEP"), that for a network of reservoirs, aqueducts, and tunnels extending as far as 125 miles north of the city. The watersheds of the three systems cover almost 2,000 square miles, with 19 reservoirs and three controlled lakes, which have a storage capacity of 550 billion gallons. The water flows into the city through aqueducts, reaching most consumers by gravity alone; however, some four percent of the city's water must be pumped to its final destination. Water supply facilities to the Project Site are provided and maintained by NYCDEP's Bureau of Water Supply.

It is estimated that the Proposed Project would consume approximately 118,210 gallons of water per day ("gpd") as noted in Table 11-1. The Proposed Project would consolidate existing services from multiple buildings into a single facility. As such the Proposed Project would not generate additional water demand as the project would result in a result in a slight decrease of the on-campus inpatient population. The use of modern water saving fixtures would also be expected to contribute to a net reduction in water use. As such, the Proposed Project would not have an impact on the water supply in the project study area.

Table 11-1. Water Usage and Sewage Generation Rates (gpd)

Use	Proposed Project	Flow Rate	Proposed Project Water Use (gpd)
Hospital	262	300 gpd/bed	78,600
Air Conditioning	233,000	0.17 gpd/sf	39,610
Total (gpd)			118,210

Generation rates for a hospital use are not provided in the March 2014 *CEQR Technical Manual*. As a result, the previous CEQR hospital generation rate of 300 gpd was used to calculate flow rates for beds. Water usage rates for Air Conditioning utilize the current March 2014 *CEQR* rates.

The water distribution system would supply the new building with independent service for potable and fire water. A new tap off of an existing 20-inch NYCDEP water main in Seaview Avenue would be made for the Proposed Project. This new tap would be equipped with a reduced pressure zone ("RPZ") backflow preventer near the campus property line and three connections into an existing 8-inch campus water loop.

Sewage Treatment and Storm Water Management. New York City's sewage system, under jurisdiction of the NYCDEP's Bureau of Clean Water, provides storm and sanitary sewage facilities to the city. This system consists of a grid of sewers beneath the streets, connecting to the City of New York's network of fourteen Water Pollution Control Plants ("WPCP"), operated by NYCDEP's Bureau of Wastewater Treatment. About half of this system is a "combined" sewer system in that it carries both sanitary sewage from buildings and storm water collected from buildings, catch basins, and storm drains.[54] Certain areas of the city, including the Project Site and portions of Staten Island, are served by separate systems for sanitary sewage and storm water.[55] Sanitary sewage from the campus is conveyed to the Oakwood Beach WPCP, which has a rated capacity for 40 million gallons per day ("mgd").[56]

[54] *2014 CEQR Technical Manual*. p. 13-3.

The SBPC campus currently has sanitary sewage connections to a NYCDEP sanitary sewer main located beneath Seaview Avenue. An existing 36-inch sanitary sewage main, located under the proposed footprint of the new would need to be relocated in order to facilitate the Proposed Project. Relocation plans and profiles as well as a site connection permit would be submitted to NYCDEP for their review and approval prior to the relocation.[57] The proposed facility would connect to the relocated sanitary sewer and the NYCDEP has indicated that the relocated main would have sufficient capacity to accommodate the Proposed Project.

Stormwater generated by the Proposed Project would be treated and detained on-site through the installation of infiltration basins, swales and Bioretention areas. The uses of these treatment measures would not introduce runoff from the Proposed Project into the NYCDEP storm sewer system. This design is intended to avoid the need for an abundance of pile-supported drainage structures and pipes on-site. Additionally, backflow conditions from the city's sewer system into the campus during storm events would be avoided by not connecting the drainage system in the NYCDEP storm sewer system.

Table 11-1 indicates that the Proposed Project would generate 118,210 gpd of sanitary waste. Similar to water generation, sanitary waste volumes would likely decrease since the Proposed Project involves the consolidation of residential buildings and a reduction of the inpatient on-campus population. The Proposed Project would not result in a significant adverse impact to the Oakwood Beach WPCP due to the relatively minor incremental flow contributed by the Proposed Project. In addition, the city is committed to maintaining sufficient capacity and adequate wastewater treatment throughout its WPCP network. No significant adverse impacts to sanitary sewage treatment would result from the implementation of the Proposed Project.

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[55] New York City Department of Environmental Protection. *Staten Island Bluebelt Drainage Plans for Mid-Island Watersheds, Existing and Proposed Storm Sewers,* Figure 5.1-2b, November 4, 2013, http://www.nyc.gov/html/dep/pdf/reviews/midisland/south-beach-watershed.pdf .

[56] *2014 CEQR Technical Manual*. p. 13-6.

[57] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 88.

Section 12. Solid Waste and Sanitation Services

The New York City Department of Sanitation ("DSNY") is the city agency responsible for the collection and disposal of municipal solid waste ("MSW") and recyclable materials generated by residences, some non-profit institutions, tax-exempt properties and city agencies. DSNY also collects waste from street litter baskets, street-sweeping operations, and lot cleaning activities. Solid waste and recyclables generated by commercial establishments are collected by private waste carters. [58]

All services provided by DSNY are carried out in accordance with the approved 2006 Solid Waste Management Plan ("SWMP"), which establishes an integrated system of waste reduction, recycling, and disposal for solid waste generated in New York City. The current SWMP introduces a shift from truck based export to export through a combination of barge and rail transport.

The entire project study area is located within Staten Island Sanitation District 02 as designated by DSNY. Solid waste and recyclable materials generated by the Proposed Project would be collected and disposed of by DSNY. In addition to solid waste, a minimal amount of medical waste associated with on-site medical services would be generated on-site. The medical waste would be properly stored in a secure area prior to being picked up and disposed off-site by a licensed medical waste hauler. All regulated medical waste would be removed in accordance with NYSDOH guidelines under Article 13, Title XIII of the Public Health Law and by the NYSDEC's Division of Solid & Hazardous Materials, Bureau of Hazardous Waste Regulation.

Pursuant to the *CEQR Technical Manual*, actions typically do not require evaluation for solid waste impacts unless they are unusually large involving a use with unusual waste generation characteristics that may increase a component of the city's waste stream beyond SWMP projections. As estimated in Table 12-1, the Proposed Project would generate up to approximately 13,362 pounds per week ("ppw") of solid waste and would not exceed the *CEQR* impact threshold of 100,000 ppw.[59] The solid waste generation estimated for the Proposed Project would not overburden the city's waste management capacity. Based on this screening, a detailed solid waste analysis is not warranted. No significant adverse solid waste management or generation impacts are anticipated as a result of the Proposed Project.

Table 12-1. Solid Waste Generation for Proposed Project

Use	Proposed Project	Rate (ppw/Unit)	Pound Per Week (ppw)
Hospital Beds	262	51	13,362
Total (ppw)			**13,362**

City of New York. City Environmental Quality Review (CEQR) Technical Manual. October 2013. Table 14-1, p. 14-9. Solid Waste Generation Rates for hospital and office building were utilized to calculate sewer generation rates for the Proposed Project.

[58] *2014 CEQR Technical Manual.* pp. 14-1 –14-2.
[59] *2014 CEQR Technical Manual.* p. 14-7.

Section 13. Energy

The *New York City Energy Conservation Code*, which became effective in December 2009, sets minimum energy standards for the design and construction of all new buildings and substantial renovation of existing buildings within New York City. This policy was enacted as part of *PlaNYC* in an effort to reduce energy consumption in the city. In addition, new structures requiring heating and cooling are subject to the *New York State Energy Conservation Code*, which reflects state energy policy. Accordingly, under *CEQR*, actions that would result in new construction or substantial renovation of buildings would not create adverse energy impacts and would not require a detailed energy assessment.

Energy. Energy demand associated with the Proposed Project would consist of building loads for heating, ventilation, and air conditioning ("HVAC") systems, and for lighting as well as other electrical power required to operate medical and office equipment. The Project Site and the surrounding area are supplied with electricity by Consolidated Edison Company of New York ("Con Edison"). At present, electrical service to the campus is supplied at 4.16 kV. The incoming Con Edison service feeds medium voltage switchgear located on campus which supplies two feeders to supply power at 5kV to the existing campus buildings. Each building typically contains an indoor substation which steps down the supply voltage from 4.16 kV to 208V or 480V for building distribution.[60]

The existing CSB emergency power supply is rated at 800kW and has sufficient capacity to supply an additional 800kW diesel powered generator that would be installed in the CSB plant to supply the proposed facility. The generator would provide emergency power as required to serve life safety functions, elevators and critical equipment. Energy efficient lighting fixtures with automatic lighting controls would be incorporated as part of the sustainable design of the project. Outdoor lighting would be placed in a way that reduces light pollution.

The Proposed Project would be supplied with electricity by a 5 kilovolt ("kV") line from existing distribution equipment located in a manhole near the Project Site. This 5kV line will extend to an outdoor, oil insulated, pad-mounted, 5kV to 480 Volt ("V") transformer. This transformer will feed a 4,000 amp 480V main distribution switchgear that would supply the Proposed Project with electricity.[61] As noted below in Table 13-1, the Proposed Project would consume approximately 58.4 billion British Thermal Units ("BTUs") per year.

Table 13-1. Proposed Average Annual Energy Use

	Proposed Project	Rate (Mbtu/sf)	Proposed Project Energy Use (btu/sf)
Square Feet	233,000 gsf	250.7	58,413,100,000
Institutional energy utilization rates were utilized based on *CEQR Technical Manual* thresholds Table 15-1. p. 15-3.			

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to projects that may result in a significant impact in the transmission or generation of energy or that would involve the development of an energy-intensive facility.[62] The energy consumption associated with the Proposed Project is not anticipated to result in a significant impact to the provision of energy services

[60] STV Incorporated. *South Beach Residential Building 30% Schematic Design Submission*. September 12, 2014. p. 118.

[61] NYS Office of Mental Health. *South Beach Psychiatric Center New Residential Building Programming Report*, p. 2.62

[62] *2014 CEQR Technical Manual.* p. 15-1.

within the project study area nor is the project considered an energy-intensive facility. As such, the Proposed Project would not result in a significant adverse impact with respect to energy supply or demand.

Natural Gas. Natural gas service to the campus is provided by National Grid from a connection off of Seaview Avenue. The campus has a radial loop system which circulates gas throughout the campus. Natural gas service would extend underground in a utility corridor between the CSB and the new inpatient facility. No impacts to natural gas service are anticipated as a result of the Proposed Project.

Telephone and Management Information Systems. Telephone service for the Proposed Project would be provided by Verizon and existing telephone lines are available in the vicinity of the Project Site. The construction of the Proposed Project would not cause the existing telephone lines within the project study area to become overburdened. As such, there would be no impact on telephone service with the implementation of the Proposed Project.

Section 14. Transportation

This section describes transportation conditions in the vicinity of the SBPC campus and discusses the potential for significant traffic, parking, transit and pedestrian impacts associated with the Proposed Project. The Proposed Project would involve the consolidation of the population and services from multiple existing inpatient buildings to a new inpatient building on the SBPC campus. The existing buildings would then be abandoned in place. As such, the number of total inpatient beds on the campus would be reduced by approximately 50, from 362 to 312 beds. Additionally, no new services or types of activities would be introduced on-site that would substantially increase the number of individuals using the proposed inpatient facility or travelling to the SBPC campus. In addition, the Proposed Project would potentially include a reconfiguration of the campus entrance off of Seaview Avenue as well as modifications to the existing surface parking lot to improve circulation within the campus.

Typically, under *CEQR*, further quantified analysis would not be warranted for a technical area if the proposed development would result in fewer than:[63]

- 50 peak hour vehicle trip-ends;
- 200 peak hour rail or bus transit riders; or
- 200 peak hour pedestrian trips.

Given that staffing is not anticipated to increase as a result of the Proposed Project combined with the decrease in the total number of inpatient beds on the SBPC campus, an increase in new trips and/or transportation related activity is unlikely. As a result, significant adverse transportation impacts within the project study area are not anticipated and a detailed quantitative transportation analysis is not warranted.

A qualitative discussion of transportation conditions is provided below.

Traffic Study Area. The Project Site is defined by the self-contained, 45-acre SBPC campus which is bounded by Seaview Avenue to the south, Father Capodanno Boulevard to the east, and two large land uses: Ocean Breeze Park to the north and Staten Island University Hospital to the west. The primary roadway access point to the campus is through a staffed security gate on Seaview Avenue, approximately 350 feet west of the intersection of Seaview Avenue and Father Capodanno Boulevard. There are two additional campus entrances further to the west along Seaview Avenue; however these are not in use as they are gated and locked. Access within the SBPC campus is provided by internal campus roadways that lead from the security gate to three surface parking lots as well as building clusters.

Adjacent roadways within the project study area that provide access to the campus via Seaview Avenue include: Father Capodanno Boulevard to the east, Hylan Boulevard and Mason Avenue to the west, and Olympia Boulevard to the south. Three campus parking lots are located directly off of security Seaview Avenue. Overall, the roadway network in the vicinity of the Project Site consists predominantly of local residential streets with low to moderate traffic volumes. Key roadways providing access to the project study area and campus include:

- ***Seaview Avenue*** is an east-west, two-way, six lane roadway that extends from Hylan Boulevard in the west to Father Capodanno Boulevard in the east. Within the project study area, Seaview Avenue provides access to the Project Site, as well as the SIUH and associated

[63] *2014 CEQR Technical Manual.* p. 16-3.

medical-related offices, and residential uses within the project study area. This roadway allows for on-street parking in the outermost lane in both directions within designated areas. Seaview Avenue consists of exclusive turning bays in both the eastbound and westbound direction. Field observations indicate that overall traffic volumes on Seaview Avenue ranged from low to moderate throughout the day. Seaview Avenue has a planted median which separates eastbound and westbound traffic. In addition, there are sidewalks on the north and south sides of the roadway.

- ***Father Capodanno Boulevard*** is a north-south, two-way, six lane thoroughfare that consists of four driving lanes, an exclusive bus lane in the northbound direction, and a striped shoulder/turn bays in the southbound direction. This roadway connects with Seaview Avenue at a T-intersection generally at the eastern boundary of the campus. Father Capodanno Boulevard is also located adjacent to the FDR Boardwalk and Beach and provides access to a surface parking lot for this recreational resource north of its intersection with Seaview Avenue. This roadway has a landscaped median with a posted speed limit of 35 miles per hour (mph). Field observations indicate that Father Capodanno Boulevard experiences low to moderate traffic volumes and operates under capacity throughout the day.

