



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

**Date:** December 10, 2019

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

**Applicant:** NYU Langone Hospitals  
339 East 28<sup>th</sup> Street  
New York, New York 10016  
(New York County)

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

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

**Title of Action:** NYU Langone Hospitals  
*2019 Financing of the New Life Center Expansion and Renovations Project at NYU Winthrop Hospital*  
(Hospitals Program)

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

**Review Type:** Coordinated Review

## Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from NYU Langone Hospitals (“NYULH”) for its *2019 Financing of the New Life Center Expansion and Renovations Project at NYU Winthrop Hospital* (the “Proposed Project”), pursuant to DASNY’s Hospitals Program. The Proposed Project would consist of the design and construction of an addition to, and the renovations of, the existing facilities to accommodate the expansion of the New Life Center at NYU Winthrop’s Main Hospital (the “Hospital”) campus located at 259 First Street in the Village of Mineola, Nassau County, New York (the “Project Site”).

For purposes of the New York *State Environmental Quality Review* (“SEQR”), the Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$142.1 million) would be used to finance the Proposed Project. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately \$230 million).<sup>1</sup> These projects would be covered under separate determinations.<sup>2</sup>

More specifically, the Proposed Project would include the expansion and renovation of the existing New Life Center, which was opened in 1998 to provide obstetrical, pediatric and neonatal services at NYU Winthrop Hospital through family-focused maternity care. The existing New Life Center facility features:

- 16 home-like, Labor/Delivery/Recovery (“LDR”) Suites complete with the most advanced maternal and child care equipment and technology;
- Special monitoring rooms and programs for high-risk patients;
- Separate areas for cesarean section mothers;
- Family/sibling waiting areas; and
- Access to the Neonatal Intensive Care Unit (“NICU”). One of the most advanced facilities of its kind, NICU is staffed with specially trained experts in newborn medicine who care for babies born prematurely or with health problems requiring special attention.

The Proposed Project would involve expansion of the New Life Center, including construction of a two-story, approximately 39,430-gross-square-foot (“gsf”) vertical addition (i.e., above a portion of the existing hospital building), construction of a five-story (including equipment penthouse), approximately 11,470-gsf new elevator and stair-tower structure with a connection between the New Life Center and Potter Pavilion and approximately 33,210 gsf of renovations to portions of the existing Hospital that would allow for modernization of the existing maternity unit to deliver state-of-the-art care and provide better experiences for families and visitors.<sup>3</sup> The

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

<sup>2</sup> It is permissible for these projects to be reviewed separately under SEQR with individual determinations issued because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

existing, approximately 24,152-gsf Winthrop Pavilion, located south of the New Life Center and west of the North and Potter Pavilions, would be demolished to accommodate the new staircase/service elevator structure and connector between buildings. Overall, a total of approximately 50,900 gsf of new floor area would be constructed, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf.

The renovations would take place within the North and Potter Pavilions and within the existing New Life Center building space. The existing administrative and building support spaces at Winthrop Pavilion would be relocated to other existing building areas within the Hospital. The Proposed Project would result in approximately 46 private, post-partum and medical/surgery beds within the New Life Center. There would be no net increase in the number of beds. Other beds within existing portions of the Hospital would be decommissioned, such that the total number of beds throughout the Hospital would not change from the existing bed count.<sup>4</sup>

The existing New Life Center consists of a lower level and a first level (i.e., two stories above grade). The two-story vertical addition to the New Life Center, which is infill development within the Hospital campus, would accommodate 24 new, private, post-partum beds on the second level (i.e., first new level of the addition, and the third story overall) and 22 private medical and surgery beds on the third level (i.e., second new level of the addition, and fourth story overall). Other beds within existing areas of the Hospital would be decommissioned, thus maintaining the existing bed count. Above the third level (fourth story) would be an approximately 8,150-gsf mechanical penthouse (partial fifth story), with the remaining area consisting of roof area. Ground level construction would include structural footings for the New Life Center expansion and the conversion of the area of the demolished Winthrop Pavilion area to a staircase and service elevator structure with a corridor connection and landscaping.

The majority of the full renovation area would be internal, consisting of approximately 14,500 gsf on the second level of the North Pavilion and approximately 9,000 gsf on the second level of the Potter Pavilion. Additionally, approximately 11,270 gsf on the first level and approximately 1,840 gsf on the third level of the North Pavilion would be fully renovated. These interior renovation areas would be completely gutted, except for select building services and architectural elements to remain as part of the new design. Proposed renovation work for the second level of the North Pavilion would include some minor reconfiguration to create additional support space and four relocated Postpartum beds. Proposed renovation work for the second level of the Potter Pavilion would include a complete reconfiguration to create a code-compliant NICU with all required support. Renovation work on the third floors of the North and Potter Pavilions would include some minor reconfiguration to create more appropriate support space. Furthermore, there would be cosmetic renovation on the second level of the North Pavilion and on the third level of the North and Potter Pavilions (e.g., upgrade to the ceilings, walls, and floors).

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<sup>3</sup> Subsequent to the issuance of DASNY's SEQR Lead Agency request letter and *FEAF Part 1* on November 8, 2019, there has been additional information provided regarding the proposed scope of construction of the New Life Center expansion. Originally, a total of 48,450 gsf of new construction was presented in the *FEAF Part 1*. The revised scope of construction includes, overall, a total of approximately 50,900 gsf of new floor area, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf, rather than 24,298 gsf, as previously presented.

<sup>4</sup> It was previously noted in the *FEAF Part 1* that was distributed on November 8, 2019, that the Proposed Project would result in a total of 32 net new beds. It has since been clarified that since other beds within existing portions of the Hospital would be decommissioned, the total number of beds throughout the Hospital would not change from existing conditions.

Demolition work on the existing New Life Center roof would include the removal of the existing mechanical equipment, fresh air intake bulk head, roof ballast, and insulation. Moreover, due to the larger footprint of the vertical addition, new structural footings and minor landscaping at the ground level is expected.

On April 11, 2019, the Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the “Hoag Covenant”), which restricted construction west of the exterior of the existing wall of the Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow the New Life Center expansion to extend 19 feet west of the existing exterior wall of the Hoag Pavilion. On August 14, 2019, the Village of Mineola Board of Trustees issued a Decision granting an Amendment to the previously granted Special Use Permit, modifying the restrictive covenant to allow construction of the New Life Center expansion, as currently proposed.

### **Location of Proposed Project**

The Project Site is located at 259 First Street in the Village of Mineola, Nassau County, New York. The Project Site is designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10. The NYU Winthrop Hospital campus is generally bound by 1<sup>st</sup> Street to the north, 3<sup>rd</sup> Avenue to the east, the Long Island Rail Road (“LIRR”) tracks to the south and an interior roadway within the hospital campus to the west. The Project Site occupies the northwest corner of the hospital campus, where the New Life Center is located.

### **Description of the Institution**

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

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

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

## Reasons Supporting This Determination

**Overview.** DASNY completed this environmental review in accordance with the procedures set forth in the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the *New York Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the SEQR process. Generally accepted industry standards with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project were employed to assess potential impacts.

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

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

**The Proposed Project.** The Proposed Project constitutes an Unlisted action as specifically designated by 6 N.Y.C.R.R. 617.2(al) of the SEQR implementing regulations. On November 8, 2019, DASNY circulated a lead agency request letter, including a *Full Environmental Assessment Form* (“FEAF”) *Part 1* that was prepared for the Proposed Project by representatives of NYULH, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *FEAF Part 1* and the *Supplemental Report* prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as environmental consultants to NYULH, that analyzed potential environmental impacts associated with the Proposed Project (see attached). DASNY representatives also visited the Project Site and its environs and discussed the Proposed Project’s environmental effects with representatives of NYULH, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *FEAF Part 2* (see attached). **Based on the above, and the additional information set forth below,**

**DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** The Proposed Project would consist of the design and construction of an addition to, and the renovations of, the existing facilities at NYU Winthrop Hospital to accommodate the expansion of the New Life Center. The Proposed Project would include construction of a two-story, approximately 39,430-gsf vertical addition (i.e., above a portion of the existing hospital building), construction of a five-story (including equipment penthouse), approximately 11,470-gsf new elevator and stair-tower structure with a connection between the New Life Center and Potter Pavilion and approximately 33,210 gsf of renovations to portions of the existing Hospital that would allow for modernization of the existing maternity unit. Overall, a total of approximately 50,900 gsf of new floor area would be constructed, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf. Approximately \$142.1 million of the \$550 million bond proceeds would be utilized to finance, refinance, and/or reimburse NYULH for the design, construction and renovation costs related to the Proposed Project.

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

As noted in the *FEAF Supplemental Report*, the Project Site is located within an H District (Hospital) of the Village of Mineola, Nassau County, New York. Permissible uses within the H District include a public or private hospital and accessory uses customarily incidental to the operation of a hospital. The Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the "Hoag Covenant"), which restricts construction west of the exterior of the existing wall of the Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow construction of the New Life Center expansion, as currently proposed. As such, it is not anticipated that the Proposed Project would have a significant adverse impact on zoning.

On December 2, 2019, DASNY received a letter from the Village of Mineola regarding DASNY's lead agency request for the New Life Center project (see attached). The letter confirmed the Village's concurrence with DASNY assuming lead agency status for the purposes of conducting a coordinated review process and indicated that any additional work proposed at NYU Winthrop Hospital, outside the scope of the currently Proposed Project, would need to be reviewed by the Village at that time.

As identified in *FEAF Part 2.1*, there would be some moderate impacts to the land surface related to construction activities at the project site. Construction activities are anticipated to occur over a period of 60 months. Construction activities would only be undertaken during the hours permitted under §376-17.1 of the Code of the Village of Mineola, *Hours for construction work and repairs*. No construction activities would be performed during sensitive times (i.e., overnight hours). All construction and demolition debris that would be generated during construction activities would be collected and disposed of in accordance with Village regulations.

The Proposed Project would result in nominal ground disturbance within previously developed areas consisting of buildings and landscaped areas. No steep slopes would be disturbed. As such, the Proposed Project would not result in significant adverse impacts to land.

SHPA. The Project Site does not contain any historic buildings listed or potentially eligible for listing on the State or National Registers of Historic Places (“S/NR”), nor is it substantially contiguous to any such resources. Additionally, the Project Site is not located within an archaeologically sensitive area, as determined by the OPRHP. Consultations were undertaken with the OPRHP regarding the potential for the Proposed Project to impact significant historic and cultural resources (including archaeological resources) (OPRHP Project Review No. 19PR07778). In its letter dated November 19, 2019, OPRHP indicated that “...*no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project...*” (see attached). Accordingly, the Proposed Project would not have a significant adverse impact on cultural resources.