- ***Hylan Boulevard*** spans the length of the borough extending from Bay Street in the North Shore and terminating in Tottenville at the southern tip of Staten Island. Typically, Hylan Boulevard is a four lane roadway with two travel lanes in each direction and additional turning lanes at most signalized intersections. The intersection of Seaview Avenue and Hylan Boulevard is a signalized intersection with marked pedestrian crosswalks. The Seaview Avenue westbound approach onto Hylan Boulevard has a designated left-turn lane, one through travel lanes and an exclusive right-turn lane as well as on-street parking.

- ***Mason Avenue*** is a north-south, two-way, two lane local residential roadway that runs from Filbert Avenue at the south to Raritan Avenue at the north. This roadway provides access to the Staten Island University Hospital which borders the SBPC to the west. Mason Avenue begins at Ocean Breeze Park and continues southward and intersects Seaview Avenue within the project study area. In the vicinity of the project site, on-street parking is permitted on both sides of Mason Avenue. Mason Avenue generally experiences low traffic volumes throughout the day.

- ***Olympia Boulevard*** is a north-south, two-way, two lane local residential roadway that extends northward from Greeley Avenue to Seaview Avenue where it terminates between Dongan Hills Avenue and Buel Avenue. The southern end of Olympia Boulevard terminates at Seaview Avenue and is segmented by the Project Site, the SIUH and Ocean Breeze Park (no through access). North of Ocean Breeze Park, beyond the project study area limits, Olympia Boulevard spans between Quintard Street and Sand Lane. Proximate to the Project Site, Olympia Boulevard connects with Seaview Avenue at a T-intersection across from the westernmost locked entrance of the SBPC. On-street parking is permitted on both sides of the roadway. Within the project study area, this roadway generally experiences low traffic volumes and operates under capacity.

Trip Generation. The Proposed Project would consolidate and modernize the SBPC campus by replacing multiple outdated, functionally obsolete inpatient buildings with a single, new inpatient residential building. Given the reduction of total inpatient beds by 50 (from approximately 362 to 312) the number of occupants at the SBPC campus is not anticipated to increase as a result of the Proposed Project. In addition, on-campus programming and operations would remain similar to current conditions.

As a result, the Proposed Project is not expected to result in additional trips to the facility. In addition, no new services would be introduced to the campus that would generate significant new vehicle trips. Employee staffing is also not anticipated to increase as a result of the Proposed Project. As such, a significant increase in traffic as a result of the Proposed Project is not expected.

Parking. There are five off-street, surface parking lots situated on the SBPC campus totaling approximately 700 parking spaces.[64] Parking Lot A with an estimated 360 spaces is closest to the proposed inpatient facility. Many of the parking lots are underutilized with sufficient parking capacity for state fleet vehicles, campus personnel and visitors.

Pedestrians. As previously mentioned, the Proposed Project is not anticipated to increase the total number of residents and staff at the SBPC campus. Currently, observations indicate low levels of pedestrian foot traffic along Seaview Avenue and at major intersections in the vicinity of the SPBC campus. The intersection of Mason Avenue and Seaview Avenue has striped crosswalks and is controlled by pedestrian signals. Similarly, intersection approaches at Father Capodanno Boulevard and Seaview Avenue have striped crosswalks that are controlled by pedestrian signals. In addition, sidewalks are present on both sides of Seaview Avenue. While the campus is self-contained with limited access, pedestrian access to the campus is available from Seaview Avenue via the staffed security gate. On the campus itself, pedestrians would utilize internal campus driveways and walkways to circulate through the campus. New pedestrian trips to the project study area are not anticipated as a result of the Proposed Project. No significant changes in pedestrian travel patterns or activities are expected as a result of the Proposed Project.

Transit. The Staten Island Railway ("SIR") operates 24 hours per day between St. George in the north and Tottenville in the southwestern extent of Staten Island. At the St. George Terminal, commuters can transfer to MTA Bus service or the Staten Island Ferry. There are no SIR stations within the project study area. The closest rail facility is the Dongan Hills Station at North Railroad Avenue between Seaview and Garretson Avenues, approximately one mile to the west of the SBPC campus.

The area proximate to the Project Site is served by a total of six public bus lines. There are four express bus routes including the x5, x6, x7, x8, and x9 that operate along Father Capodanno Boulevard. These express bus routes provide weekday service between Staten Island and various locations in Manhattan. The S51 and S52 are two local bus routes that also operate within the project study area. The S52 operates along Seaview Avenue in both the east and west direction within the project study area. This bus route provides service between the St. George Ferry Terminal and the SIUH (University Drive/Medical Arts Pavilion East).[65]

The SBPC campus is accessible by bus and to a certain extent by the Staten Island Railway. The implementation of the Proposed Project is not expected to alter transit service within the project study area. As such, significant transit impacts as a result of the Proposed Project are not anticipated.

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[64] STV, Inc. *South Beach Psychiatric Center New Residential Building Programming Report.* April 29, 2014. p. 2.17.
[65] MTA Bus Time. *S52 St. George – Staten Island Univ. Hospital* http://bustime.mta.info/m/index;jsessionid=FFEB4998B12D7FA4B6163B5CA3A4F46A?q=S52 (September 16, 2014).

Section 15. Air Quality

An air quality screening analysis was performed following the *CEQR Technical Manual* to determine if the Proposed Project has the potential to cause air quality impacts. Criteria for screening future mobile-source emissions are based on the amount of traffic induced or diverted by the project. *CEQR Technical Manual* guidelines stipulate that air quality impacts from mobile-source emissions must be assessed for intersections in which the Proposed Project would add 170 or more peak-hour vehicular trips.[66] Based on the information contained in Section 14, *Transportation*, the Proposed Project is not anticipated to significantly alter traffic conditions on the Project Site or within the overall project study area. The Proposed Project would not alter the number or use of fleet vehicles associated with the SBPC campus. Additionally, due to the decrease in the inpatient population at the SBPC there will be no additional traffic to the SBPC as a result of the Proposed Project. Accordingly, the Proposed Project is not expected to generate more than 170 additional vehicle trips at any intersection or divert vehicles within the project study area. Since the number of project-related vehicles is below the established threshold, no adverse air quality impacts are expected to occur due to mobile-sources generated from the Proposed Project, and no further analysis is required.

Additionally, the Proposed Project was screened for potential stationary-source impacts, which can result from projects that use fossil fuels for heating, hot water, ventilation, and air conditioning.[67] Natural gas will be utilized at the site for the domestic water heater/heating. A refined screening analysis for heat and hot water systems was performed following suggested *CEQR Technical Manual* guidance.[68] As natural gas will be utilized as the fossil fuel source, the NO_2 Boiler Screen for Commercial and Other Non-Residential Development was utilized to determine the potential emission impacts of the boiler system. The Proposed Project would measure approximately 233,000 gsf. At a height of approximately 78 feet, the facility is located more than 400 feet from the nearest building of similar or greater height. According to the screening methodology, the facility falls below the Stationary Source curve, meaning that a potential significant impact due to boiler stack emissions resulting from the use of natural gas is unlikely, and no further analysis is required.

Based on the screening procedures described above, mobile-source emissions are not anticipated to adversely impact air quality conditions in the project study area. In addition, the Proposed Project would not result in significant stationary-source emissions that would affect air quality in the surrounding area. No significant air quality impacts are expected. Air quality impacts associated with construction activities are discussed in Section 20, *Construction Impacts*.

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[66] *2014 CEQR Technical Manual.* p. 17-12.
[67] *2014 CEQR Technical Manual*. p. 17-15.
[68] *2014 CEQR Technical Manual Appendix: Air Quality*. p. 34, Figure 17-8

Section 16. Greenhouse Gas Emissions

Greenhouse gas ("GHG") emissions are emitted into the atmosphere through natural processes and human activity. In recent history, human activities including the burning of fossil fuels and deforestation have increased the concentration of GHG emissions into the atmosphere. Consequently, the changing global climate has become an issue of long-term and international significance. The six recognized greenhouse gases that are emitted into the atmosphere as a result of human activity are: carbon dioxide ("CO_2"), methane ("CH_4"), nitrous oxide ("N_2O"), and fluorinated gases such as hydrofluorocarbons ("HFCs"), perfluorocarbons ("PFCs"), and sulfur hexafluoride ("SF_6").

Through PlaNYC, the city has established sustainability initiatives and goals for both greatly reducing GHG emissions and adapting to climate change in the municipality.[69] These initiatives include the following:

- *Climate Change Adaptation Task Force.* The Task Force is charged with developing strategies to secure critical city infrastructure against potential threats from rising seas, higher temperatures, and increased precipitation.

- *New York City Panel on Climate Change.* A panel convened to develop climate change projections for New York City and examine issues related to potential impacts on infrastructure due to climate change.

- *Urban Green Council's Green Codes Task Force.* This group of over 150 building and design professionals is tasked with strengthening energy and building codes throughout New York City.

- *NYCDEP's Climate Change Assessment and Action Plan.* This report establishes near-, medium-, and long-term actions that the agency will undertake to address the potential impact of climate change on the city's drinking water system.

- *NYCDEP's NYC Wastewater Resiliency Plan.* This plan identified at risk parts of the wastewater system and provided recommendations on protective measures.

In addition, Local Law 22 of 2008 codified *PlaNYC's* goal of reducing GHG emissions to 30 percent below 2005 levels by 2030.

CEQR Technical Manual guidance suggest that a GHG emissions assessment may be necessary for projects that involve: (1) power generation (not including emergency backup power, renewable power, or small-scale-cogeneration); or (2) fundamental change to the city's solid waste management system by changing solid waste transport mode, distance, or disposal technologies. Typically, a GHG consistency assessment is also conducted for large projects under Environmental Impact Statement ("EIS") review that would result in the development of 350,000 square feet or greater. New York City capital projects subject to environmental review are often examined for consistency with Executive Order 109 of 2007, which mandates the creation of a GHG reduction plan. [70]

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[69] *2014 CEQR Technical Manual*. p. 18-1.
[70] *2014 CEQR Technical Manual.* p. 18-7.

The Proposed Project does not require the preparation of an EIS and is unlikely to result in significant inconsistencies with the city's GHG reduction goals. As the Proposed Project is not unusually large and would not involve excessive power production or alter the solid waste management system as such a detailed GHG emissions assessment is not required under *CEQR*.

Section 17. Noise

The three principal noise sources that affect the New York City environment, as defined in the CEQR Technical Manual, are mobile sources, stationary sources, and construction sources. Mobile sources are noise sources that move in relation to a noise-sensitive receptor, such as automobiles, trucks, buses, aircraft, and trains. Stationary noise sources do not move in relation to a noise-sensitive receptor. Typically stationary sources include machinery or mechanical equipment associated with industrial and manufacturing operations or building heating, ventilating, and air conditioning systems. Construction noise comprises both mobile and stationary sources.[71] Refer to Section 20, *Construction Impacts* for a discussion of construction related noise impacts.

A noise-sensitive receptor is defined as an area where human activity may be adversely affected when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding a predefined threshold of change. Indoor receptors include, but are not limited to, residences, hotels, motels, healthcare facilities, nursing homes, schools, houses of worship, court houses, public meeting facilities, museums, libraries, and theaters. Outdoor receptors include, but are not limited to, parks, outdoor theaters, golf courses, zoos, campgrounds, and beaches.[72]

The Proposed Project, as an inpatient facility, would qualify as a noise-sensitive receptor. However, the Proposed Project would not introduce a new noise-sensitive use to the SBPC campus since the Proposed Project will be a replacement facility for buildings and uses already associated with the campus. Noise levels inside a facility due to exterior noise typically depend on the construction of exterior façade elements such as double-glazed windows, panels, and curtain walls. Exterior building attenuation measures similar to that described above would be incorporated into the Proposed Project in order to maintain an acceptable interior noise level. The HVAC equipment would be positioned to minimize sound levels at the neighboring parcels and noise attenuation measures such as silencers or acoustic barriers would be used as necessary to ensure New York City Noise Code compliance.

Based on the parameters of the Proposed Project, the *CEQR Technical Manual* was reviewed to determine whether or not a noise impact analysis for mobile and stationary sources would be required for the Proposed Project. According to *CEQR*, a noise assessment is required if an action meets the following characteristics:

- The Proposed Project would generate or reroute vehicular traffic;
- The Proposed Project would be located near a heavily-trafficked thoroughfare;
- The Proposed Project would introduce a new receptor within one mile of an existing flight path;
- The Proposed Project would cause aircraft to fly through existing or new flight paths over or within one mile (horizontal distance parallel to the ground) of a receptor;
- The Proposed Project would be located within 1,500 feet of existing rail activity and have a direct line of sight to that rail facility;
- The Proposed Project would add rail activity to existing or new rail lines within 1,500 feet of, and have a direct line of site to, a receptor
- The Proposed Project would cause a substantial stationary source (i.e. unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or

[71] *2014 CEQR Technical Manual.* pp. 19-1, 19-2.
[72] *2014 CEQR Technical Manual*. pp. 19-1, 19-2

- The Proposed Project would introduce a receptor in an area with high ambient noise levels resulting from stationary, such as unenclosed manufacturing activities or other loud uses.

Since the Proposed Project would not meet any of the stationary noise source criteria referenced above, a noise impact analysis for stationary sources is not required. The Proposed Project is not anticipated to impact vehicle traffic patterns. However, a noise impact screening for the Proposed Project was performed in accordance with the *CEQR Technical Manual* in order to identify the potential for the Proposed Project to generate a significant vehicular noise impact at a receptor, or be significantly affected by high ambient sound levels.[73]

For vehicular noise, if the passenger car equivalent ("PCE") values are at least doubled (increased by 100 percent) between the No-Build Condition and the Build Condition along affected roadway link, then a detailed noise analysis is generally performed. A doubling of PCEs would increase sound levels by 3.0 dBA. Consequently, if a doubling of PCEs does not occur, there would be no potential for significant adverse mobile source noise impacts, and further analysis would not be required.

The Proposed Project would not alter the number or use of fleet vehicles associated with the SBPC campus. Additionally, as illustrated in Section 14, *Transportation*, the Proposed Project is not anticipated to significantly alter traffic conditions within the project study area. Traffic generated by the Proposed Project would not be expected to exceed the *CEQR Technical Manual* impact threshold of a doubling of PCEs at intersections near the Project Site, and therefore, no significant mobile source impacts are anticipated as a result of the Proposed Project.

[73] *2014 CEQR Technical Manual.* pp. 19-10.