SGPIPA. DASNY’s Smart Growth Advisory Committee reviewed the *SGISAF* that was prepared in accordance with the *SGPIPA* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the *SSGPIPA*, Article 6 of the *ECL*, is detailed in the *SGISAF* (see attached). In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

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

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

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



**For Further Information:**

Contact Person: Robert S. Derico, R.A.  
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**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

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

**B. Government Approvals**

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

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

\_\_\_\_\_

\_\_\_\_\_

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

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

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

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

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

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

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

If Yes,

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

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

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

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

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

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

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

*i.* Total number of structures \_\_\_\_\_

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

*iii.* Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

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

*i.* Purpose of the impoundment: \_\_\_\_\_

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

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

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

*v.* Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

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

**D.2. Project Operations**

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

*i.* What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

*v.* What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

*vii.* What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

*viii.* Will the excavation require blasting?  Yes  No

*ix.* Summarize site reclamation goals and plan: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will 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:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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

If Yes:

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

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

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

If Yes:

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

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)
- Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does 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:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

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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:
 

- 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
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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

If Yes:

*i.* Estimate methane generation in tons/year (metric): \_\_\_\_\_

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

---

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

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

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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: \_\_\_\_\_

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

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

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

---

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

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

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

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

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

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

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): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

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

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

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

---

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

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

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

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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:  
\_\_\_\_\_

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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:  
\_\_\_\_\_

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

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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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

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

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**


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

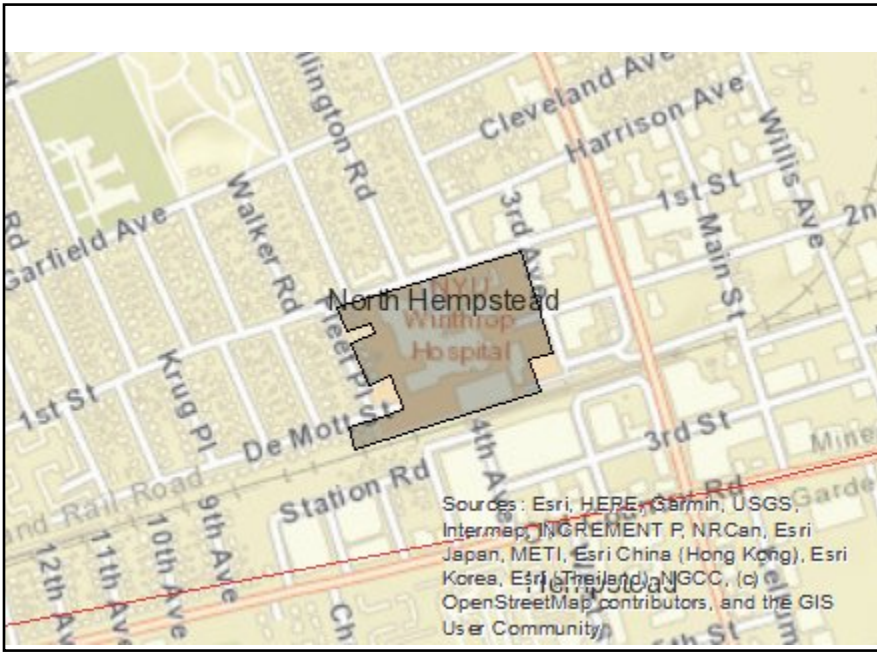
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature  \_\_\_\_\_ Title \_\_\_\_\_



**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]	No
B.i.ii [Local Waterfront Revitalization Area]	No
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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	130234, 130095, V00398
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No



E.2.o. [Endangered or Threatened Species]	No
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 or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Commercial Buildings at Station Plaza North & Mineola Blvd
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



**Dormitory Authority of the State of New York  
New Life Center Expansion at NYU Winthrop Hospital  
Incorporated Village of Mineola, New York  
Part 1 – Environmental Assessment Form**

**Attachment A (Amended as of 12/10/19)**

**Page 1, A. Brief Description of Proposed Action:**

The Proposed Action would involve the authorization of the issuance of tax-exempt bonds by the Dormitory Authority of the State of New York (“DASNY”) for the financing of the proposed construction of a building addition and renovations to accommodate an expansion of the New Life Center at the NYU Winthrop Main Hospital Campus (the “Hospital”). The Hospital is located at 259 First Street in the Village of Mineola, Nassau County, New York (the “subject property”). The project site is located on the northwest portion of the subject property, which is designated on the Nassau County Land and Tax Map as Section 9 – Block 673 – Lot 10 (see attached Site Location Map).

The Proposed Project would include the expansion and renovation of the existing New Life Center, which was opened in 1998 to provide obstetrical, pediatric and neonatal services at NYU Winthrop Hospital through family-focused maternity care. The existing New Life Center facility features:

- 16 home-like, Labor/Delivery/Recovery (“LDR”) Suites complete with the most advanced maternal and child care equipment and technology;
- Special monitoring rooms and programs for high-risk patients;
- Separate areas for cesarean section mothers;
- Family/sibling waiting areas; and
- Access to the Neonatal Intensive Care Unit (“NICU”). One of the most advanced facilities of its kind, NICU is staffed with specially trained experts in newborn medicine who care for babies born prematurely or with health problems requiring special attention.

The Proposed Project would involve expansion of the New Life Center, including construction of a two-story, approximately 39,430-gross-square-foot (“gsf”) vertical addition (i.e., above a portion of the existing hospital building), construction of a five-story (including equipment penthouse), approximately 11,470-gsf new elevator and stair-tower structure with a corridor connection between the New Life Center and Potter Pavilion and approximately 33,210 gsf of renovations to portions of the existing Hospital that would allow for modernization of the existing maternity unit to deliver state-of-the-art care and provide better experiences for families and visitors.<sup>1</sup> The existing, approximately 24,152-gsf Winthrop Pavilion, located south of the New Life Center and west of the North and Potter Pavilions, would be demolished to accommodate the new staircase/service elevator structure with corridor connection between the buildings.

The renovations would take place within the North and Potter Pavilions and within the existing New Life Center building space. The existing administrative and building support spaces at Winthrop Pavilion would be relocated to other existing building areas within the Hospital. The Proposed Project would result in approximately 46 private, post-partum and medical/surgery beds within the New Life Center.

---

<sup>1</sup> Subsequent to the issuance of DASNY’s *State Environmental Quality Review (“SEQR”)* Lead Agency request letter and *FEAF Part 1* on November 8, 2019, there has been additional information provided regarding the proposed scope of construction of the New Life Center expansion. Originally, a total of 48,450 gsf of new construction was presented in the *FEAF Part 1*. The revised scope of construction includes, overall, a total of approximately 50,900 gsf of new floor area, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf, rather than 24,298 gsf, as previously presented.

**Dormitory Authority of the State of New York  
New Life Center Expansion at NYU Winthrop Hospital  
Part 1 Environmental Assessment Form – Attachment A (Amended as of 12/10/19)**

There would be no net increase in the number of beds. Other beds within existing portions of the Hospital would be decommissioned, such that the total number of beds throughout the Hospital would not change from the existing bed count.<sup>2</sup>

The existing New Life Center consists of a lower level and a first level (i.e., two stories above grade). The two-story vertical addition to the New Life Center, which is infill development within the Hospital campus, would accommodate 24 new, private, post-partum beds on the second level (i.e., first new level of the addition, and the third story overall) and 22 private medical and surgery beds on the third level (i.e., second new level of the addition, and fourth story overall). Other beds within existing areas of the Hospital would be decommissioned, thus maintaining the existing bed count. Above the third level (fourth story) would be an approximately 8,150-gsf mechanical penthouse (partial fifth story), with the remaining area consisting of roof area. Ground level construction would include structural footings for the New Life Center expansion and the conversion of the area of the demolished Winthrop Pavilion to a staircase and service elevator structure with a corridor connection between buildings and landscaping.

The majority of the full renovation area would be internal, consisting of approximately 14,500 gsf on the second level of the North Pavilion and approximately 9,000 gsf on the second level of the Potter Pavilion. Additionally, approximately 11,270 gsf on the first level and approximately 1,840 gsf on the third level of the North Pavilion would be fully renovated. These interior renovation areas would be completely gutted, except for select building services and architectural elements to remain as part of the new design. Proposed renovation work for the second level of the North Pavilion would include some minor reconfiguration to create additional support space and four relocated Postpartum beds. Proposed renovation work for the second level of the Potter Pavilion would include a complete reconfiguration to create a code-compliant NICU with all required support. Renovation work on the third floors of the North and Potter Pavilions would include some minor reconfiguration to create more appropriate support space. Furthermore, there would be cosmetic renovation on the second level of the North Pavilion and on the third level of the North and Potter Pavilions (e.g., upgrade to the ceilings, walls, and floors).

Demolition work on the existing New Life Center roof would include the removal of the existing mechanical equipment, fresh air intake bulk head, roof ballast and insulation. Moreover, due to the larger footprint of the vertical addition, new structural footings and minor landscaping at the ground level is expected.

To accommodate stormwater runoff, the proposed grading would convey runoff to area drains. The area drains would tie into the subsurface retention system to infiltrate the stormwater runoff. The stormwater retention system would direct all stormwater to a series of retention pipes located adjacent to the New Life Center and within the parking lot. The required volume is 25,000 cubic feet. The existing stormwater system (drywells) would be removed. The stormwater retention system layout would be coordinated with any existing or proposed subgrade utilities or conflicts, including the fueling tank and electrical vaults. The site stormwater management facilities would comply with the requirements described in the New

---

<sup>2</sup> Previously, on November 8, 2019, DASNY distributed a SEQR Lead Agency request letter and *FEAF Part 1* to involved agencies and interested parties. Attachment A of the *FEAF Part 1* had indicated that the proposed expansion of the New Life Center would result in a total of 32 net new beds. It has since been clarified that other beds within existing portions of the Hospital would be decommissioned, resulting in the total number of beds throughout the Hospital remaining the same as the existing conditions. The New Life Center would continue to contain approximately 46 private, post-partum and medical/surgery beds.

**Dormitory Authority of the State of New York  
New Life Center Expansion at NYU Winthrop Hospital  
Part 1 Environmental Assessment Form – Attachment A (Amended as of 12/10/19)**

York State Stormwater Management Design Manual. In addition to water quality volumes, the site would be designed to meet the New York State Department of Conservation (“NYSDEC”) Municipal Separate Storm Sewer Systems (“MS4”) permit requirements for water quantity controls for the 100-year, 24-hour design storm. Post-development flows for the site would not exceed pre-development flow for the 1-, 10- and 100-year, 24-hour design storm. In addition, the project requirement has been set to obtain the LEED Rainwater Management Credit. This would include managing on-site runoff from the developed site using low-impact development and green infrastructure for the 95<sup>th</sup> or 98<sup>th</sup> percentile of rainfall events.

On April 11, 2019, the Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the “Hoag Covenant”), which restricted construction west of the exterior of the existing wall of the Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow the New Life Center expansion to extend 19 feet west of the existing exterior wall of the Hoag Pavilion. On August 14, 2019, the Village of Mineola Board of Trustees issued a Decision granting an Amendment to the previously granted Special Use Permit, modifying the restrictive covenant to allow construction of the New Life Center expansion, as currently proposed (see Attachment B).

**Page 9, D.2.t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?**

As Winthrop Hospital is considered a Resource Conservation and Recovery Act (“RCRA”) large quantity generator, the expansion of the New Life Center would result in a nominal increase in the generation, storage and disposal of hazardous waste under the proposed action.

**Page 9, E.1.a. Land uses on and surrounding the project site.**

The land uses of the immediate properties surrounding the proposed New Life Center, which include a mix of commercial, transportation and multi-family residential uses, are described below.

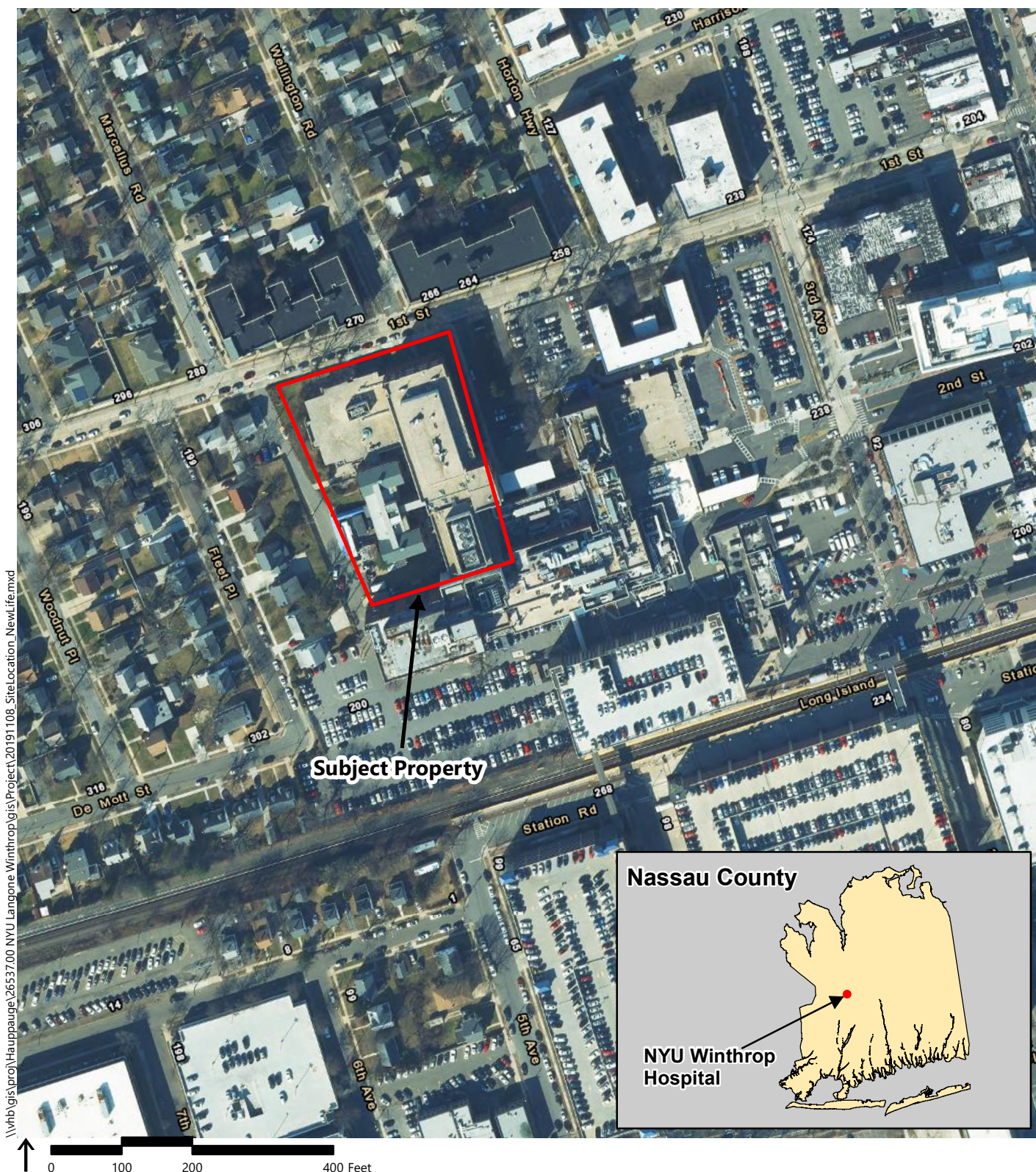
**North:** Directly north of the project site are apartment buildings, with single-family residences beyond.

**East:** East of project site are other portions of the NYU Winthrop Hospital, with an apartment building and commercial uses beyond.

**South:** Directly south of the proposed New Life Center are other portions of the NYU Winthrop Hospital, the Long Island Rail Road tracks, and the NYU Winthrop-owned parking garage, south of the railroad tracks.

**West:** West of the project site is the NYU Winthrop Bio Medical Engineering facility, adjacent to an NYU Winthrop-owned, single-family residence, with single-family residences beyond.





\\vhb\gis\proj\Hauppauge\26537.00 NYU Langone Winthrop\gis\Project\20191108\_SiteLocation\_NewLife.mxd

**New Life Center Expansion at NYU Winthrop Hospital**

**Site Location**

NYU Winthrop Hospital  
 Village of Mineola  
 Nassau County

Subject Property (approximate extent of project area)

Sources: NYS Ortho Imagery (2016);  
 NYS Civil Boundaries, NYS Office of Information Technology Services GIS Program Office (GPO)





## BUILDING SUMMARY

- PROJECT NAME:  
NYU WINTHROP HOSPITAL: NEW LIFE CENTER EXPANSION & RENOVATIONS
- PROJECT ADDRESS:  
259 1ST STREET, MINEOLA, NY 11501
- APPLICABLE CODES & ORDINANCES:
  - INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION
  - INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2015 EDITION
  - INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION
  - 2016 NEW YORK STATE UNIFORM CODE SUPPLEMENT
  - 2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
  - NFPA 101 LIFE SAFETY CODE, 2012 EDITION
  - NFPA 99 HEALTH CARE FACILITIES CODE, 2012 EDITION
  - GUIDELINES FOR DESIGN AND CONSTRUCTION OF HEALTH CARE FACILITIES (FGI), 2014 EDITION
  - AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, 2010 EDITION
  - VILLAGE OF MINEOLA ZONING CODE

### 4. GENERAL BUILDING DESCRIPTION:

THE NEW LIFE EXPANSION AND RENOVATIONS PROJECT WILL SEE THE CONSTRUCTION OF A 48,450 SQUARE FEET VERTICAL ADDITION TO NEW LIFE CENTER AND A ROOF TOP MECHANICAL PENTHOUSE, IN ADDITION TO THE RENOVATION OF 33,210 SQUARE FEET OF EXISTING NEW LIFE, NORTH AND POTTER PAVILIONS.

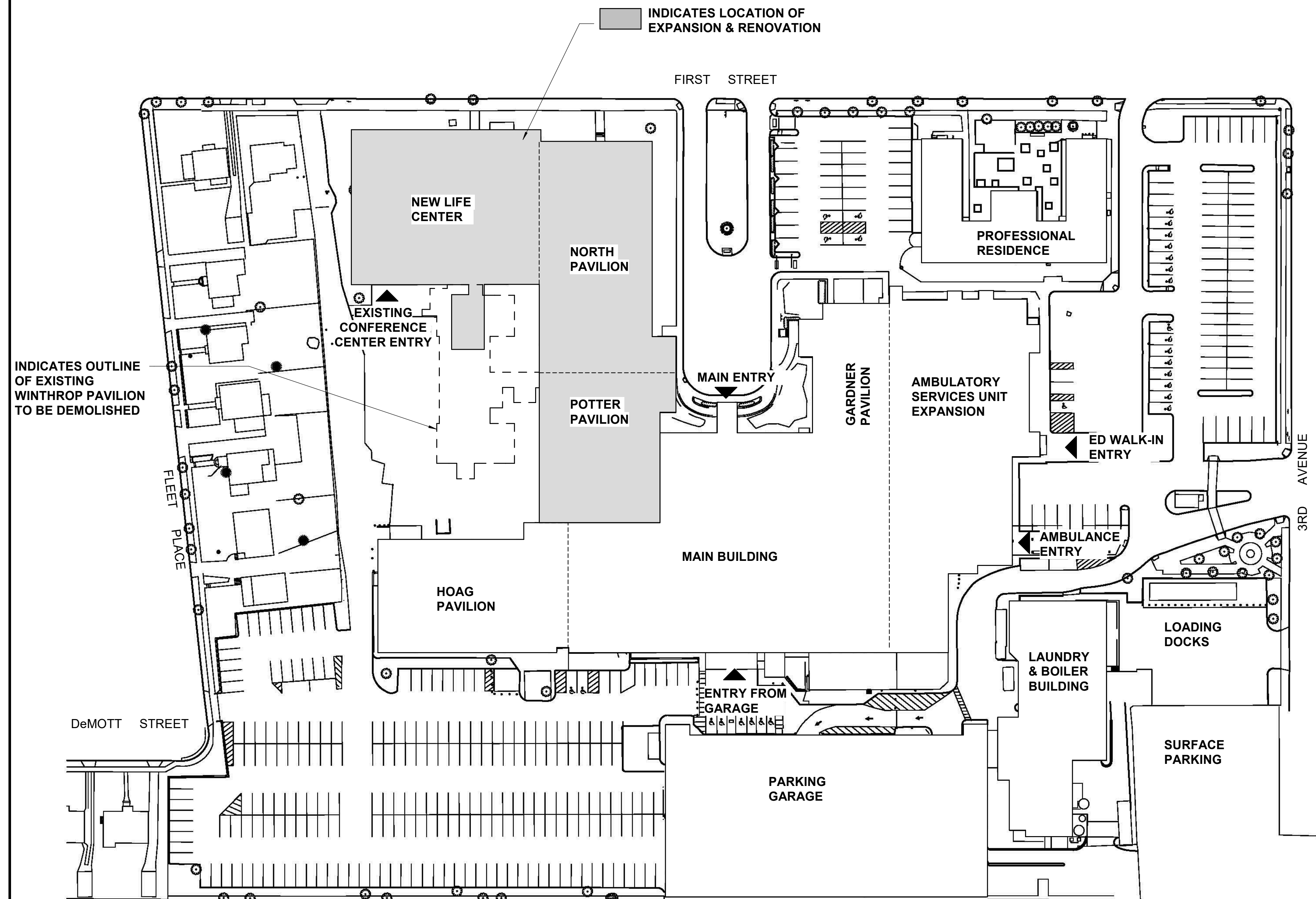
THE 2-STORY VERTICAL ADDITION TO NEW LIFE CENTER WILL ACCOMMODATE 24 NEW PRIVATE POST-PARTUM BEDS ON THE 2<sup>ND</sup> FLOOR AND 22 PRIVATE MED/SURG BEDS ON THE 3<sup>RD</sup> FLOOR. EACH FLOOR IS APPROXIMATELY 15,930 SQUARE FEET. ABOVE THEM WILL BE A MECHANICAL PENTHOUSE WHICH IS APPROXIMATELY 8,150 SQUARE FEET AND DOES NOT OCCUPY THE ENTIRE NEW LIFE CENTER BUILDING FOOT PRINT BELOW. THE REMAINING SQUARE FOOTAGE ON THIS LEVEL THAT IS NOT MECHANICAL SPACE, WILL BE ROOF.