Section 18. Public Health

Public Health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; disease prevention; injury; disorder; disability; and reducing inequalities in health status. Projects where no significant unmitigated adverse impact is found in other environmental analysis areas, such as air quality, water quality, hazardous materials, or noise, do not warrant a public health analysis according to the suggested *CEQR* guidance.[74]

The Proposed Project would not contaminate the drinking water supply or utilize unsanitary solid waste management practices. The Proposed Project would not result in adverse impacts to sensitive receptors from noise or result in adverse air quality impacts. The Proposed Project would not increase exposure to heavy metals or introduce new pathways of exposure that would cause human or environmental harm. All regulated medical waste generated on-site would continue to be disposed of in accordance with applicable NYSDOH and NYSDEC guidelines. Moreover, the modernization of the SBPC via the Proposed Project would enable SBPC to have a positive effect on the delivery of public health functions to the patients of the facility and the region.

The Proposed Project would not generate any unmitigated adverse impacts to any environmental analysis areas related to public health. As such, pursuant to the *CEQR Technical Manual*, public health impacts are not anticipated as a result of the Proposed Project and a public health assessment is not warranted.

[74] *2014 CEQR Technical Manual*. pp. 20-1 - 20-2

Section 19. Neighborhood Character

Under *CEQR*, an assessment of neighborhood character generally considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that neighborhood context.[75] According to the *CEQR Technical Manual*, a neighborhood character assessment is typically needed when a project would result in a significant impact to any of the following areas or a moderate impact on a combination of the following analysis areas: land use, urban design and visual resources, cultural resources, socioeconomics, transportation and noise.

The approximately 45-acre SBPC campus is located in the South Beach neighborhood of Staten Island, a waterfront community on the borough's Eastern Shore. The SBPC campus contains a number of low-rise (typically two-stories) institutional style buildings, which were constructed in the early 1970s. The construction of a new Central Services Building ("CSB") is nearing completion and has been designed to aesthetically integrate with the surrounding dormitory-style campus buildings. The SBPC contains off-street parking spread throughout the campus across five parking areas. The campus is generally flat with open, manicured lawns, landscaping as well as paved internal access roadways and pedestrians walkways. As noted in Section 2, *Land Use, Zoning, and Public Policy*, the SBPC is a well-established land use which has served its community and New York City for over 40 years at its current site.

The project study area is largely defined by large non-residential land uses comprised of Ocean Breeze Park, its newly constructed indoor athletic facility, and the SIUH campus which bound the Project Site to the north and west, respectively. There is some detached residential development in the southern extent of the project study area. Apartment–style residences as well as commercial and medical offices front the south side of Seaview Avenue. The other major open space resource within the project study area, aside from Ocean Breeze Park, is the Franklin D. Roosevelt Boardwalk and Beach which runs parallel to Father Capodanno Boulevard. The boardwalk also includes the 835-foot Ocean Breeze Fishing Pier, which is one of the longest fishing piers in New York City.

Almost 31 percent of the project study area population is classified as a "group quarters population" according to U.S. Census data. The Project Site does not contain any historically-significant resources as indicated in *Section 7, Historic and Cultural Resources*.

According to *CEQR Technical Manual* guidance, a neighborhood character assessment is typically required when a project has the potential to result in significant adverse impacts with respect to one of the contributing elements of neighborhood character including land use and zoning, socioeconomic conditions, open space, cultural resources, urban design and visual resources, transportation and noise.[76] Even if a project does not result in a significant adverse impact in any of the technical analysis areas identified above, a neighborhood character assessment may be warranted based on the potential for moderate effects on a combination of several of the elements that contribute to neighborhood character. An assessment of neighborhood is generally appropriate if an action would significantly alter the defining features of a neighborhood. Analysis areas considered under a neighborhood character assessment include:

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[75] *2014 CEQR Technical Manual.* p. 21-1.
[76] *2014 CEQR Technical Manual.* pp. 21-2 -3.

- *Land Use*. When the development resulting from the Proposed Project would conflict with surrounding uses or land use policy, change land use character or result in a significant land use impact.
- *Urban Design and Visual Resources*. When the Proposed Project would result in substantially different building bulk, form, size, scale, arrangement, streetwall or streetscape elements. An assessment of neighborhood character is warranted if a proposed action would result in changes to visual resources such as unique public view corridors or vistas.
- *Shadows*. When the Proposed Project would generate shadows that could potentially cause an adverse impact on sunlight-sensitive resources or to the area in which the shadow is cast.
- *Historic Resources*. When the Proposed Project would result in substantial direct changes to a historic resource or to public views or the surrounding context of a resource, or when a historic resources analysis identifies a significant impact on a resource, there is a potential to affect the neighborhood character.
- *Socioeconomic Conditions*. When the Proposed Project would result in substantial direct or indirect displacement or addition of population, employment, businesses or substantial differences in population or employment density.
- *Traffic*. When aspects of traffic including significant traffic impacts, substantial increases in traffic volumes on residential streets, or changes in traffic patterns, roadway classification and vehicle mix would result from a Proposed Project.
- *Noise*. When the Proposed Project would result in significant adverse noise impacts and would result in a change in acceptability category.

The implementation of the Proposed Project would not significantly alter the defining features of the project study area. The Proposed Project would be constructed on the northeast quadrant of a self-contained campus and as a result would be largely isolated from surrounding land uses. The development of the proposed inpatient facility would be consistent with the institutional uses found on the SBPC campus. The Proposed Project would not alter the perimeter land uses in the vicinity of the campus as noted in Section 2, *Land Use, Zoning, and Public Policy*. The Proposed Project would not physically displace employees, businesses or residents nor result in substantially new development that is markedly different from the existing uses in the area (see Section 3, *Socioeconomic Conditions*). The design of the Proposed Project would incorporate passive open space and recreational area for patient use. Additionally, the implementation of the Proposed Project would not utilize or overburden existing open space resources (see Section 5, *Open Space Resources*).

The Proposed Project would not impact any historic resources within the project study area (see Section 6, *Historic and Cultural Resources*). Visually-sensitive resources are not situated on or near the SBPC campus. The Proposed Project would result in a consolidation of facilities and beds on this self-contained campus and would be located in close proximity to existing campus facilities. The Proposed Project would be designed to harmonize with the existing character of the campus and also blend in with the modern aesthetic of the newly constructed CSB. As such, the Proposed Project would not be disruptive to the architectural form of the campus (see Section 7, *Urban Design and Visual Resources*).

The Proposed Project would not generate new vehicle trips to the campus or within the project study area as the number of inpatient beds would be reduced by approximately 50 beds. Pedestrian activity surrounding the Project Site is also expected to remain low (see Section 14, *Transportation*). As noted in Section 17, *Noise*, the Proposed Project would not result in any significant noise impacts. The neighborhood character of the project study area would not be significantly impacted by the Proposed Project. No further neighborhood character assessment is required.

Section 20. Construction Impacts

The purpose of this section is to summarize the anticipated impacts during construction of the Proposed Project. In order to minimize potential adverse impacts during construction, the Proposed Project would be planned, designed, scheduled and staged to minimize disruption. Additionally, best management practices would be utilized during construction to minimize the duration and severity of any intermittent effects. An assessment of potential construction period impacts was conducted for several technical areas including transportation, air quality, and noise.

Schedule, Access, and Staging. The Proposed Project is scheduled to begin in January 2016 with the facility scheduled for completion in December 2018.[77] This 36-month period of construction would occur on a contained development parcel situated within the northeast corner of a self-enclosed campus. Several different construction activities including project staging and site preparation activities would occur during the construction period. Disruption to the Project Site or its surroundings is not anticipated during these milestones. Heavy construction activities during the most intensive construction period (such as foundation installation and erection of structural steel) would be less than two years in length which is classified as short-term under *CEQR*.

Pre-construction site preparation would include removal of existing fencing, paving and sub-base; clearing and grading; and the importation of fill to raise the site elevation. An existing sanitary sewer line would also be removed and relocated as it is currently beneath the proposed building footprint of the new inpatient facility. The installation of construction fencing around the entire perimeter of the Proposed Development Area would occur prior to active construction activities. A construction trailer and parking/set down area would be located on the Proposed Development Area just north of Building 7. No disruption to the Project Site or its surrounding would occur during these activities.

The staging area for materials and equipment would be self-contained within the Proposed Development Area. Access to the site for construction vehicles, constructions material deliveries, and workers would be provided by a stabilized construction entrance would be provided in the southeast corner of the Proposed Development Area just north of the existing parking lot. Double swing vehicular gates would also be installed to the south of the construction trailer area that would accommodate access to the building site from the west. A temporary construction access road extending from the stabilized construction entrance to the construction trailer area would be provided to facilitate circulation around the construction site.[78]

In order to facilitate the connection between the CSB and the new inpatient facility, a two-story glass and aluminum curtain wall would be removed at the east end of the CSB (first and second floor corridors). As part of the Proposed Project, a new curtain wall would be installed to enclose the second floor corridor of the CSB.

Transportation. Typically, a construction-period transportation analysis is predicated upon the duration, intensity, complexity, and/or location of construction activity. According to the CEQR Technical Manual, a preliminary construction-period transportation analysis is required under the following circumstances.[79]

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[77] Project communication from Duane Bowman, DASNY Project Manager dated June 24, 2015.

[78] STV, Inc. *South Beach Psychiatric Center Residential Building Schematic Design Submission. Construction Staging Plan.* September 12, 2014. Drawing No. C151.

[79] *2014 CEQR Technical Manual.* p 22-2

- If the project's construction would be located in a Central Business District ("CBD") or along an arterial or major thoroughfare;
- If the project's construction activities, regardless of its location either in a CBD or along an arterial or major thoroughfare, would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities (e.g., sidewalks, crosswalks, corners/ corner reservoirs), parking lanes and/or parking spaces in on-site or nearby parking lots and garages, bicycle routes and facilities, bus lanes or routes, or access points to transit;
- If the project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

The Proposed Project would not exceed the *CEQR* thresholds for a construction-period transportation analysis, as construction activities would not occur in a CBD or along an arterial. Additionally, the Proposed Project would not result in any closures, narrowings, or impediments to lanes or pedestrian elements or involve construction on multiple development sites in the geographic area. As such, a detailed construction-period transportation analysis is not warranted and no further analysis is required.

Construction activity including the movement and repositioning of oversized machinery and/or materials is not anticipated to result in street closures as all construction activities are expected to occur on the Proposed Development Area which is located off-street on an enclosed campus. It is also anticipated that the majority of construction workers would be travelling to and from the Project Site outside of commuter hours. NYCDOT permits would be secured for potential off-site logistics, should they occur as required by NYCDOB permit guidelines.

***Air Quality*.** Construction-related air quality impacts would be temporary and limited to the construction period. Air quality is affected by particulate matter produced by construction activities such as the removal of asphalt, the movement of loose earth, and vehicular movement within the Proposed Development Area or over unimproved surfaces. Additional construction activities including site preparation and delivery of materials can also release dust particles into the atmosphere. Particulate matter is generated from fugitive dust and exhaust emissions and is temporarily emitted due to the increase of fugitive dust.

The application of various control measures during construction activities would be employed in an effort to minimize the generation of construction dust. These include:

- Limiting unnecessary idling times on diesel powered engines;
- Spraying of construction area with water during periods of high wind or high levels of construction activity; and
- Covering haul trucks that carry loose materials.

Construction equipment would also create gaseous emissions such as hydrocarbon and nitrogen oxide emissions as well as particulate matter from diesel engines. However, the fact that dust and gases would be released into the air would be inconsequential because the intermittent usage of this equipment makes their effect on air quality negligible. Consequently, the extent to which these pollutants are released would not have an effect on the surrounding area and would not endanger public health.

Carbon Monoxide ("CO") is the principal pollutant of concern when assessing localized air quality impacts of motor vehicles. Emissions of CO increase as the speed of a vehicle decreases. When traffic is disrupted during construction, CO concentrations that are emitted are temporarily elevated due to

the reduction in vehicle speed. Coordination of construction activities with movement of equipment and workers would reduce the potential for emissions.

Noise. Intermittent increases in noise during construction would result from the operation of construction equipment and from construction vehicles traveling in and out of the Proposed Development Area. The construction noise impact on sensitive receptors near the Proposed Development Area depends upon the type and amount of equipment, as well as the distance from the construction site. Typical noise levels of commonly used construction equipment are shown in Table 20-1. The noise emission levels for construction equipment are measured at 50 feet and decrease over distance.

Table 20-1. Noise Emissions Reference Levels for Construction Equipment

Equipment Item	Noise Level at 50 ft. (L_{max})
Air Compressor (greater than 350 cfm)	80
Backhoe	80
Compactor	80
Concrete Plant	83
Concrete Pump Truck	82
Concrete Mixer Truck	85
Crane	85
Drill Rig Truck	84
Excavator	85
Front-End Loader	80
Jackhammer	85
Man Lift	85
Pumps	77
Roller	85
Tractor	84

Source: *2014 CEQR Technical Manual. Table 22-1.* pp. 22-11 – 22-13.

Construction noise is regulated by the *New York State Energy Conservation Construction Code* and by the USEPA noise emission standards for construction equipment. These requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 a.m. and 6:00 p.m.; and that construction material be handled and transported in such a manner as to not create unnecessary noise. No blasting activities are anticipated. In addition, New York City regulations require that noise control measures specified in the contract documents be followed to ensure compliance. The Proposed Project would comply with the New York City Noise Code, USEPA regulations and New York City's *Rules for Citywide Construction and Noise Mitigation.*

To minimize noise levels, temporary abatement measures could be considered, such as portable or temporary noise barriers and equipment shields or enclosures. These measures could reduce sound levels by 5.0 to 10.0 dBA.

Other general construction measures as identified in the *Rules for Citywide Construction Noise Mitigation* that involve placing controls on the operation of construction equipment are as follows:

- All construction equipment must be equipped with appropriate manufacturer's noise reduction device that is free of rust, holes, and exhaust leaks;
- Operating devices using lower engine speeds to maximum extent possible;
- Use of quieter back-up alarms, when deemed safe and applicable;

- Prohibiting vehicle engine idling on construction site; and
- Ensuring machinery housing doors are kept closed.

Local, state, and federal laws and regulations governing hazardous waste, particularly the *Resource Conservation and Recovery Act* ("*RCRA*") and the *New York Standards Applicable to Generators of Hazardous Waste*, would be followed during construction.

In order to reduce the overall impact during construction, the Proposed Project would be planned, designed, scheduled and staged to minimize disruption to the adjacent open space and the environment. Although some interference is unavoidable, the duration and severity of these effects would be minimized by the continued implementation of strong controls and effective scheduling of construction. Construction-period effects would be temporary and would not result in any significant impacts to the SBPC campus operations or land use, public policy, socioeconomic conditions, and urban design and visual resources within the project study area.

Appendix A: Coastal Consistency Assessment Documentation

For Internal Use Only:	WRP no.
Date Received:	DOS no.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

A. APPLICANT

1. Name: Dormitory Authority State of New York
2. Address: 515 Broadway, Albany, NY 12207-2964
3. Telephone: 212-273-5097 Fax: E-mail:
4. Project site owner: New York State Office of Mental Health

B. PROPOSED ACTIVITY

1. Brief description of activity:

   See Attached

2. Purpose of activity:

   See Attached

3. Location of activity: (street address/borough or site description):

   777 Seaview Avenue, Staten Island, Richmond County, New York

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

   State Environmental Quality Review undertaken by DASNY as Lead Agency.

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

   The Proposed Project is being funded by the New York State Office of Mental Health ("NYSOMH").

6. Will the proposed project require the preparation of an environmental impact statement?
   Yes _____ No ✓ If yes, identify Lead Agency:

7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

C. COASTAL ASSESSMENT

Location Questions:	**Yes**	**No**
1. Is the project site on the waterfront or at the water's edge?		✓
2. Does the proposed project require a waterfront site?		✓
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?		✓

Policy Questions	**Yes**	**No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)		✓
5. Is the project site appropriate for residential or commercial redevelopment? (1.1)		✓
6. Will the action result in a change in scale or character of a neighborhood? (1.2)		✓

Policy Questions cont'd	Yes	No
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)		✓
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)		✓
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)		✓
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)		✓
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)		✓
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)		✓
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)		✓
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)		✓
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)		✓
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)		✓
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)		✓
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)		✓
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)		✓
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)	✓	
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	✓	
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)		✓
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)		✓
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)		✓
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)		✓
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)		✓
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)		✓
28. Would the action cause violations of the National or State air quality standards? (5.2)		✓

Policy Questions cont'd	Yes	No
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)		✓
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)		✓
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)		✓
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)		✓
33. Would the action result in any construction activities that would lead to erosion? (6)		✓
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)		✓
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)		✓
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)		✓
37. Would the proposed project affect a non-renewable source of sand ? (6.3)		✓
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)		✓
39. Would the action affect any sites that have been used as landfills? (7.1)		✓
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)		✓
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)		✓
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)		✓
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)	✓	
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)		✓
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)		✓
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)		✓
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)		✓
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)		✓
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)		✓
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)		✓

Policy Questions cont'd	Yes	No
51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)		✓
52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)		✓

D. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Matthew Stanley, AICP

Address: Dormitory Authority State of New York

One Penn Plaza, 52nd Floor Telephone (212) 273-5097

Applicant/Agent Signature: _____ Date: _____

New York City Waterfront Revitalization Program
Consistency Assessment Form

Brief Description of Activity

The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYSOMH") to construct a new, multi-story secure inpatient residential building on the northeast portion of the South Beach Psychiatric Center ("SBPC") campus ("Proposed Project"). For the purposes of *State Environmental Quality Review* ("*SEQR*"), the Proposed Action would consist of DASNY's authorization to design, develop, and construct the Proposed Project. The 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site"). The self-contained SBPC campus is bounded to the north by Ocean Breeze Park, the east by Father Capodanno Boulevard, the west by Staten Island University Hospital, and the south by Seaview Avenue. The campus is accessed from Seaview Avenue (refer to the Project Location Map).

More specifically, the Proposed Project would consist of the construction of an approximately 233,000-gross-square-foot ("gsf") five-story new inpatient residential building placed on an approximately 12-acre footprint located in the northeast portion of the campus ("Proposed Development Area"). This area is proximate to the Central Services Building ("CSB"), which is currently under construction. The new facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated functionally obsolete buildings with a single, state-of-the-art inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

The new building would house current residences of the campus, related support, program, and clinic space that help to increase operational and service delivery efficiencies. Several other existing buildings would continue to be utilized as part of a future campus redevelopment plan and the secure perimeter of the site would be extended to ensure a safe therapeutic environment. The new facility is intended to connect to existing Buildings 8 and 9 and to be supported by the CSB. The proposed design of the inpatient facility is anticipated to include a centralized or localized dining area(s), a centralized pharmacy and medical mall, nursing, interior and exterior program spaces, patient admissions, as well as a mental health court and visitor center. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) would also be incorporated into the design of the project.

Project Location

A brief overview by floor of the new, approximately 233,000-gsf inpatient facility is provided below:

- First Floor: Reception and lobby, family resource area, central nursing, pharmacy, medical clinics and admissions, structured treatment and adolescent unit.
- Four Upper Floors: Each floor includes two adult inpatient units, shared dining facilities, and treatment areas. Within the inpatient units, bedroom clusters on each floor are organized around a central nursing station.

The Proposed Project would also include campus site work including the installation of exterior lighting, utility relocations, a reconfiguration of the campus entrance off of Seaview Avenue as well as modifications to the existing surface parking lot to improve circulation within the campus.

The design of the Proposed Project has incorporated sustainable design features and green building techniques. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) have also been considered in the design of the project. The project has been registered under the *U.S. Green Building Council's Leadership in Energy & Environmental Design ("LEED") for New Construction ("NC") Version 2009* and is pursuing a LEED Silver rating.

Construction of the Proposed Project would last approximately 36 months commencing in January 2016 with an estimated completion date of December 2018.

Purpose of Activity

The purpose of the Proposed Project is to modernize the SBPC campus by replacing multiple outdated, functionally obsolete inpatient residential buildings with a single new inpatient residential building. The new building has become necessary since the current structures were designed to provide a model of care that is now obsolete. The existing buildings, in their current state, are not able to support treatment protocols, increased therapy, or facilitate a therapeutic environment necessary for patient care. The SBPC has not experienced a major renovation since it was initially constructed in the early 1970s. As a result, the current buildings are structurally deficient and contain outdated mechanical systems which require replacement.[1] In addition, due to the campus' low elevation many of the existing buildings are flood prone and experienced flooding during Hurricane Sandy. By constructing a new inpatient residential building the SBPC would achieve a projected cost savings of over $1.3 million dollars annually through the consolidation of facilities and associated reduction in maintenance needs, and centralization of services.

The Proposed Project supports NYSOMH and SBPC's mission to promote mental health and to facilitate recovery of those receiving treatment.

[1] New York State Office of Mental Health, Long Term Capital Discussion for the NYC Region, Slide 17, October, 11 2012

The Project Site is located within the New York City's Coastal Zone. Actions within this area are subject to the New York City Waterfront Revitalization Program ("WRP") established under the Federal Zone Management Act of 1972, which affect actions involving the New York City waterfront. In New York State, actions must be consistent, to the maximum extent possible, with a municipality's Local Waterfront Revitalization Program ("LWRP").

The Proposed Project was reviewed to determine its consistency with each of the policies and subpolicies as described by the WRP. The following policies were identified in the New York City Waterfront Revitalization Program Consistency Assessment Form as needing further explanation as to how the Proposed Project would be consistent with the goals of those policies and subpolicies.

Question 20

Policy 4 Protect and restore the quality and function of ecological systems within the New York City coastal area.

4.1 Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas, Recognized Ecological Complexes, and Significant Coastal Fish and Wildlife Habitats.

Policy 9 Protect scenic resources that contribute to the visual quality of the New York City coastal area

9.2 Protect scenic values associated with natural resources.

The Proposed Project is adjacent to Ocean Breeze Park, a Recognized Ecological Complex.[2] The Proposed Development Area is wholly within the existing SBPC campus and is separated from Ocean Breeze Park by a fence. Since the Proposed Development Area is already cleared and graded, it is not contributing to the Recognized Ecological Complex of Ocean Breeze Park.

Question 21

Policy 4 Protect and restore the quality and function of ecological systems within the New York City coastal area.

4.2 Protect and restore tidal and freshwater wetlands.

A review of the Unites States Fish and Wildlife Service ("USFWS") National Wetland Inventory ("NWI") map identifies no wetlands within 150 feet of the Proposed Development Area. A review of the New York State Department of Environmental Conservation's Regulated Freshwater Wetlands showed a wetland (Wetland ID: NA-7) north of the Proposed Development Area in Ocean Breeze Park.

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[2] New York City Department of City Planning. *The New York City Waterfront Revitalization Program (DRAFT)*, p. 108. October 30, 2013

Wetlands

Source: US Fish and Wildlife Service, National Wetlands Inventory; NYSDEC Regulatory Freshwater Wetlands

All construction activity would be limited to the Proposed Development Area and will not result in any ground disturbance or impact to the wetland. The Proposed Project would not result in any dredging or filling activities within federal or state designated wetlands. The Proposed Project is located more than 150 feet from a tidal wetland and does not fall within the jurisdiction of the NYSDEC under the NYSDEC Tidal Wetlands Act, therefore a NYSDEC tidal wetlands permit is not required. The Proposed Project is not anticipated to result in impacts to wetlands.

Question 43

Policy 8 Provide public access to and along New York City's coastal waters.

8.1 Preserve, protect and maintain existing physical, visual and recreational access to the waterfront.

8.2 Incorporate public access into new public and private development where compatible with proposed land use and coastal location.

8.3 Provide visual access to coastal lands, waters and open space where physically practical.

8.4 Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.

The Proposed Project is located adjacent to Ocean Breeze Park and near the Franklin D. Roosevelt Boardwalk and Beach, both of which are operated by the New York City Department of Parks and Recreation. The SBPC campus is a secured campus for health, safety, and privacy of the patients. The Proposed Project would be contained within the existing perimeter fence. The Proposed Project would not affect access to existing public water related recreation resources and facilities. Due to the Proposed Project's distance from the waterfront and the self-contained nature of the SBPC campus, the Proposed Project would not affect physical, visual, or recreational access to the waterfront.

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. **APPLICANT** (please print)

1. Name: Dormitory Authority State of New York
2. Address: 515 Broadway, Albany, NY 12207-2964
3. Telephone: Area Code ( ) (518) 257-3000

B. **PROPOSED ACTIVITY**

1. Brief description of activity:

See Attachment 1

2. Purpose of activity:

See Attachment 1

3. Location of activity:

Richmond	New York City	777 Seaview Ave
County	City, Town, or Village	Street or Site Description

4. Type of federal permit/license required: _____

5. Federal application number, if known: _____

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

DASNY SEQRA Review

C. **COASTAL ASSESSMENT** Check either "YES" or "NO" for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

1. Will the proposed activity result in any of the following:	YES	NO
a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43)	☐	☑
b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44)	☐	☑
c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1)	☐	☑
d. Reduction of existing or potential public access to or along coastal waters? (19, 20)	☐	☑
e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9,10)	☐	☑
f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29)	☐	☑
g. Siting of a facility essential to the generation or transmission of energy? (27)	☐	☑
h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35)	☐	☑
i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35)	☐	☑
j. Draining of stormwater runoff or sewer overflows into coastal waters? (33)	☐	☑
k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39)	☐	☑
l. Adverse effect upon land or water uses within the State's small harbors? (4)	☐	☑

2. Will the proposed activity affect or be located in, on, or adjacent to any of the following:	YES	NO
a. State designated freshwater or tidal wetland? (44)	☑	☐
b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17)	☐	☑
c. State designated significant fish and/or wildlife habitat? (7)	☐	☐
d. State designated significant scenic resource or area? (24)	☐	☑
e. State designated important agricultural lands? (26)	☐	☑
f. Beach, dune or barrier island? (12)	☐	☑
g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3)	☐	☑
h. State, county, or local park? (19, 20)	☑	☐
i. Historic resource listed on the National or State Register of Historic Places? (23)	☐	☑

3. Will the proposed activity require any of the following:	YES	NO
a. Waterfront site? (2, 21, 22)	☐	☑
b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5)	☐	☑
c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16)	☐	☑
d. State water quality permit or certification? (30, 38, 40)	☐	☑
e. State air quality permit or certification? (41, 43)	☐	☑

4. Will the proposed activity occur within and/or affect an area covered by a State-approved local waterfront revitalization program, or State-approved regional coastal management program? (see policies in program document*)	☑	☐

D. **ADDITIONAL STEPS**

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.

2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

E. **CERTIFICATION**

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Matthew Stanley, AICP

Address: DASNY, One Penn Plaza, 52nd Floor NY, NY 10119-0098

Telephone: Area Code ( ) 212-273-5097

Applicant/Agent's Signature:_____ Date:_____

F. **SUBMISSION REQUIREMENTS**

1. The applicant or agent shall submit the following documents to the New York State Department of State, Office of Coastal, Local Government and Community Sustainability, Attn: Consistency Review Unit, One Commerce Plaza-Suite 1010, 99 Washington Avenue, Albany, New York 12231.

   a. Copy of original signed form.
   b. Copy of the completed federal agency application.
   c. Other available information which would support the certification of consistency.

2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.

3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

*These state and local documents are available for inspection at the offices of many federal agencies, Department of environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government. *Revised 10/04/1010*

New York State Department of State
Coastal Management Program
Federal Consistency Form

Brief Description of Activity

The Dormitory Authority of the State of New York ("DASNY") has received a request from the New York State Office of Mental Health ("NYSOMH") to construct a new, multi-story secure inpatient residential building on the northeast portion of the South Beach Psychiatric Center ("SBPC") campus ("Proposed Project"). For the purposes of *State Environmental Quality Review* ("*SEQR*"), the Proposed Action would consist of DASNY's authorization to design, develop, and construct the Proposed Project. The 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site"). The self-contained SBPC campus is bounded to the north by Ocean Breeze Park, the east by Father Capodanno Boulevard, the west by Staten Island University Hospital, and the south by Seaview Avenue. The campus is accessed from Seaview Avenue (refer to the Project Location Map).

More specifically, the Proposed Project would consist of the construction of an approximately 233,000-gross-square-foot ("gsf") five-story new inpatient residential building placed on an approximately 12-acre footprint located in the northeast portion of the campus ("Proposed Development Area"). This area is proximate to the Central Services Building ("CSB"), which is currently under construction. The new facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated functionally obsolete buildings with a single, state-of-the-art inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

The new building would house current residences of the campus, related support, program, and clinic space that help to increase operational and service delivery efficiencies. Several other existing buildings would continue to be utilized as part of a future campus redevelopment plan and the secure perimeter of the site would be extended to ensure a safe therapeutic environment. The new facility is intended to connect to existing Buildings 8 and 9 and to be supported by the CSB. The proposed design of the inpatient facility is anticipated to include a centralized or localized dining area(s), a centralized pharmacy and medical mall, nursing, interior and exterior program spaces, patient admissions, as well as a mental health court and visitor center. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) would also be incorporated into the design of the project.

Construction of the Proposed Project would last approximately 36 months commencing in January 2016 with an estimated completion date of December 2018.

Project Location

A brief overview by floor of the new, approximately 233,000-gsf inpatient facility is provided below:

- First Floor: Reception and lobby, family resource area, central nursing, pharmacy, medical clinics and admissions, structured treatment and adolescent unit.
- Four Upper Floors: Each floor includes two adult inpatient units, shared dining facilities, and treatment areas. Within the inpatient units, bedroom clusters on each floor are organized around a central nursing station.