THERE WILL BE SOME DEMOLITION WORK ON THE EXISTING NEW LIFE CENTER ROOF. THIS INCLUDES, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, FRESH AIR INTAKE BULK HEAD, ROOF BALLAST AND INSULATION. BECAUSE THE VERTICAL ADDITION HAS A SLIGHTLY LARGER FOOT PRINT THAN EXISTING NEW LIFE CENTER BELOW, THERE WILL ALSO BE SOME SITE WORKS FOR THE NEW STRUCTURAL FOOTINGS FOR THE ADDITION. THERE WILL BE MINOR LANDSCAPING AT THE GROUND LEVEL.

THE MAJORITY OF THE FULL RENOVATION AREA IS ON THE 2<sup>ND</sup> FLOOR OF NORTH AND POTTER PAVILIONS. THIS IS ABOUT 19,040 SQUARE FEET. ADDITIONAL AREAS OF 11,270 SQUARE FEET ON THE 1<sup>ST</sup> FLOOR OF NORTH PAVILION AND 1,840 SQUARE FEET ON THE 3<sup>RD</sup> FLOOR OF NORTH PAVILION WILL BE ALSO FULLY RENOVATED. THESE FULL RENOVATION AREAS WILL BE COMPLETELY DEMOLISHED EXCEPT FOR STRUCTURE. SELECT BUILDING SERVICES AND ARCHITECTURAL ELEMENTS TO REMAIN AS PART OF THE NEW DESIGN.

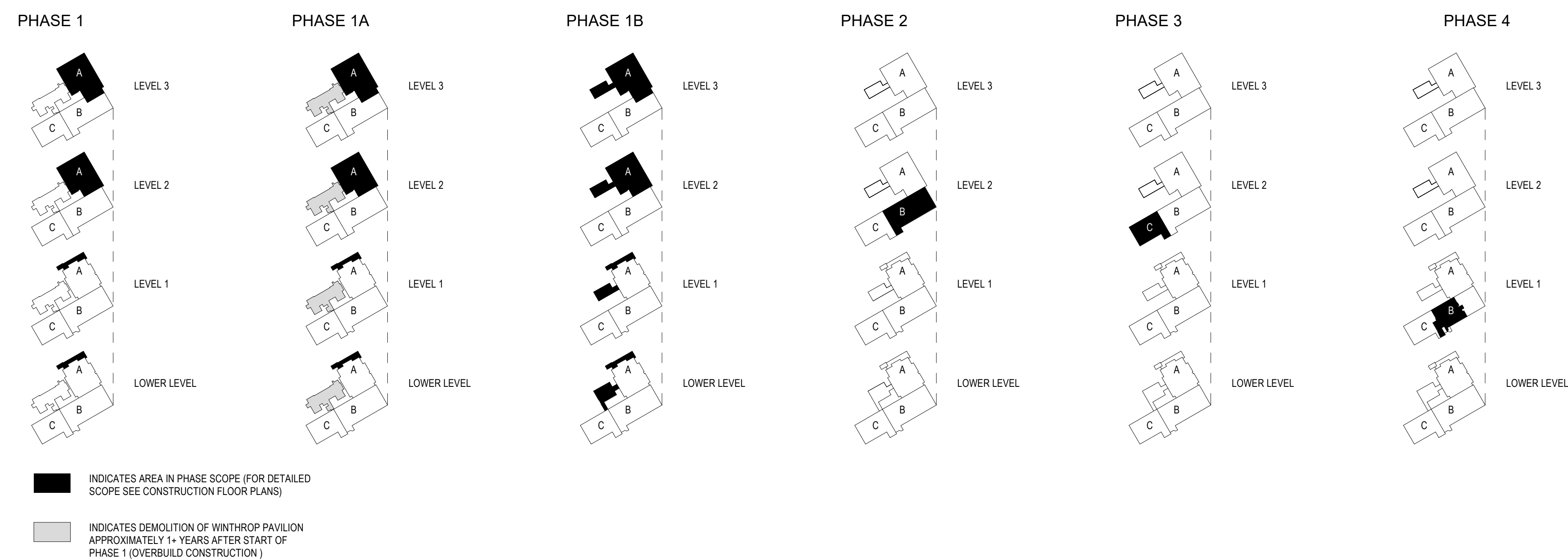
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS:  
1B PER INTERNATIONAL BUILDING CODE, 2015 EDITION  
II (222) PER NFPA 101 LIFE SAFETY CODE, 2012 EDITION
- PROJECT STATISTICS: BUILDING HEIGHT  
NEW LIFE CENTER: 4 STORIES (2 STORIES EXISTING + 2 STORIES NEW ADDITION) + MECHANICAL PENTHOUSE (NEW)  
NORTH PAVILION: 6 STORIES + MECHANICAL PENTHOUSE (EXISTING)  
POTTER PAVILION: 5 STORIES + MECHANICAL PENTHOUSE (EXISTING)

## SITE / SITE ACCESS PLAN

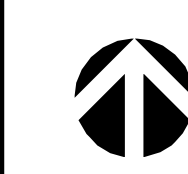


2 SITE ACCESS PLAN DIAGRAM  
1" = 50'-0"

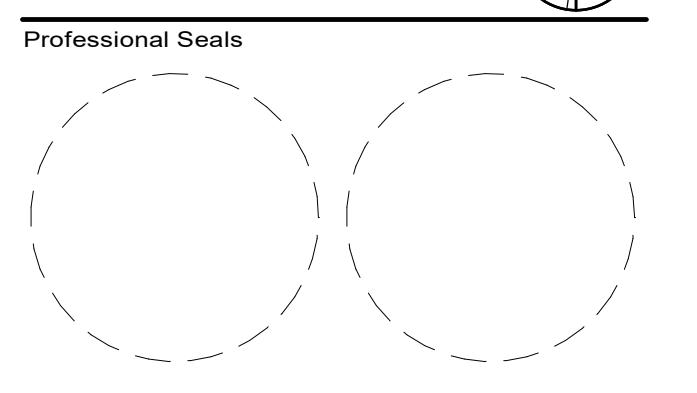
## PHASING DIAGRAM



## AERIAL SITE MAP (NTS)



Rev No.	Description	Date
1	ISSUED FOR NYS DGH \$0 CON	2018-1113
2	DASNY COMMENTS	2019-0214
3	DASNY COMMENTS	2019-0424
4	DASNY COMMENTS	2019-0430
5	DASNY COMMENTS	2019-0515
6	DASNY COMMENTS	2019-0717



Rev No.	Description	Date
1	ISSUED FOR NYS DGH \$0 CON	2018-1113
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5	DASNY COMMENTS	2019-0515
6	DASNY COMMENTS	2019-0717

Date of First Issue:  
Project No: 18.07028.00  
Sheet Title

## BUILDING INFORMATION SUMMARY

Original drawing is 42 x 30. Do not scale contents of this drawing.  
Sheet Number



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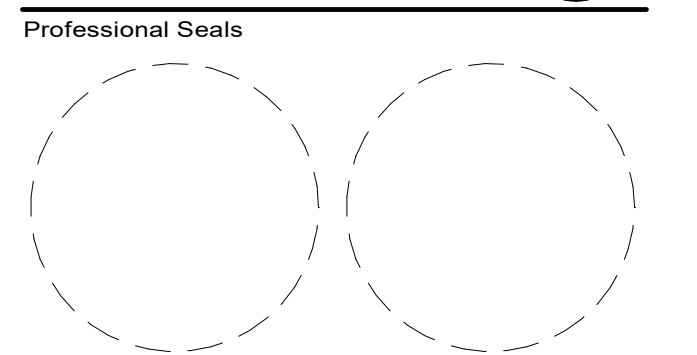
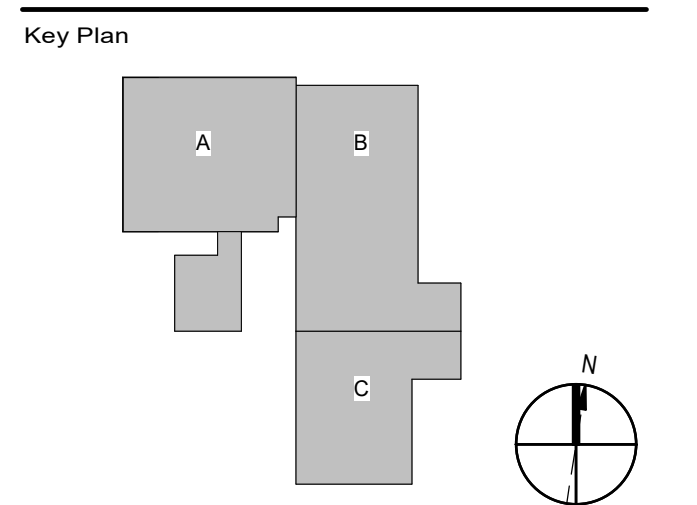
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vda  
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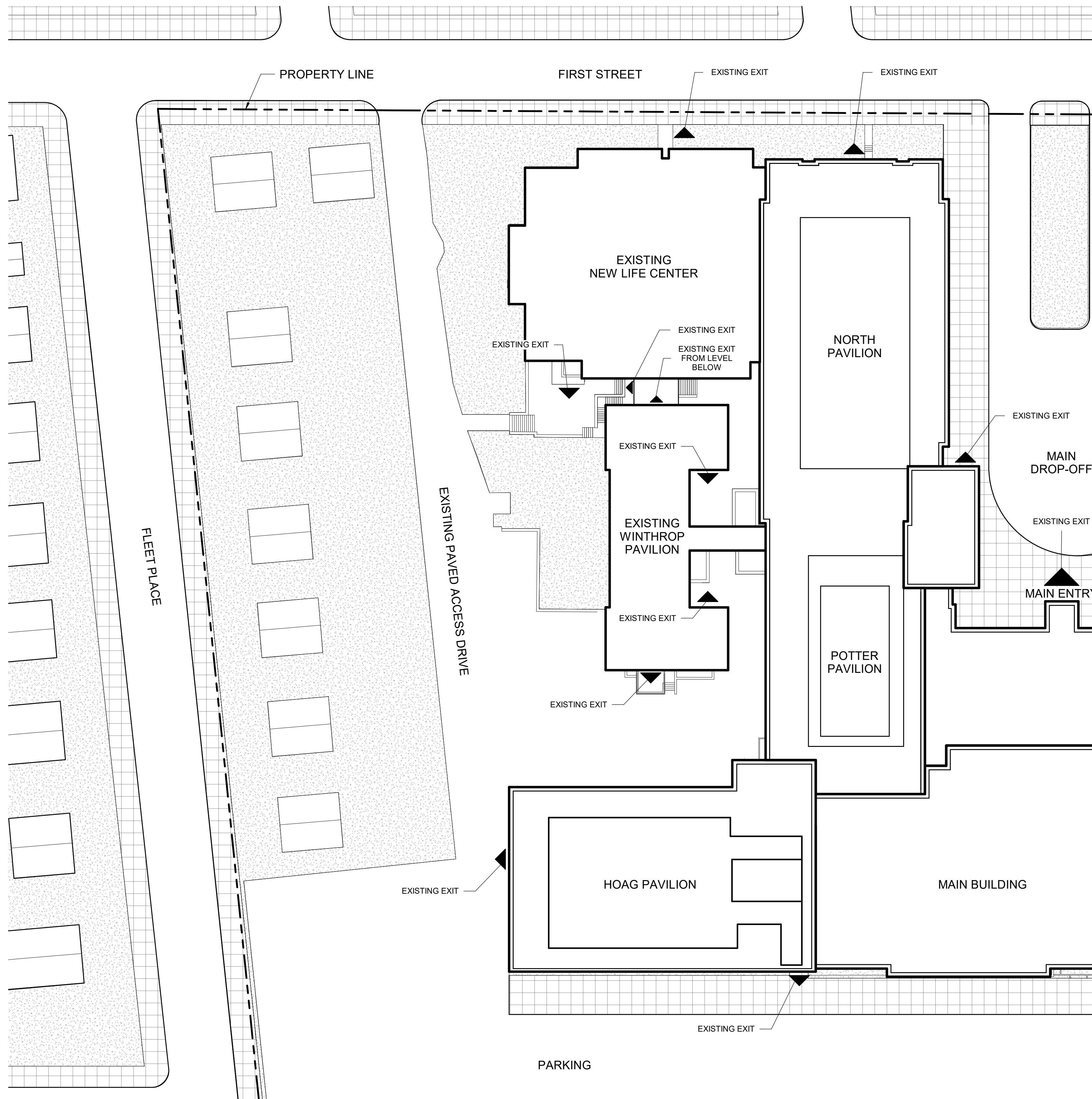
Rev No.	Description	Date
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2	DASNY COMMENTS	2019-0717

Date of First Issue:  
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Sheet Title

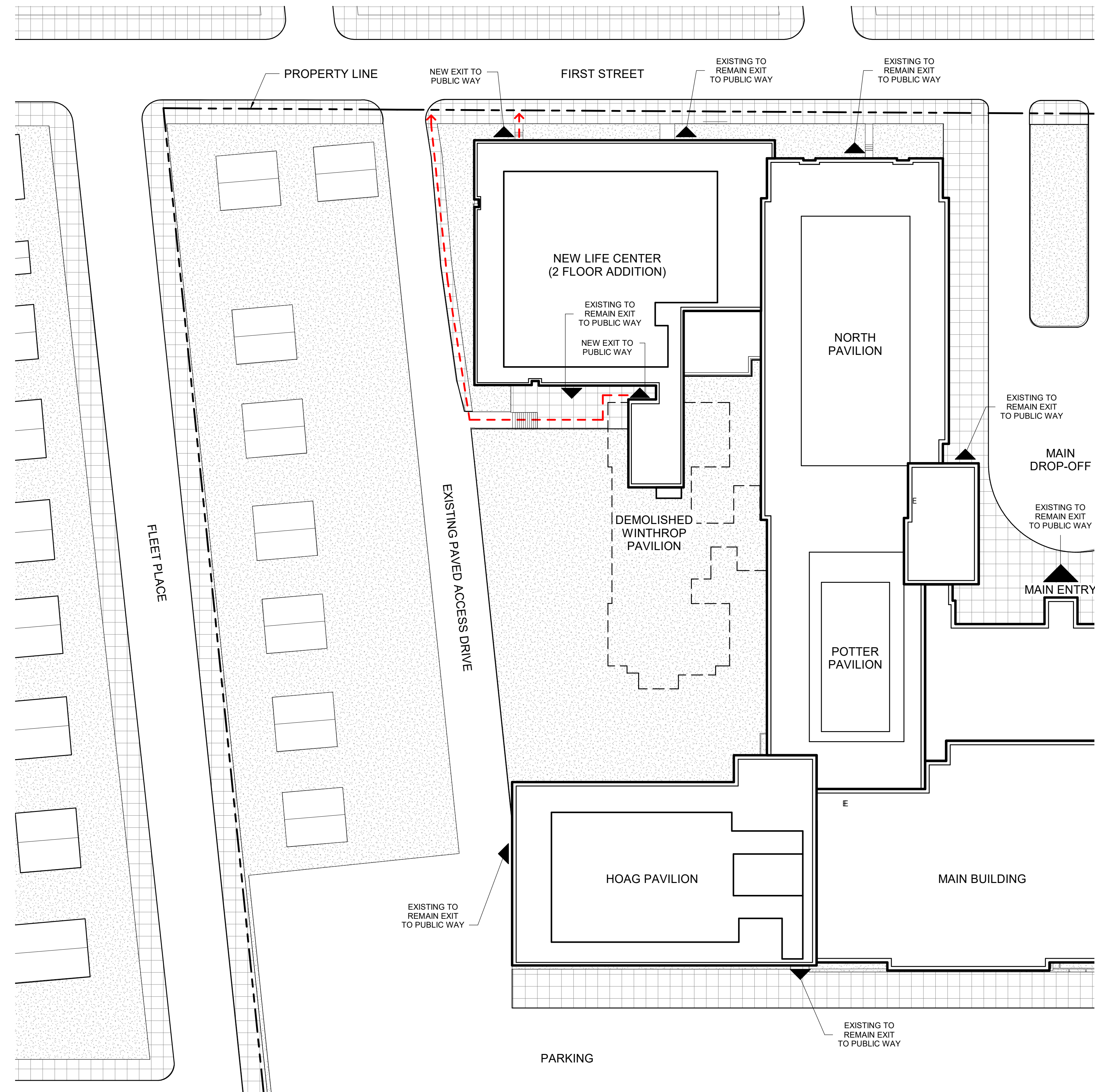
**SITE PLAN**

**SITE PLAN LEGEND**

---> INDICATED EGRESS PATH FROM NEW EXIT TO PUBLIC WAY



**1 EXISTING SITE PLAN**  
1" = 30'-0"



**2 PROPOSED SITE PLAN**  
1" = 30'-0"



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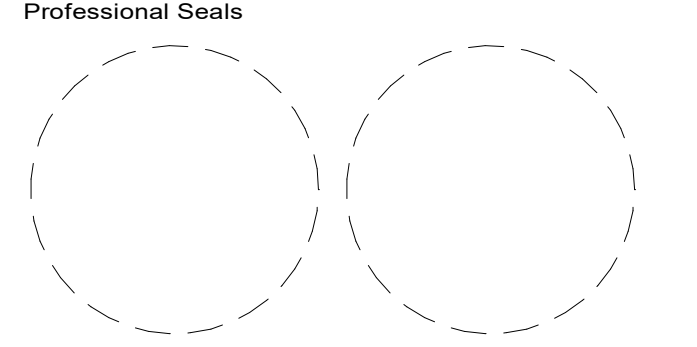
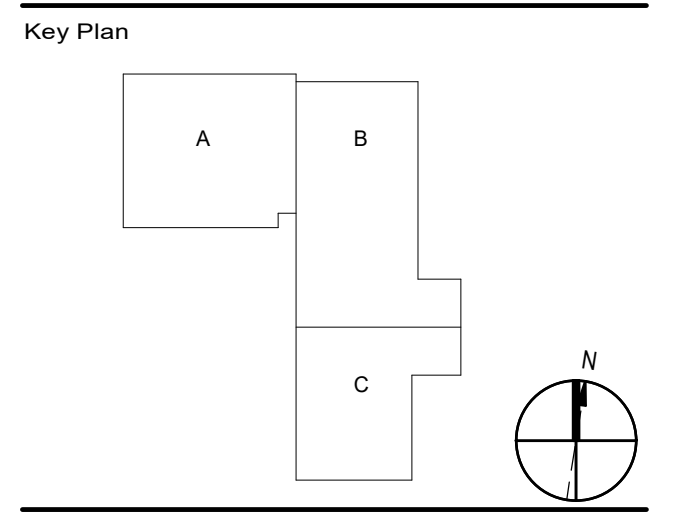
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Rev No.	Description	Date
1	PRELIMINARY ZONING REVIEW	2018-0523
2	PRELIMINARY ZONING REVIEW	2018-0604
3	PRELIMINARY ZONING REVIEW	2018-0614
4	PRELIMINARY ZONING REVIEW	2018-0828