The Proposed Project would also include campus site work including the installation of exterior lighting, utility relocations, a reconfiguration of the campus entrance off of Seaview Avenue as well as modifications to the existing surface parking lot to improve circulation within the campus.

The design of the Proposed Project has incorporated sustainable design features and green building techniques. The latest strategies for the protection of property and infrastructure against future climate change (storms, soil erosion, etc.) have also been considered in the design of the project. The project has been registered under the *U.S. Green Building Council's Leadership in Energy & Environmental Design ("LEED") for New Construction ("NC") Version 2009* and is pursuing a LEED Silver rating.

Purpose of Activity

The purpose of the Proposed Project is to modernize the SBPC campus by replacing multiple outdated, functionally obsolete inpatient residential buildings with a single new inpatient residential building. The new building has become necessary since the current structures were designed to provide a model of care that is now obsolete. The existing buildings, in their current state, are not able to support treatment protocols, increased therapy, or facilitate a therapeutic environment necessary for patient care. The SBPC has not experienced a major renovation since it was initially constructed in the early 1970s. As a result, the current buildings are structurally deficient and contain outdated mechanical systems which require replacement.[1] In addition, due to the campus' low elevation many of the existing buildings are flood prone and experienced flooding during Hurricane Sandy. By constructing a new inpatient residential building the SBPC would achieve a projected cost savings of over $1.3 million dollars annually through the consolidation of facilities and associated reduction in maintenance needs, and centralization of services.

The Proposed Project supports NYSOMH and SBPC's mission to promote mental health and to facilitate recovery of those receiving treatment.

[1] New York State Office of Mental Health, Long Term Capital Discussion for the NYC Region, Slide 17, October, 11 2012

Question 2a. Will the proposed activity affect or be located in, on, or adjacent to state designated freshwater or tidal wetland?

Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

A review of the Unites States Fish and Wildlife Service ("USFWS") National Wetland Inventory ("NWI") map, the New York State Department of Environmental Conservation ("NYSDEC") Tidal Wetlands Maps and the Regulatory Freshwater Wetlands identified a wetland located northeast of the Proposed Development Area. According to NYSDEC Regulated Freshwater Wetlands data the wetland is classified as NA-7. The wetland's surface area is 1.3 acres, and it is located approximately 75 feet northeast of the Proposed Development Area in Ocean Breeze Park. The project will not cause any disturbance or impacts to the regulated wetland.

Question 2h. Will the proposed activity affect or be located in, on, or adjacent to state, county, or local park?

Policy 19. Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

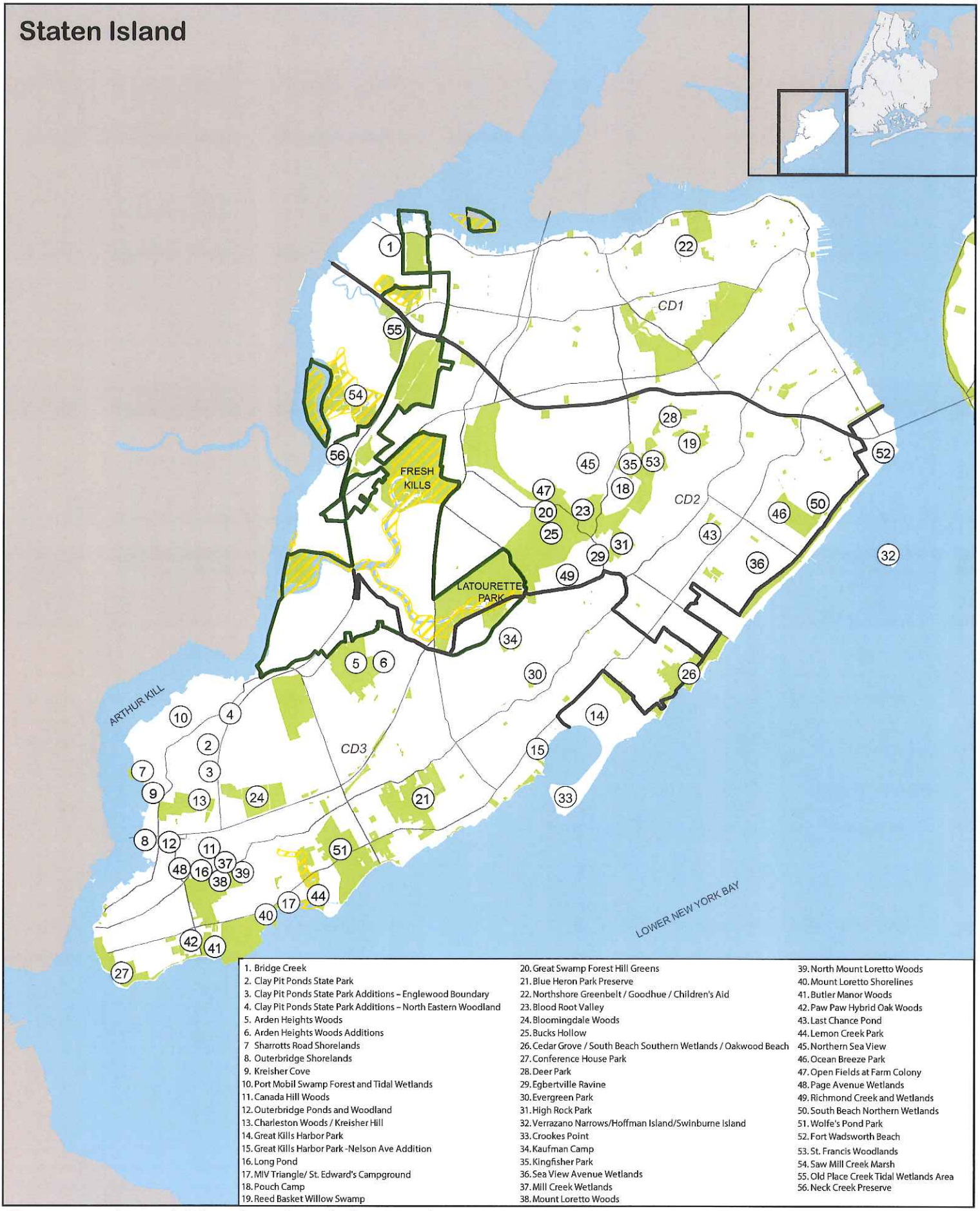
Policy 20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided and It shall be provided in a manner compatible with adjoining uses.

The Project Site is located within the SBPC campus adjacent to Ocean Breeze Park which is operated by the New York City Department of Parks and Recreation. All project components will be located within the existing SBPC campus. Due to the nature of the facility, access to the grounds of the campus is and will continue to be limited. The Proposed Project will not affect access to existing public parks, water related recreation resources or facilities.

Wetlands

Source: US Fish and Wildlife Service, National Wetlands Inventory; NYSDEC Regulatory Freshwater Wetlands

RECOGNIZED ECOLOGICAL COMPLEXES



Recognized Ecological Complexes

0 0.5 1 2 Miles

① Recognized Ecological Complex

Special Natural Waterfront Area

Significant Coastal Fish & Wildlife Habitat

Parkland

Appendix B: Agency Correspondence

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

May 22, 2015

Mr. Matthew Stanley
Senior Environmental Manager
Dormitory Authority - State of New York
Office of Environmental Affairs
One Penn Plaza - 52nd Floor
New York, NY 10119

Re: DASNY
OMH South Beach Psychiatric Center
777 Seaview Avenue, Staten Island, NY 10305
15PR01846

Dear Mr. Stanley:

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

OPRHP has reviewed the Phase IA report for this project (*Phase IA Archaeological Documentary Study, New Inpatient Residential Facility, South Beach Psychiatric Center, 777 Seaview Avenue, Staten Island, Richmond County, New York, Part of Block 3355, Lot 1*, dated September 2014, prepared by Historical Perspectives, Inc.).

Based on the information provided, OPRHP recommends that the planned project will have **No Impact** on cultural resources listed or eligible for listing on the State or National Register of Historic Places. This recommendation pertains only to the Area of Potential Effects (APE) examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov via email only

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DORMITORY AUTHORITY OF NYS / SEQRA-R
Project: SOUTH BEACH PSYCHIATRIC CENTER
Address: 777 SEAVIEW AVENUE, **BBL:** 5033550001
Date Received: 4/21/2015

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci 4/28/2015

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 30413_FSO_DNP_04282015.doc

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
PHONE: (631)286-0485 FAX: (631)286-4003

Consultation Tracking Number: 05E1LI00-2014-SLI-0045 May 22, 2014
Project Name: South Beach Psychiatric Center New Res. Building

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

United States Department of Interior
Fish and Wildlife Service

Project name: South Beach Psychiatric Center New Res. Building

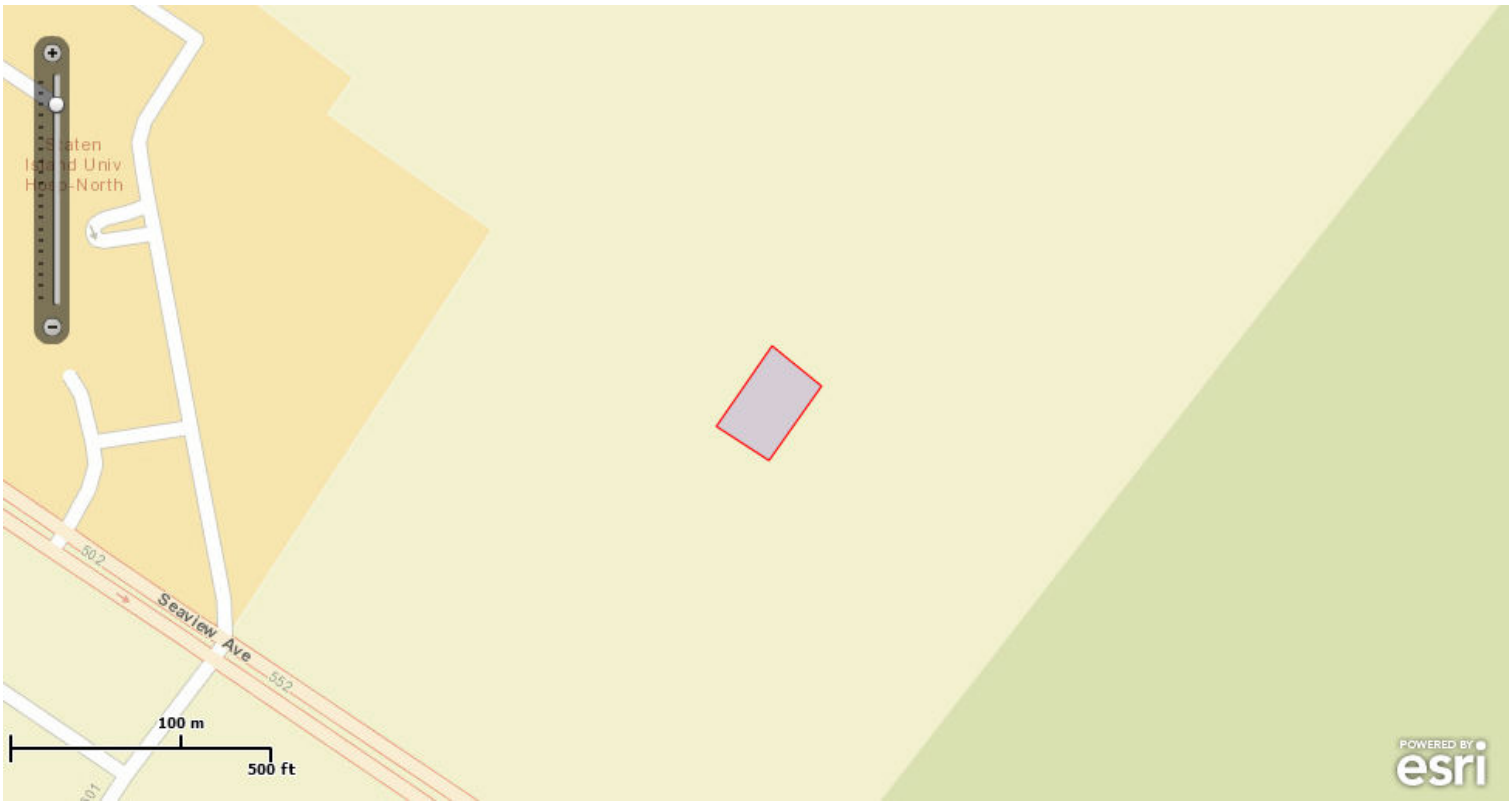
Official Species List

Provided by:

Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
(631) 286-0485

Consultation Tracking Number: 05E1LI00-2014-SLI-0045
Project Type: Development
Project Description: The Dormitory Authority of the State of New York has proposed a new up to 250 adult and 12 adolescent bed inpatient residential building for the South Beach Psychiatric Center (SBPC). The SBPC Campus is located at 777 Seaview Avenue in Staten Island, New York. The proposed residential multi-story, approximately 251,000 gsf building will house current residences of the campus. It will be located in the eastern portion of the campus.

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-74.0804892 40.584217, -74.0801459 40.5840051, -74.0805106 40.583614, -74.0808754 40.5837933, -74.0804892 40.584217)))

Project Counties: Richmond, NY

Endangered Species Act Species List

There are a total of 3 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed on the **Has Critical Habitat** lines may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

northern long-eared Bat *(Myotis septentrionalis)*

Listing Status: Proposed Endangered

Piping Plover *(Charadrius melodus)*

Population: except Great Lakes watershed

Listing Status: Threatened

Has Critical Habitat: Final designated

Roseate tern *(Sterna dougallii dougallii)*

Population: northeast U.S. nesting pop.

Listing Status: Endangered

Critical habitats that lie within your project area

There are no critical habitats within your project area.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Joe Martens
Commissioner

September 03, 2014

Erik Kruszewski
Jacobs Engineering
2 Penn Plaza, Suite 603
New York, NY 10121

Re: Proposed inpatient building at South Beach Psychiatric Center, 777 Seaview Avenue
Town/City: New York. County: Richmond.

Dear Erik Kruszewski :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

783

New York Natural Heritage Program

Report on Rare Animals, Rare Plants, and Significant Natural Communities

The following rare plants and rare animals have been documented at your project site, or in its vicinity.