Date of Issue	Issue	Project No.	Sheet Title
		18.07028.00	SITE PLAN

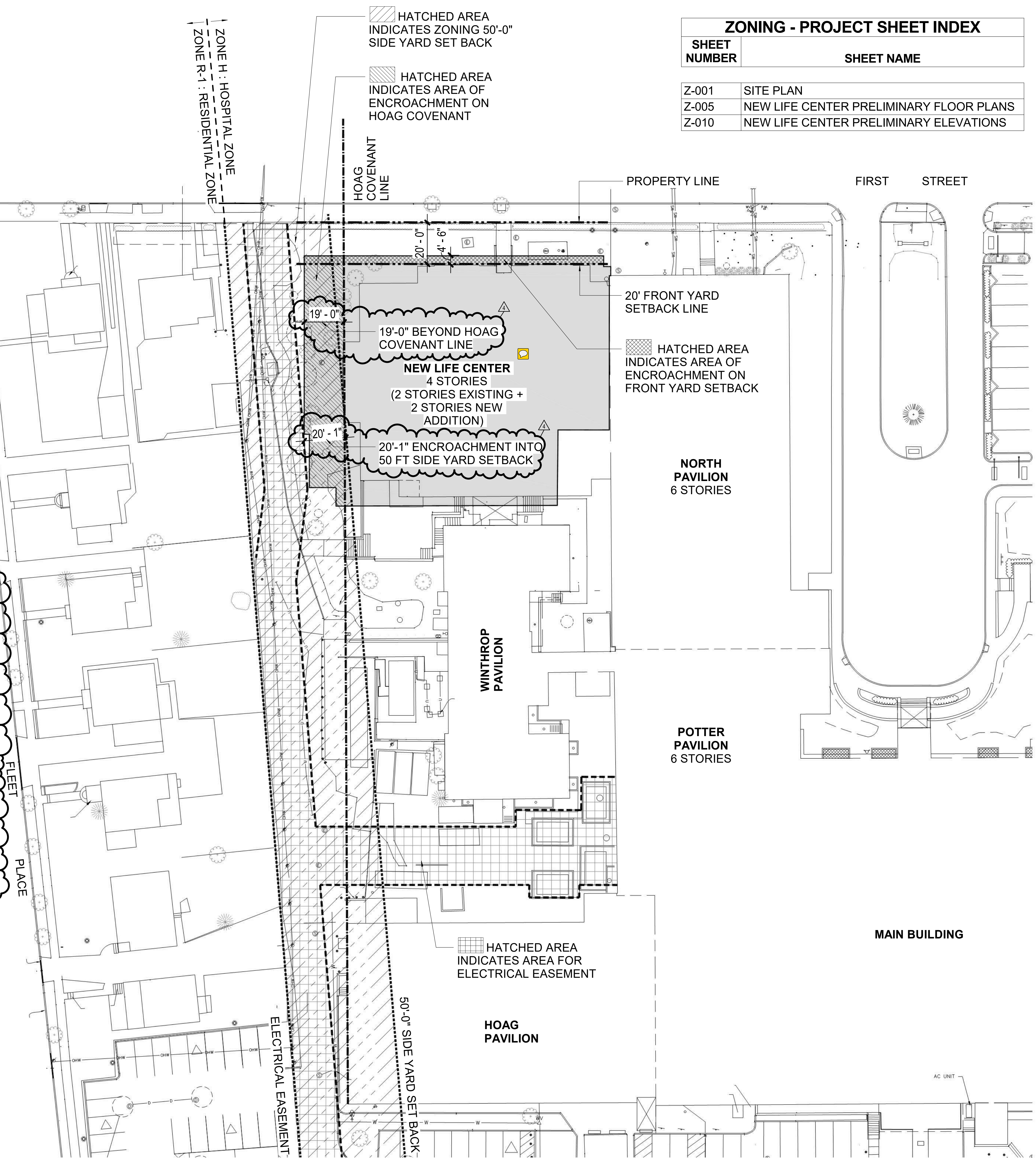
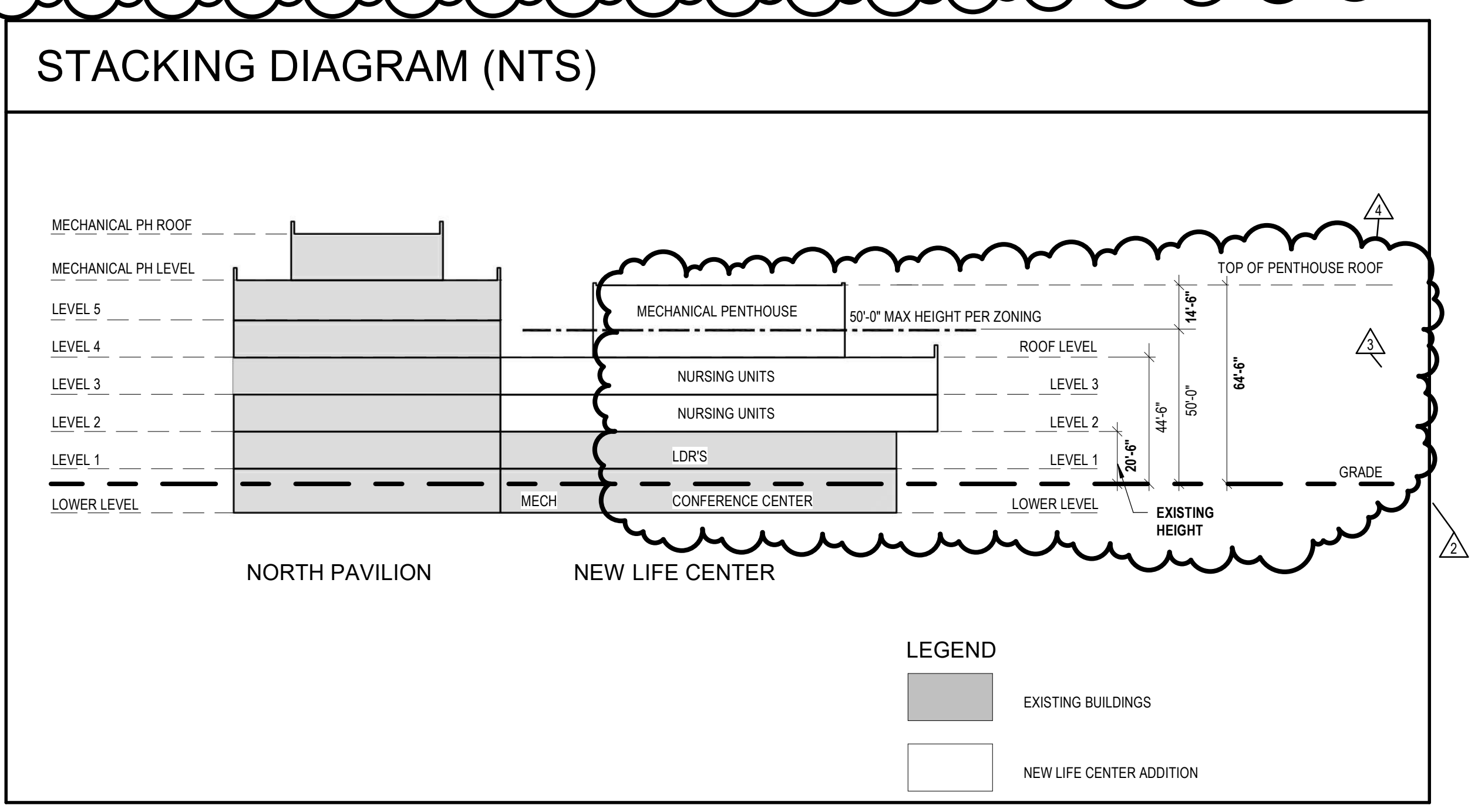
Date of Issue  
Issue  
Project No: 18.07028.00  
Sheet Title  
SITE PLAN

ZONING INFORMATION				
VILLAGE OF MINEOLA CODE CHAPTER 550 - ZONING SCHEDULE I DISTRICT H (HOSPITAL)				
	REQUIRED	EXISTING	PROPOSED	REQUESTED VARIANCE
FRONT YARD	20 FT	20 FT	15 FT 6 IN	4 FT 6 IN
REAR YARD	20 FT	N/A	N/A	N/A
SIDE YARD	50 FT	50 FT	29 FT 11 IN	20 FT 1 IN
HOAG COVENANT	NO CONSTRUCTION FURTHER WEST OF THE EXTERIOR WEST WALL OF THE HOAG BUILDING	N/A	19 FT BEYOND HOAG COVENANT LINE	19 FT BEYOND HOAG COVENANT LINE
BUILDING HEIGHT	4 STORIES	2 STORIES	5 STORIES (INCLUDES MECHANICAL PENTHOUSE)	1 STORY
	50 FT	20 FT 6 IN	64 FT 6 IN	14 FT 6 IN

BED COUNT DATA	
CURRENT BED COUNT:	511 BEDS
MATERNITY NET ADD:	2 BEDS
NICU NET ADD:	13 BEDS
MED/SURG NET ADD:	17 BEDS
TOTAL NET ADD: 2 BEDS + 13 BEDS + 17 BEDS = 32 BEDS	

PARKING DATA FOR 2 STORY NEW LIFE VERTICAL EXPANSION*					
CODE REQUIREMENT FOR PARKING	EXISTING REQUIRED PARKING	ACTUAL EXISTING PARKING	EXISTING PARKING SURPLUS:	PROPOSED EXPANSION & ADDITIONAL PARKING REQUIRED:	PROPOSED REVISED PARKING SURPLUS:
VILLAGE OF MINEOLA CODE CHAPTER 550, ZONING SCHEDULE II DISTRICT H (HOSPITAL) = 3 PARKING SPOTS PER BED.	511 BEDS X 3 = 1,533	2,199	2,199 - 1,533 = 666	PROPOSED BEDS = 543 BEDS NET ADD = 32 BEDS 32 X 3 = 96 CARS	666 - 96 = 570
VILLAGE OF MINEOLA CODE CHAPTER 550, ZONING SCHEDULE II DISTRICT H (HOSPITAL) = 3 PARKING SPOTS PER 1,200 SQUARE FEET.	574,400 SF X (3/1,200) = 1,436	2,199	2,199 - 1,436 = 763	PROPOSED ADDITION = 46,500 SF 46,500/1,200 = 38.75 38.75 X 3 = 116.25 CARS	763 - 116.25 = 646.75