We recommend that potential onsite and offsite impacts of the proposed project on these species be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*
Dragonflies and Damselflies			
Needham's Skimmer	*Libellula needhami*	Unlisted	Vulnerable in NYS

Seavers Creek at Olympia Boulevard, 1997-07-11: The dragonflies were observed along a creek bordered by thick stands of Phragmites. The creek is possibly brackish water. 11184

The following plants are listed as Endangered or Threatened by New York State, and/or are considered rare by the New York Natural Heritage Program, and so are a vulnerable natural resource of conservation concern.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*
Vascular Plants			
Globose Flatsedge	*Cyperus echinatus*	Endangered	Critically Imperiled in NYS

Ocean Breeze Park, 1998-07-22: Large open grassland outlined by major roads. Soil is very sandy. 7425

Green Milkweed	*Asclepias viridiflora*	Threatened	Imperiled in NYS

Ocean Breeze Park, 1998-07-22: Open grassland habitat on artifically deposited sand, now resembling a maritime grassland. Grassland about 175+ acres surrounded by heavy development. Grassland varies in quality, but the highest quality is located along the northeast side. 7904

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org.

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 2
47-40 21ST Street, Long Island City, NY 11101-5407
Phone: (718) 482-4997 • **FAX:** (718) 482-4975
Website: www.dec.ny.gov

Joe Martens
Commissioner

July 28, 2014

Melissa Gardella
STV Inc
225 Park Ave South, Floor 5
New York, NY 10003

Re: DEC Wetlands Jurisdictional Determination No. 64-8130
South Beach Psychiatric Center
777 Seaview Ave
Staten Island, NY

Dear Ms. Gardella,

In response to your letter dated July 11, 2014 and received by the Department on July 16, 2014, the location of the project area as shown on the attached drawing is not within the jurisdiction of the NYSDEC under the NYSDEC Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law). Therefore, a NYSDEC freshwater wetlands permit is not required to construct the referenced project.

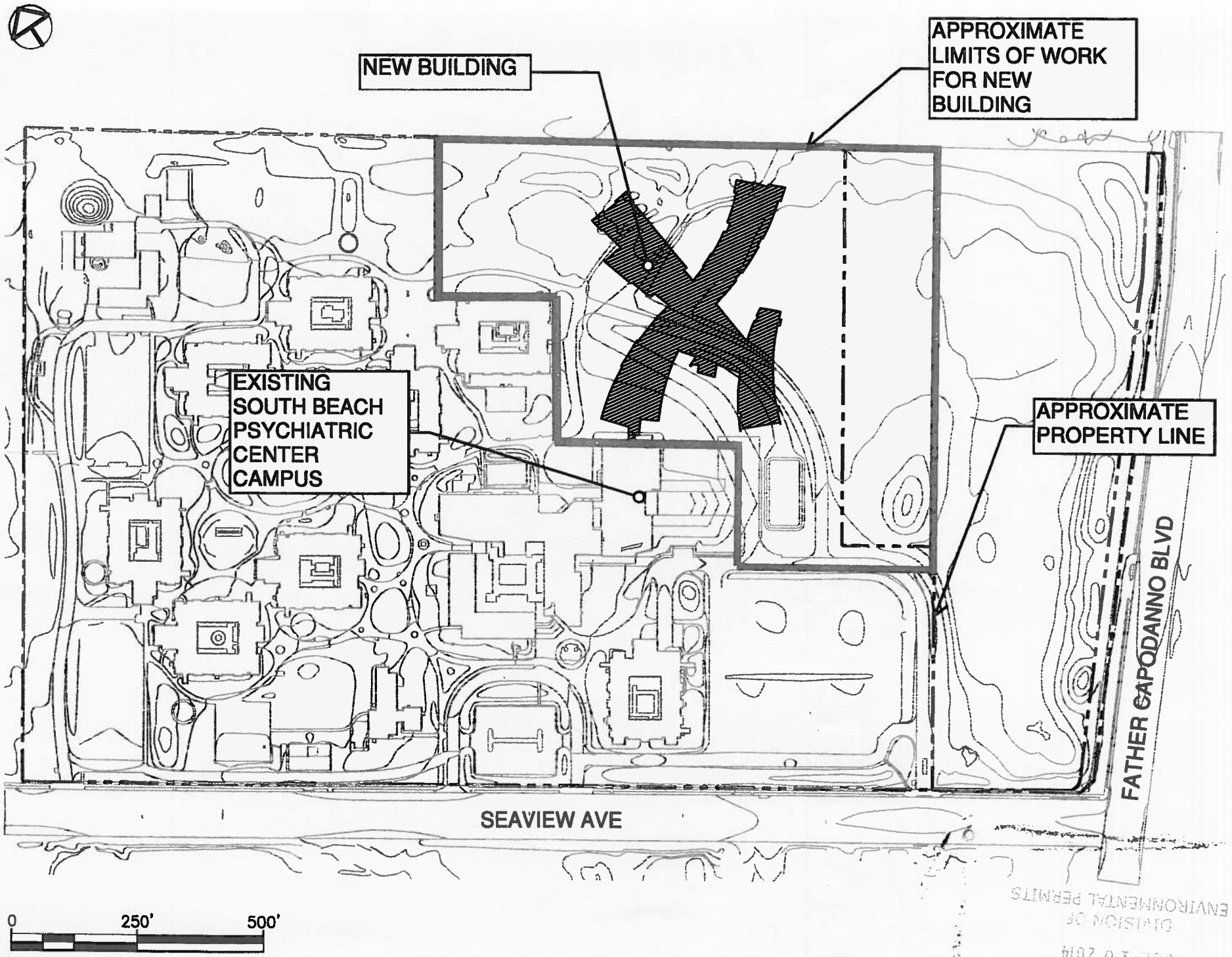
Please be advised this determination is based upon the location as shown on the attached drawing and any modifications to the project site may require a NYSDEC freshwater wetlands permit.

Also, the above referenced property is not within the jurisdiction of the NYSDEC under the Tidal Wetlands Act (Article 25 of the Environmental Conservation Law). Therefore, a NYSDEC Tidal Wetlands permit is not required to alter or develop this property.

If you have any further questions, please call this office at the above telephone number.

Very truly yours,

John F. Cryan
Regional Permit Administrator



WETLAND INVESTIGATION REPORT

SOUTH BEACH PSYCHIATRIC CENTER
777 SEAVIEW AVENUE
BOROUGH OF STATEN ISLAND
RICHMOND COUNTY, NEW YORK

STV PROJECT NO.: 30-16635

DECEMBER 29, 2014

Prepared by:

225 Park Avenue South
New York, NY 10003
Phone: (212) 777-4400

Michael L. Francis, Ph.D.

Prepared for:

1 Penn Plaza
52nd Floor
New York, NY 10119
Phone: (212) 273-5097

Attn: Matthew A. Stanley, AICP

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

The Dormitory Authority of the State of New York (DASNY) proposes the construction of a new building on the existing South Beach Psychiatric Center property in Staten Island, New York. The area of the proposed building currently consists of open field. The New York State Department of Environmental Conservation (NYSDEC) has indicated that the project area is not within their jurisdiction under the Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law) and that a freshwater wetlands permit is not required. The NYSDEC futher indicates that the project is not within their jurisdiction under the Tidal Wetland Act either (Article 25 of the Environmental Conservation Law).

It is noted that an emergent wetland area appears on the National Wetlands Inventory (NWI) Map for the project area published by the U.S. Fish & Wildlife Service (USFWS). Although not regulated by the NYSDEC, these wetlands, if found to be present, may be within the jurisdiction of the U.S. Army Corps of Engineers (USACE) under the Federal Clean Water Act. As such, any disturbance to identified wetlands would require a permit from the New York District USACE.

The purpose of this wetland investigation report is to convey an objective, factual picture of the extent and location of any wetlands (or absence thereof) within and immediately adjacent to the area of the proposed building, in light of the NWI mapping. The report is based on the collection of field data and review of pertinent background information. This report contains field data (site mapping and the location of all the data collected) and narrative that explains the application of regulatory methodologies as related to collecting data and developing conclusions based on that data. Field observations of hydrologic indicators, quantitative and qualitative classification of vegetation, and characterization of soils are fully discussed in this report.

Michael L. Francis, Ph.D. and Robert Fields of STV Incorporated (STV) performed the inspection of the area on December 12, 2014. The weather was approximately 40^{o} F with sunshine and there were no limitations caused by the weather.

1.1 DEFINITION OF JURISDICTIONAL LIMITS

A wetland investigation was performed to define any state and/or federal jurisdictional limits as specified in the regulatory programs of the USACE under 33 CFR 330 and 330.3. The USACE regulates dredge and fill activities within their jurisdictional boundaries. Investigation and identification procedures were conducted in accordance with the 1987 *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987). These procedures are also acknowledged and accepted by the NYSDEC.

A recent ruling in SWANCC v. USACE in Illinois has set precedence that the USACE will generally no longer have jurisdiction of isolated wetlands. Similarly, the Rapanos v. United States ruling acknowledged agency jurisdiction over traditional navigable waters and adjacent wetlands, along with application of significant nexus standards with respect to non-navigable tributaries and wetlands, including some isolated wetlands. USACE districts will assert jurisdiction over traditional navigable waters and relatively permanent tributaries and interconnected wetlands.

Fact-specific analysis will determine agency jurisdiction over non-permanent, non-navigable tributaries and interconnected wetlands, and wetlands adjacent to but that do not directly abut permanent, non-navigable tributaries. Accordingly, isolated wetlands, swales, erosional features, and ditches will generally not be granted jurisdiction. However, district jurisdictional decisions will be made on a case-by-case basis, depending on (but not limited to) hydrologic connection and physical, chemical, and biological effects (i.e., significant nexus) to traditional navigable waters.

2.0 MANDATORY TECHNICAL CRITERIA FOR WETLAND IDENTIFICATION

According to the 1987 *Corps of Engineers Wetlands Delineation Manual*, wetlands possess three essential technical criteria: hydrophytic vegetation, hydric soils, and wetland hydrology, the driving forces creating all wetlands. These characteristics, and their technical criteria for identification purposes, were evaluated in accordance with the discussion in Sections 2.1, 2.2 and 2.3. The three technical criteria specified are mandatory and typically required to be present for an area to be identified as a wetland.

2.1 HYDROPHYTIC VEGETATION

The Corps Manual defines hydrophytic vegetation as the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation in the field is identified by the indicators described in prescribed manual sections. Plants occurring in wetlands were catalogued by a national interagency panel that produced *The National Wetland Plant List* (Lichvar et. al., 2014). The list separates vascular plants into five basic groups depending on the frequency of occurrence of a plant species in wetlands (see Table 1).

Table 1
National Wetland Plant List Indicator Status

Indicator Category	Symbol	Occurrence in Wetlands
Obligate Wetland	OBL	>99%
Facultative Wetland	FACW	67 to 99%
Facultative	FAC	34 to 66%
Facultative Upland	FACU	1 to 33%
Upland	UPL	<1%

A site is dominated by hydrophytic vegetation when the most abundant species in each stratum (e.g., tree, shrub, and/or herbaceous) are designated as obligate wetland, facultative wetland, or facultative species.

2.2 HYDRIC SOILS

The National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Most hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation that last for more than a few days. Saturation or inundation, when combined with microbial activity in the soil, causes the depletion of oxygen. This anaerobiosis promotes certain biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods, making them particularly useful for identifying hydric soils in the field (USDA NRCS, 2014).

Several indicators are available for determining whether a given soil meets the definition and criteria for hydric soils. Common indicators include:

- Organic soils that are saturated for long periods.
- Soils that emit a hydrogen sulfide (rotten egg) odor (sulfitic material).
- Soil colors - Soils with a chroma of 2 and mottles (orange streaking) or gleying (grey streaking), or a chroma of 1 in unmottled or ungleyed soil.
- Soils that appear on the NTCHS list of hydric soils (USDA NRCS, 2014).

Hydric soils lists developed for individual detailed soil surveys are known as Local Hydric Soils Lists. They are available from state or county Natural Resources Conservation Service (NRCS) offices and over the internet from the Soil Data Mart (www.soildatamart.nrcs.usda.gov). Local Hydric Soils Lists have been compiled into a National Hydric Soils List available at (www.soils.usda.gov/use/hydric). However, use of Local Hydric Soils Lists is preferred, since they are more current and reflect local variations in soil properties.

Hydric soils also include those soils developed under sufficiently wet conditions to support the growth and regeneration of hydrophytic vegetation. In addition, soils that are sufficiently wet because of artificial measures are included in the concept of hydric soils. Soils in which the hydrology has been artificially modified are considered hydric, too, if the soil, in an unaltered state, was hydric.

2.3 WETLAND HYDROLOGY

Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation to determine whether or not an area is a wetland under the Corps Manual. Indicators of hydrophytic vegetation and hydric soil generally reflect the medium to long term wetness history of a site. They provide readily observable evidence that episodes of inundation or soil saturation lasting more than a few days during the growing season have occurred repeatedly over a period of years and that the timing, duration, and frequency of wet conditions have been sufficient to produce a characteristic wetland plant community and hydric soil morphology. If hydrology has not been altered, vegetation and soils provide the strongest evidence that wetland hydrology is present.

Wetland hydrology indicators provide evidence that the site has a continuing wetland hydrologic regime and that hydric soils and hydrophytic vegetation are not relicts of a past hydrologic regime. Wetland hydrology indicators confirm that an episode of inundation or soil saturation occurred recently, but may provide little additional information about the timing, duration, or frequency of such events (National Research Council, 1995).

Permanent or periodic inundation, or seasonal soil saturation are the driving forces behind wetland formation. The presence of water for one week or more during the growing season typically creates anaerobic conditions in the soil, which affects the types of plants that can grow and the types of soils that develop. Numerous factors influence the wetness of an area, including precipitation, stratigraphy, topography, soil permeability, and plant cover. All wetlands have at least a seasonal abundance of water. This water may come from direct precipitation, overbank flooding, surface water runoff due to precipitation or snow melt, or groundwater discharge. The frequency and duration of inundation and soil saturation may vary widely from permanent flooding or saturation to irregular flooding or saturation.

Based on their estimated reliability in particular regions, one primary indicator from any group is sufficient to conclude that wetland hydrology is present; the area is a wetland if indicators of hydric soil and hydrophytic vegetation are also present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

Primary indicators include:

- Surface water
- High water table
- Saturation
- Water marks
- Sediment deposits
- Drift deposits
- Algal mat or crust
- Iron deposits
- Inundation visible on aerial imagery
- Sparsely vegetated concave surface
- Water-stained leaves
- Aquatic fauna
- True aquatic plants
- Hydrogen sulfide odor
- Presence of reduced iron
- Recent iron reduction in tilled soils
- Thin muck surface
- Gauge or well data

Secondary indicators consist of:

- Surface soil cracks
- Drainage patterns
- Dry-season water table
- Crayfish burrows
- Saturation visible on aerial imagery
- Stunted or stressed plants
- Geomorphic position
- FAC-neutral test

2.4 WETLAND CLASSIFICATION

Identification of wetland systems is based on the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin, et al., 1979). Systems recognized by this classification include:

Marine: Open-ocean and coastline.