\*EXISTING PARKING DATA PROVIDED BY NYU WINTHROP HOSPITAL



1 SITE PLAN  
3/8" = 1'-0"



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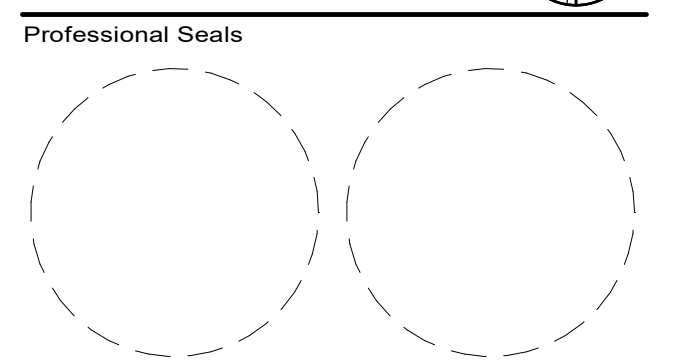
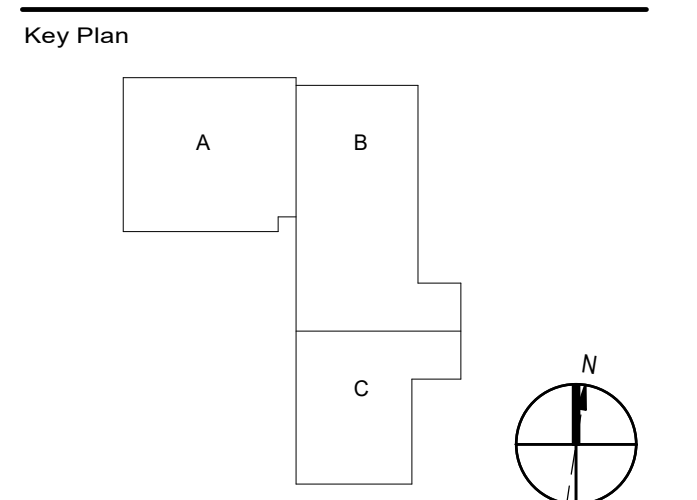
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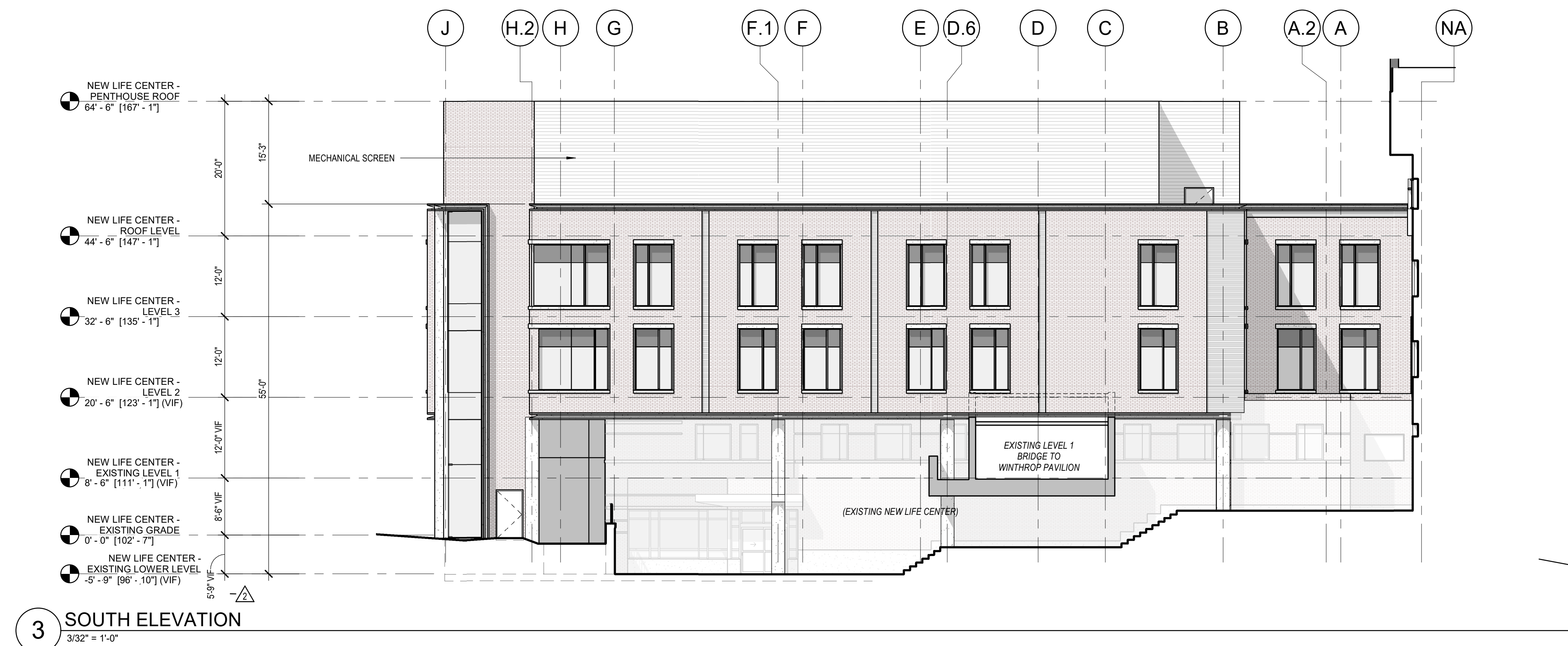


Rev No.	Description	Date
1	PRELIMINARY ZONING REVIEW	2018-0523
2	PRELIMINARY ZONING REVIEW	2018-0614
3	PRELIMINARY ZONING REVIEW	2018-0828

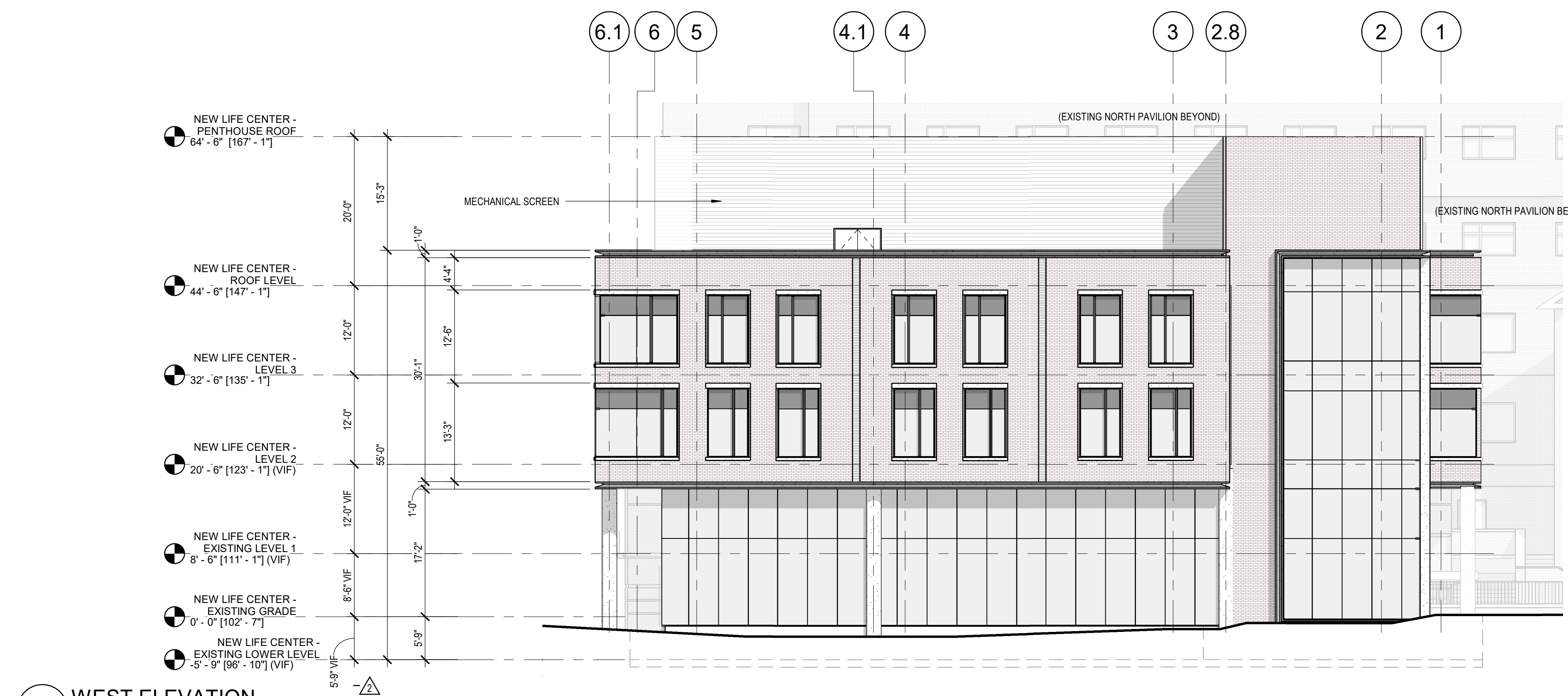
Date of First Issue:
Project No: 18.07028.00
Sheet Title

**NEW LIFE CENTER  
PRELIMINARY  
ELEVATIONS**

Original drawing is 42 x 30. Do not scale contents of this drawing.  
Sheet Number



**3 SOUTH ELEVATION**  
3/32" = 1'-0"



**2 WEST ELEVATION**  
3/32" = 1'-0"



**1 NORTH ELEVATION**  
3/32" = 1'-0"

**Dormitory Authority of the State of New York  
New Life Center Expansion at NYU Winthrop Hospital  
Part 1 Environmental Assessment Form – Attachment B**

**Attachment B**



BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF MINEOLA

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In the Matter of the Application of

NYU WINTHROP HOSPITAL

**DECISION**

For an Amendment of the Special Use Permit pursuant to Chapter 550, Section 550.12 of the Code of the Incorporated Village of Mineola, at premises known as 259 First Street, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10.

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NAME OF APPLICANT:	NYU Winthrop Hospital
SUBJECT PROPERTY:	Section 9, Block 673, Lot 10
STREET LOCATION:	259 First Street Mineola, New York 11501
ZONING DISTRICT:	Business "B-1" District
RELIEF REQUESTED:	Application to Amend the Decision of the Board of Trustees, dated March 24, 1994.
PUBLICATION & POSTING:	All in accordance with applicable laws, rules and regulations.
DATE OF HEARING:	June 12, 2019
APPEARANCES:	Thomas McKeivitt, Esq., Counsel for NYU Winthrop Justin Burke, Director of External Affairs, NYU Winthrop

## DECISION:

NYU Winthrop Hospital (hereinafter, "Applicant") is before this Board, pursuant to Chapter 550, Section 550.12 of the Municipal Code of the Incorporated Village of Mineola, to amend the previously granted Board of Trustees' Decision, dated March 24, 1994, (copy attached and made part of this Decision) regarding the property known as 259 First Street, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10) (hereinafter, the "Property"). The Board of Trustees' Decision, dated March 24, 1994, was for the creation of an off-street surface parking lot. The Board of Trustees approved the application subject to several reasonable conditions. Here, Applicant is seeking relief to amend Condition No. 8 of the March 24, 1994 Decision that provides, in pertinent part, the following:

*"[n]o further construction of the Hospital buildings shall take place west of the westerly wall of the current Hospital building."*

Applicant proposes to construct a three (3) story addition [two (2) stories of habitable space and one (1) story for mechanicals] to an existing two (2) story building. The application proposes construction "west of the westerly wall" of the current hospital building. Specifically, Applicant is seeking to building 20' 1" west of the current hospital building.

By letter, dated January 14, 2019, Applicant's building permit was denied. The Building Inspector determined that the proposed application is contrary to the Village's zoning regulations in that the amendment of a previously granted special use permit requires relief before the Board of Trustees.

Based upon the evidence adduced at the public hearing, and the documentation submitted to the Board in support of the application, the Board makes the following findings of fact:



- 1) Applicant is seeking to amend the Board of Trustees' Decision, dated March 24, 1994, to amend Condition No. 8 to allow for the following:

The construction of a three (3) story addition [two (2) stories of habitable space and one (1) story for mechanicals] to an existing two (2) story building 20' 1" west of the current hospital building.

- 2) All prior terms and conditions of the Board of Trustees' Decision, dated March 24, 1994, remain in full force and effect; and
- 3) By Decisoin, dated April 11, 2019, the Incorporated Village of Mineola Zoning Board of Appeals granted the required variances to construct the three (3) story addition [two (2) stories of habitable space and one (1) story for mechanicals] to an existing two (2) story building.