Estuarine: Deepwater tidal habitats and adjacent tidal wetlands, salinity >0.50 parts per thousand (ppt).

Riverine: All deepwater habitats and wetlands contained within a channel with salinity <0.50 ppt and low to moderate vegetation.

Lacustrine: Isolated, large (>20 acres) waterbodies, with <30% cover by vegetation (e.g. lakes).

Palustrine: Small (<20 acres), freshwater, vegetated shallow water bodies (<6/6 feet), salinity <0.50 parts per thousand (ppt).

Three types of palustrine wetlands are typically encountered in Staten Island, including:

Palustrine Emergent Wetlands (PEM) - Wetlands characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Palustrine Scrub-Shrub Wetlands (PSS) - Includes areas dominated by woody vegetation less than six meters (20 feet) tall. The species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions.

Palustrine Forested Wetlands (PFO) - Characterized by woody vegetation that is six meters tall or taller.

2.5 STREAMS, WATERWAYS AND CHANNELS

Streams and waterways are typically identified and mapped in accordance with 33 CFR 328 and often subsequent technical guidance from the USACE. The following are defined as "waters of the United States" and subject to Clean Water Act jurisdiction:

- Tidal waters.
- All interstate waters, including interstate wetlands.
- All other waters, such as intrastate lakes, rivers, streams, (including intermittent streams), wetlands, natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce.
- All impoundments of waters.
- Tributaries of waters.
- Territorial seas.
- Wetlands adjacent to "Waters of the United States".

3.0 METHODOLOGY

3.1 ON-SITE METHODOLOGY

Wetlands were investigated utilizing the 1987 *Corps of Engineers Wetland Delineation Manual*, as recognized by the USACE and the NYSDEC. Off-site and on-site procedures were utilized for this study.

The project area was walked by STV biologists on December 12, 2014 to identify the presence or absence of wetlands. This included the investigation for the presence of hydrophytic plant species, evidence of hydrology, and hydric soil. The indicator status of plants observed at the project site was determined using *The National Wetland Plant List* (Lichvar et al., 2014) and USDA's current *Wetland Indicator Status List* for New York (USDA, 2012). Soil samples were obtained at depths of approximately 16-30 inches. Soil chromas were determined using the Munsell Soil Color Chart (GretagMacbeth, 2000).

Soil cores were obtaining using a 3-inch diameter hand augur at several locations throughout the project area to verify whether the area was a wetland. Data sheets to document results of soil analysis, types of vegetation present and hydrologic indicators were prepared at each sample location. Photographs were taken to illustrate existing conditions within the project area.

3.2 INFORMATION FROM OTHER SOURCES

3.2.1 Topographic Map

The United States Geological Survey (USGS) 7.5 minute-series topographic quadrangle (The Narrows Quad) was reviewed for local and regional environmental setting relevant to surface waters, wetlands, and contours (Figure 1). The topographic map shows that the project site and areas to the southwest, northwest and northeast are significantly developed. Undeveloped land and beach adjacent to Lower New York Bay are identified southeast of the site on the opposite side of Father Cappodanno Boulevard (previously Seaside Boulevard). No surface water features are identified on the project site.

3.2.2 Soil Survey Map

The Natural Resources Conservation Service, United States Department of Agriculture's Web Soil Survey for Richmond County, NY was reviewed for project area soils and hydric qualities. The soil survey of Richmond County shows five (5) soil series in and around the project site. The soil types are presented in Table 2 below and are shown on the Soils Map (Figure 2).

Table 2
Project Area Soils

Map Symbol	Soil Unit	Drainage Classification	Depth to Water Table	Hydric Soil
On-Site				
BaA	Barren sand, 0-3% slopes	Somewhat Poorly-Drained	10-24 inches	N/A
MVA	Marinepark-Verrazano Complex, 0-3% slopes	Well-Drained	18-24 inches	N/A
Adjacent/Nearby				
JaA	Jamaica sand, 0-3% slopes, frequently ponded	Poorly-Drained	0-10 inches	N/A
UmA	Urban Land-Tidal Marsh Substratum, 0-3% slopes	N/A	20 inches	N/A
UVAI	Urban Land-Verrazano Complex, 0-3% slopes	Well-Drained	>80 inches	N/A

It is noted that the Hydric Soils Lists for the United States and New York State do not include Richmond County. Therefore, none of the on-site soils are classified as hydric soils. Jamaica sand soils are mapped southeast of the site and generally exhibit hydric soil characteristics. This coincides with an isolated ponded area more than 100 feet southeast of the proposed development area.

Figure 1
USGS Project Location Map

Map Source: USGS The Narrows,-NY - 7.5 minute Quadrangle

Figure 2
USGS Site Location Map

Soil Types:
BaA – Barren Sand (0-3% slopes)
JaA – Jamaica sand, frequently ponded (0-3% slopes)
MVA – Marinepark-Verrazano Complex (0-3% slopes)
UmA – Urban land, Tidal Marsh Substratum (0-3% slopes)
UVAI – Urban land, Verrazano Complex (0-3% slopes)

Map Source: USDA NRCS

3.2.3 National Wetlands Inventory Map

The NWI map for the project area was reviewed to identify potential wetland areas. NWI mapping is published by the USFWS. The NWI map shows an isolated wetland area in the eastern and southern portion of the project (Figure 3). The wetland class in the project area, as identified by the NWI map, is Palustrine Emergent Wetland; Phragmites australis; Seasonally Flooded/Saturated (PEM5E). This area coincides with an isolated ponded area more than 100 feet southeast of the proposed development area containing Common Reed (*phragmites australis*, FACW).

3.2.4 NYSDEC Wetlands Mapping

The NYSDEC Wetlands maps were reviewed to identify potential documented wetland areas. The NYSDEC Wetlands Map does not indicate the presence of NYSDEC-regulated wetlands (Figure 4).

3.2.5 Floodplain Map

Floodplains are areas of low-level ground present along a river or stream channel that are subject to periodic or infrequent inundation from elevated water levels in the stream/river due to rain or melting snow. The risk of flooding is dependent on topography relative to the flood hazard elevation, the frequency of precipitation events, and the size of the watershed above the floodplain. Flood potential is evaluated by the Federal Emergency Management Agency (FEMA), which delineates the floodplain for 100- and 500-year flood events. The developed portions of the project site (existing facility) lies outside of the 500-year floodplain (an area that has a 0.2 percent annual probability of flooding). The undeveloped portions of the project site, including the area of the proposed building, lies within the 500-year floodplain of Lower New York Bay. This area also includes an area that has a 0.1 percent annual probability of flooding (i.e. 100-year floodplain) with average depths of less than 1 foot. The flood insurance rate map (Figure 5) shows the project site and associated floodplain as well as the 100-year floodplain associated with the Lower New York Bay.

Figure 3
National Wetlands Inventory Map

Map Source: U.S. Fish & Wildlife Service

Figure 2
NYSDEC Wetlands Map

Map Source: NYSDEC Environmental Resource Mapper

Figure 5
Flood Insurance Rate Map

Map Source: Federal Emergency Management Agency

4.0 FINDINGS

STV biologists determined that no wetlands exist in or immediately adjacent to the proposed development area as none of the areas sampled meet all three wetland criteria during the site walkthrough. More detailed information can be found on the wetland data sheets (Appendix A).

Uplands were identified throughout the area. The soils exhibited colors of 10R 3/3, 10R 4/3, 10R 4/4, 10R 4/6 and 10R 5/3 which are all not indicative of hydric soils. The lack of hydric soil indicators, along with the absence of surface water features and the presence of non-hydrophytic vegetation such as Perennial Rye Grass (*lolium perenne,* FACU), Red Fescue (*festuca rubra,* FACU) and Common Dandelion (*taraxacum officinale,* FACU), support the determination of the area as non-wetland.

5.0 QUALIFICATIONS OF PREPARERS

This wetland investigation report has been prepared in accordance with the 1987 *Corps of Engineers Wetland Delineation Manual*. This methodology is currently used by the Corps of Engineers, New York District, and recognized and accepted by the NYSDEC.

The wetland investigation and report was completed by Michael L. Francis, Ph.D. with STV. Dr. Francis is an environmental engineering specialist and environmental project manager with more than 28 years of experience in environmental consulting. He has extensive experience in land use planning and environmental evaluation and permitting for major residential, commercial, energy, and transportation clients throughout the nation. Dr. Francis is familiar with the permitting requirements of the New York State Department of Environmental Conservation (NYSDEC), New York City Department of Environmental Protection (NYCDEP) and U.S. Army Corps of Engineers (USACE). His technical expertise includes environmental assessment and due diligence, wetlands investigations, delineations, mitigation design, regulatory agency permitting, air and noise quality issues, environmental impact statements, and expert witness testimony. Dr. Francis has been successful in securing numerous environmental permits for freshwater wetlands, coastal wetlands, waterfront developments, and flood hazard areas, as well as wetlands mitigation plan approvals.

This wetland investigation effort was supported by Robert Fields with STV. Mr. Fields is an environmental engineer with more than 8 years of experience in civil engineering, environmental studies, and preparation of compliance documents to meet city, state, and federal regulations, such as the Clean Water Act, Section 404, and New York State–U.S. Army Corps of Engineers Joint Permit requirements. His expertise includes wetlands delineation, site restoration, habitat evaluation, and development of stormwater best management practices (BMP) for construction projects, including storm sewer inlet protection, dewatering, stabilization of bare soils, protection of natural areas, plant salvage, tree removal, excavation/stabilization, and landscaping. Mr. Fields has prepared stormwater pollution prevention plans (SWPPPs), spill prevention control and countermeasures (SPCC) plans, and erosion and sediment control plans for construction projects and municipal facilities. He has extensive field experience functioning as the consultant point of contact for permit compliance monitoring and the performance of numerous construction site inspections, including the assessment and reporting of wetland revitalization, planting and restoration, and erosion and sediment control BMPs.

6.0 REFERENCES

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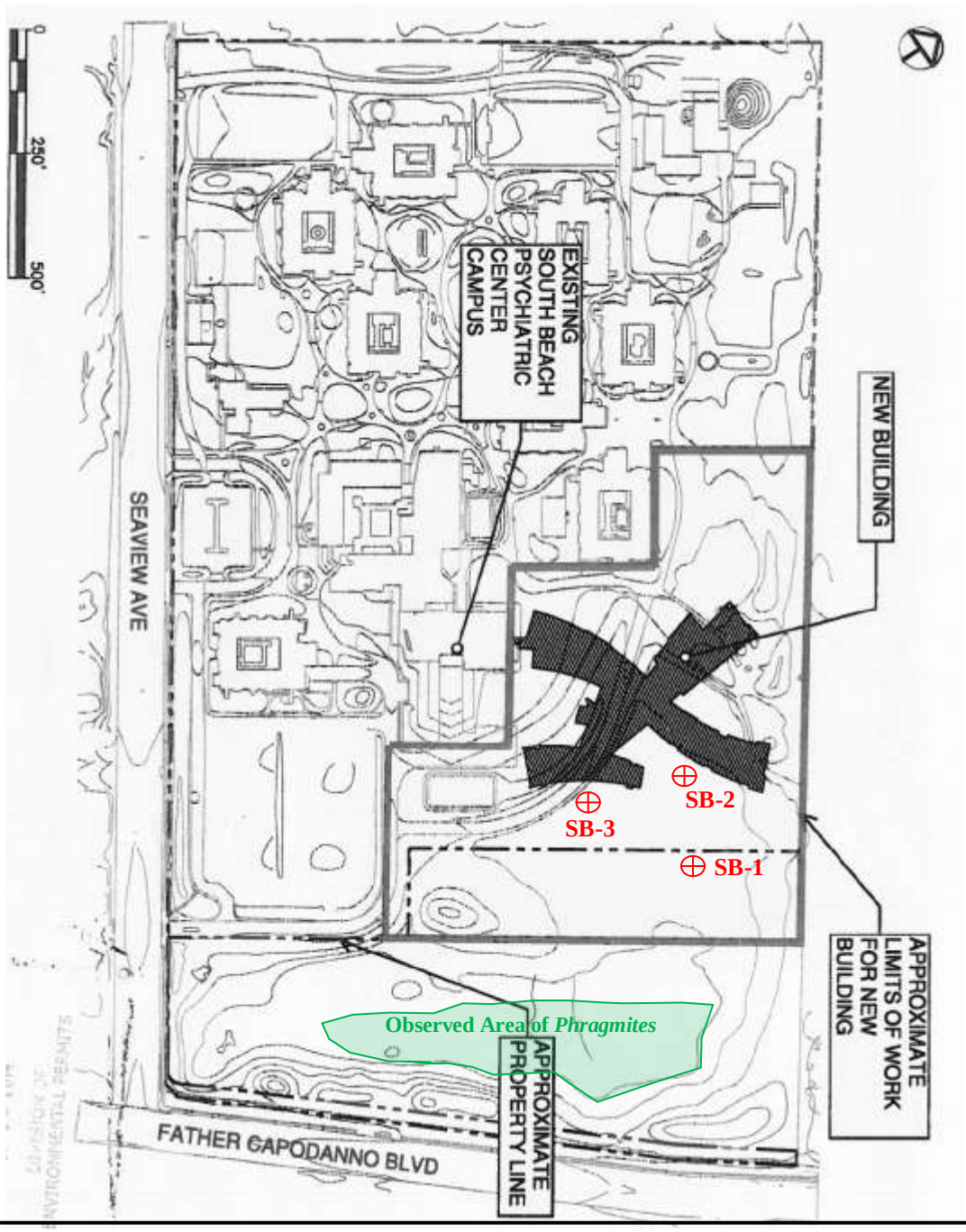
U.S. Fish & Wildlife Service (USFWS), Online National Wetlands Inventory (http://wetlandsfws.er.usgs.gov/download.html)

APPENDIX A

DATA SHEETS

Data Point Location Map



Map Source: STV Incorporated

WETLAND DETERMINATION FORM

Project/Site: South Beach Psychiatric Center City/County: Staten Island/Richmond County Sampling Date: December 12, 2014

Applicant/Owner: DASNY State: NY Sampling Point: SB-1

Investigator(s): Michael L. Francis, Ph.D., Robert Fields

Landform (hillslope, terrace, etc.): Open Field Local relief (concave, convex, none): N/A

Slope (%): <5% Lat: 40.582485 degrees Long: -74.077190 degrees Datum: NAD 1983

Soil Map Unit Name: Barren sand (0-3% slopes) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

Sample point is not located within a wetland area.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. None Present			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft radius)			
1. None Present			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft radius)			
1. Lolium perenne	75	Yes	FACU
2. Festuca rubra	20	Yes	FACU
3. Taraxacum officinale	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. None			
2.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species	100	x 4 =	400
UPL species		x 5 =	
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SB-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 4	10 R 3/3	100	-	-	-	-	Organic Material	
4 - 12	10 R 4/6	100	-	-	-	-	Silty Sand	
12 - 24	10 R 4/4	90	10 YR 4/2	10	C	M	Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 5 cm Mucky Peat or Peat (S3)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ Coast Prairie Redox (A16)
___ Iron-Manganese Masses (F12)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ True Aquatic Plants (B14)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION FORM

Project/Site: South Beach Psychiatric Center City/County: Staten Island/Richmond County Sampling Date: December 12, 2014

Applicant/Owner: DASNY State: NY Sampling Point: SB-2

Investigator(s): Michael L. Francis, Ph.D., Robert Fields

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): N/A

Slope (%): <5% Lat: 40.582850 degrees Long: -74.077727 degrees Datum: NAD 1983

Soil Map Unit Name: Barren sand (0-3% slopes) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

Sample point is not located within a wetland area.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. None Present			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft radius)			
1. None Present			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft radius)			
1. Lolium perenne	75	Yes	FACU
2. Festuca rubra	20	Yes	FACU
3. Taraxacum officinale	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. None			
2.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species	100	x 4 =	400
UPL species		x 5 =	
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SB-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10 R 4/4	100	-	-	-	-	Silty Loam	
8 - 10	10 R 5/3	100	-	-	-	-	Sand	
10 - 20	10 R 4/4	90	10 YR 6/2	10	C	M	Silty Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 5 cm Mucky Peat or Peat (S3)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ Coast Prairie Redox (A16)
___ Iron-Manganese Masses (F12)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ True Aquatic Plants (B14)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION FORM

Project/Site: South Beach Psychiatric Center City/County: Staten Island/Richmond County Sampling Date: December 12, 2014

Applicant/Owner: DASNY State: NY Sampling Point: SB-3

Investigator(s): Michael L. Francis, Ph.D., Robert Fields

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): N/A

Slope (%): <5% Lat: 40.581584 degrees Long: -74.078026 degrees Datum: NAD 1983

Soil Map Unit Name: Barren sand (0-3% slopes) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

Sample point is not located within a wetland area.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. None Present			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft radius)			
1. None Present			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 5 ft radius)			
1. Lolium perenne	30	Yes	FACU
2. Festuca rubra	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. None			
2.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species	100	x 4 =	400
UPL species		x 5 =	
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SB-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 6	10 R 4/3	100	-	-	-	-	Silty Loam	
6 - 18	10 R 4/6	100	-	-	-	-	Sandy Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): 6

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

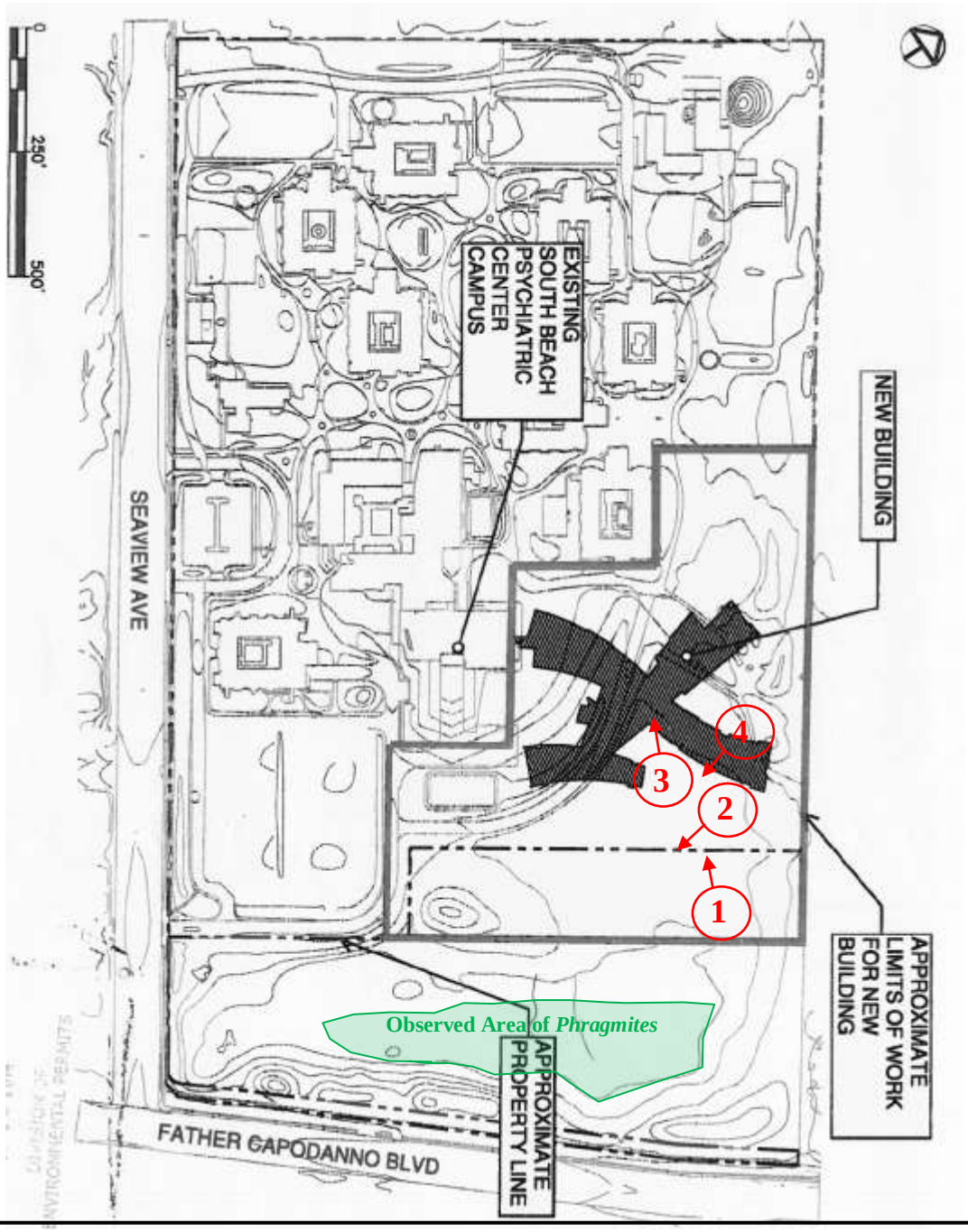
Remarks:

Isolated area flooded following several days of rainfall. Paved walkway also flooded. Depth of flooding is approximately 6 inches.

APPENDIX B

SITE PHOTOGRAPHS

Photo Location Map



Map Source: STV Incorporated

Photo 1: **Upland field habitat in the northeastern portion of the site, facing northwest towards the area of the proposed building.**

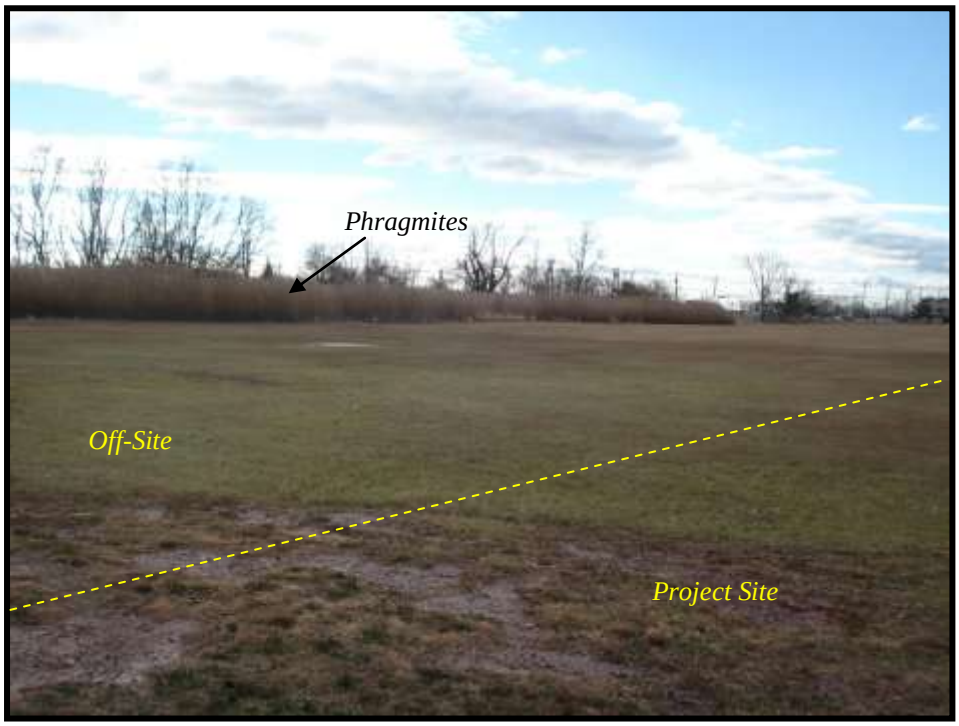


Photo 2: **Upland field habitat in the eastern portion of the site, facing south (off-site). The isolated area of Common Reed Grass (*Phragmites australis*) can be observed in the background.**

Photo 3: Upland field habitat in the northeastern portion of the site, facing northwest in the area of the proposed building.

Photo 4: Ground surface in the eastern portion of the site near the proposed building, facing south. Soils and vegetation evaluation indicated non-wetland conditions.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 2
Spill Number: 1301783

Spill Date/Time

Spill Date: 05/21/2013 **Spill Time:** 03:05:00 PM
Call Received Date: 05/21/2013 **Call Received Time:** 03:57:00 PM

Location

Spill Name: STATE MENTAL HEALTH HOSPITAL (SOUTH BEACH PSYCH)
Address: 777 SEAVIEW AVE
City: STATEN ISLAND **County:** RICHMOND

Spill Description

Material Spilled	Amount Spilled	Resource Affected
Gasoline	UNKNOWN	Soil

Cause: Equipment Failure
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: 06/13/2014

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.
Refine Current Search

Appendix C. Smart Growth Impact Statement Assessment Form

DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date:	**June 29, 2015**
Project Name:	**New York State Office of Mental Health** **South Beach Psychiatric Center *New Inpatient Building***
Project Number:	**N/A**
Completed by:	**Matthew A. Stanley, AICP** **Senior Environmental Manager**

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

Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY's authorization to design, develop, and construct an approximately 233,000-gross-square-foot ("gsf") five-story, new inpatient residential building (the "Proposed Project") to be located on an approximately 12-acre footprint ("Proposed Development Area") in the northeast portion of the campus of the South Beach Psychiatric Center ("SBPC"). The 45-acre SBPC campus is located at 777 Seaview Avenue in Staten Island, Richmond County, New York (the "Project Site").

The new inpatient facility would house up to 250 adult and 12 adolescent inpatient beds. The Proposed Project would replace outdated functionally obsolete buildings with a single, state-of-the-art inpatient residential building. The population from multiple inpatient residential buildings on the campus would be consolidated into the new building. The existing buildings would then be decommissioned. As a result, the number of total inpatient beds on the SBPC campus would be reduced from approximately 362 to 312.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same).

☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project would be located on an existing psychiatric hospital campus and would take advantage of existing water, sanitary sewer, storm sewer, energy and communications infrastructure. Therefore the Proposed Project would be consistent with this criterion.

2. Is the project located wholly or partially in a **municipal center**,* characterized by any of the following: Check all that apply and explain briefly:

☐ A city or a village
☒ Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
☐ Central business districts (such as the commercial and often geographic heart of a city, "downtown", "city center")
☐ Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the central business district, and is most often used in reference to retailing and socializing)
☐ Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
☐ Brownfield Opportunity Areas (http://nyswaterfronts.com/BOA_projects.asp)
☐ Downtown areas of Local Waterfront Revitalization Program areas (http://nyswaterfronts.com/maps_regions.asp)
☐ Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
☐ Environmental Justice Areas (http://www.dec.ny.gov/public/899.html)
☐ Hardship areas

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

The Proposed Project would be located on an existing New York State-owned psychiatric hospital campus.

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

☐ Yes ☐ No ☒ Not Relevant

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

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

☐ Yes ☐ No ☒ Not Relevant

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

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

☐ Yes ☐ No ☒ Not Relevant

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

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

☒ Yes ☐ No ☐ Not Relevant

The *State Environmental Quality Review (SEQR)* conducted by DASNY concluded that the Proposed Project would have no adverse impacts on agricultural land, forest, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeological resources, therefore the Proposed Project would be consistent with this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

☒ Yes ☐ No ☐ Not Relevant

The Project Site is located in a mixed-use neighborhood that includes institutional, residential, commercial and recreational land uses. By providing a modern hospital facility at SBPC, the Proposed Project would foster mixed land uses, the enhancement of beauty in public spaces, and make a positive contribution to the quality of life for residents of Staten Island and Brooklyn. Therefore the Proposed Project would be consistent with this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The project site is within walking distance to residential and commercial areas, and is accessible by public transportation, therefore the Proposed Project would be consistent with this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project is the result of coordination between the NYS Office of Mental Health, the NYS Division of the Budget, South Beach Psychiatric Center, and DASNY. In addition, the *State Environmental Quality Review (SEQR)* conducted by DASNY was coordinated with the NYS Department of Environmental Conservation, NYC Department of City Planning, NYS Office of Parks, Recreation and Historic Preservation, and other agencies. Therefore, the Proposed Project would be consistent with this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project was developed through an assessment of community mental health needs by SBPC. A community meeting, organized by DASNY and NYSOMH, was held at SBPC. Therefore, the Proposed Project would be consistent with 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 meet all appropriate codes, therefore, it would be consistent with this criterion.

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

☒ Yes ☐ No ☐ Not Relevant

The project site is within walking distance to residential and commercial areas, and is accessible by public transportation, therefore the Proposed Project would be consistent with this criterion.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin ["ENB"]* or other published notices, letters of support, etc.). Check one and describe:

☒ Yes ☐ No ☐ Not Relevant

The Proposed Project was developed through an assessment of community mental health needs by SBPC. A community meeting, organized by DASNY and NYSOMH, was held at SBPC. The *State Environmental Quality Review (SEQR)* conducted by DASNY was coordinated with the NYS Department of Environmental Conservation, NYC Department of City Planning, NYS Office of Parks, Recreation and Historic Preservation, and other agencies. Therefore, the Proposed Project would be consistent with 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

As community-based mental health facility, SBPC engages in planning activities to improve the services it delivers to Staten Island and Brooklyn residents, 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.

Signature

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

June 29, 2015
Date