Based upon the above findings, it is hereby determined that the proposed amendment to the previously granted Board of Trustees' Decision, subject to the conditions stated below, is harmonious to the "B-1" District, will conform to the general character of the neighborhood and that the public health, morals, safety and general welfare of the neighborhood will be secured by the granting of the requested Special Use Permit.

**IT IS THEREFORE RESOLVED**, that the Special Use Permit is **GRANTED** subject to the following conditions:

- 1) This Decision shall not amend, modify or cancel any other Decision or Condition of Approval rendered by the Board of Trustees with respect to Applicant, its successors or assigns. All terms and conditions of the Board of Trustees' Decision, dated March 24, 1994, shall remain in full force and effect and are hereby incorporated by reference to this Decision;
- 2) Applicant consents that no further construction shall take place west of the proposed westerly wall. This condition shall be memorialized with the Village of Mineola as a covenant and restriction that runs with the land and shall be recorded in the Office of the Nassau County Clerk and shall run to the benefit of the Incorporated Village of Mineola.
- 3) All existing structures owned by Applicant which are located on either the east or west side of Fleet Place or the north or side south of Demott Street shall be maintained and not be demolished. This condition shall be memorialized with the Village of Mineola as a covenant and restriction that runs with the land and shall

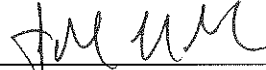
be recorded in the Office of the Nassau County Clerk and shall run to the benefit of the Incorporated Village of Mineola.

- 4) Applicant shall not construct hospital buildings west of the current Hospital building (currently known as the Hoag Pavilion) except for the proposed expansion of the New Life Pavilion as indicated on the Site Plan titled New Life Center Expansion and Renovations Page Z-001 last revised August 28, 2018. This condition shall be memorialized with the Village of Mineola as a covenant and restriction that runs with the land and shall be recorded in the Office of the Nassau County Clerk and shall run to the benefit of the Incorporated Village of Mineola.
- 5) The above covenants and restrictions constitute covenants running with the land and shall be binding upon Applicant and all subsequent owners and other successors in interest. This condition shall be memorialized with the Village of Mineola as a covenant and restriction that runs with the land and shall be recorded in the Office of the Nassau County Clerk and shall run to the benefit of the Incorporated Village of Mineola.
- 6) The within covenants and restrictions may be amended, annulled, altered, or repealed at any time upon the consent of the then owner of the Premises and the Village of Mineola. The Village of Mineola may call a public hearing to consider same, on such notice terms as the Board of Trustees may deem advisable.
- 7) The within Covenants and Restrictions shall be enforceable by Applicant, their successors in interest, and by the Village of Mineola by any remedy.
- 8) Each of these conditions is material to the approval granted by the Board of Trustees. Violations of any of the conditions of this agreement shall subject the applicant or its successors to enforcement pursuant to the Village's Municipal Code, including possible revocation of this Special Use Permit;
- 9) The representations made by Applicant on the record in this proceeding have been deemed material to this application and have been relied upon by the Board of Trustees in its deliberations and decision. Applicant's representations are deemed to be part of the conditions of this special use permit;
- 10) Violation of a condition set forth in this decision shall be deemed a violation of the Village Zoning Law and shall subject the owner or occupant of the premises to all penalties set forth in the Zoning Law; and
- 11) Compliance with the conditions set forth herein shall be a predicate to the issuance of a Certificate of Occupancy to the extent that such conditions require fulfillment prior to the completion of the building.

This constitutes the Decision of the Board of Trustees. Applicant shall, within ten (10) days of the date of filing of this Decision, consent in writing to the conditions contained herein.

Dated: Mineola, New York  
August 14, 2019

Filed in the Office of the Village Clerk  
on the 21 day of August, 2019



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JOSEPH R. SCALERO  
Village Clerk



**Dormitory Authority of the State of New York  
NYU Langone Hospitals  
New Life Center Expansion and Renovations at NYU Winthrop Hospital  
259 First Street  
Incorporated Village of Mineola, Nassau County, New York**

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

## **INTRODUCTION**

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

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

## **PROJECT DESCRIPTION AND PROPOSED ACTION**

NYU Langone Hospitals (“NYULH”) has requested financing from DASNY for its *2019 Financing of the New Life Center Expansion and Renovations Project at NYU Winthrop Hospital* (the “Proposed Project”), pursuant to DASNY’s Hospitals Program. The Proposed Project would consist of the design and construction of an addition to, and the renovations of, the existing facilities to accommodate the expansion of the New Life Center at NYU Winthrop’s Main Hospital campus (the “Hospital”). The Hospital is located at 259 First Street in the Village of Mineola, Nassau County, New York (the “Project Site”).

For purposes of *SEQR*, the Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$142.1 million) would be used to finance the Proposed Project. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately \$230 million).<sup>1</sup> These projects would be covered under separate determinations.<sup>2</sup>

The Proposed Project would include the expansion and renovation of the existing New Life Center, which was opened in 1998 to provide obstetrical, pediatric and neonatal services at

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

<sup>2</sup> It is permissible for these projects to be reviewed separately under *SEQR* with individual determinations issued because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

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NYU Winthrop Hospital through family-focused maternity care. The existing New Life Center facility features:

- 16 home-like, Labor/Delivery/Recovery (“LDR”) Suites complete with the most advanced maternal and child care equipment and technology;
- Special monitoring rooms and programs for high-risk patients;
- Separate areas for cesarean section mothers;
- Family/sibling waiting areas; and
- Access to the Neonatal Intensive Care Unit (“NICU”). One of the most advanced facilities of its kind, NICU is staffed with specially trained experts in newborn medicine who care for babies born prematurely or with health problems requiring special attention.

The Proposed Project would involve expansion of the New Life Center, including construction of a two-story, approximately 39,430-gross-square-foot (“gsf”) vertical addition (i.e., above a portion of the existing hospital building), construction of a five-story (including equipment penthouse), approximately 11,470-gsf new elevator and stair-tower structure with a connection between the New Life Center and Potter Pavilion and approximately 33,210 gsf of renovations to portions of the existing Hospital that would allow for modernization of the existing maternity unit to deliver state-of-the-art care and provide better experiences for families and visitors.<sup>3</sup> The existing, approximately 24,152-gsf Winthrop Pavilion, located south of the New Life Center and west of the North and Potter Pavilions, would be demolished to accommodate the new staircase/service elevator structure and connector between buildings. Overall, a total of approximately 50,900 gsf of new floor area would be constructed, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf.

The renovations would take place within the North and Potter Pavilions and within the existing New Life Center building space. The existing administrative and building support spaces at Winthrop Pavilion would be relocated to other existing building areas within the Hospital. The Proposed Project would result in approximately 46 private, post-partum and medical/surgery beds within the New Life Center. There would be no net increase in the number of beds. Other beds within existing portions of the Hospital would be decommissioned, such that the total number of beds throughout the Hospital would not change from the existing bed count.<sup>4</sup>

The existing New Life Center consists of a lower level and a first level (i.e., two stories above grade). The two-story vertical addition to the New Life Center, which is infill development within the Hospital campus, would accommodate 24 new, private, post-partum beds on the second level (i.e., first new level of the addition, and the third story overall) and 22 private medical and surgery beds on the third level (i.e., second new level of the addition, and fourth story overall). Other beds within existing areas of the Hospital would be decommissioned, thus maintaining the existing bed count. Above the third level (fourth story) would be an approximately 8,150-gsf

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<sup>3</sup> Subsequent to the issuance of DASNY’s *SEQR* Lead Agency request letter and *FEAF Part 1* on November 8, 2019, there has been additional information provided regarding the proposed scope of construction of the New Life Center expansion. Originally, a total of 48,450 gsf of new construction was presented in the *FEAF Part 1*. The revised scope of construction includes, overall, a total of approximately 50,900 gsf of new floor area, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf, rather than 24,298 gsf, as previously presented.

<sup>4</sup> It was previously noted in the *FEAF Part 1* that was distributed on November 8, 2019, that the Proposed Project would result in a total of 32 net new beds. It has since been clarified that since other beds within existing portions of the Hospital would be decommissioned, the total number of beds throughout the Hospital would not change from existing conditions.

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mechanical penthouse (partial fifth story), with the remaining area consisting of roof area. Ground level construction would include structural footings for the New Life Center expansion and the conversion of the area of the demolished Winthrop Pavilion area to a staircase and service elevator structure with a corridor connection and landscaping.

The majority of the full renovation area would be internal, consisting of approximately 14,500 gsf on the second level of the North Pavilion and approximately 9,000 gsf on the second level of the Potter Pavilion. Additionally, approximately 11,270 gsf on the first level and approximately 1,840 gsf on the third level of the North Pavilion would be fully renovated. These interior renovation areas would be completely gutted, except for select building services and architectural elements to remain as part of the new design. Proposed renovation work for the second level of the North Pavilion would include some minor reconfiguration to create additional support space and four relocated Postpartum beds. Proposed renovation work for the second level of the Potter Pavilion would include a complete reconfiguration to create a code-compliant NICU with all required support. Renovation work on the third floors of the North and Potter Pavilions would include some minor reconfiguration to create more appropriate support space. Furthermore, there would be cosmetic renovation on the second level of the North Pavilion and on the third level of the North and Potter Pavilions (e.g., upgrade to the ceilings, walls, and floors).

Demolition work on the existing New Life Center roof would include the removal of the existing mechanical equipment, fresh air intake bulk head, roof ballast, and insulation. Moreover, due to the larger footprint of the vertical addition, new structural footings and minor landscaping at the ground level is expected.

To accommodate stormwater runoff, the proposed grading would convey runoff to area drains. The area drains would tie into the subsurface retention system to infiltrate the stormwater runoff. The stormwater retention system would direct all stormwater to a series of retention pipes located adjacent to the New Life Center and within the parking lot. The required volume is 25,000 cubic feet. The existing stormwater system (drywells) would be removed. The stormwater retention system layout would be coordinated with any existing or proposed subgrade utilities or conflicts, including the fueling tank and electrical vaults. The site stormwater management facilities would comply with the requirements described in the New York State Stormwater Management Design Manual. In addition to water quality volumes, the site would be designed to meet the New York State Department of Conservation (“NYSDEC”) Municipal Separate Storm Sewer Systems (“MS4”) permit requirements for water quantity controls for the 100-year, 24-hour design storm. Post-development flows for the site would not exceed pre-development flow for the 1-, 10- and 100-year, 24-hour design storm. In addition, the project requirement has been set to obtain the LEED Rainwater Management Credit. This would include managing on-site runoff from the developed site using low-impact development and green infrastructure for the 95<sup>th</sup> or 98<sup>th</sup> percentile of rainfall events.

On April 11, 2019, the Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the “Hoag Covenant”), which restricted construction west of the exterior of the existing wall of the

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Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow the New Life Center expansion to extend 19 feet west of the existing exterior wall of the Hoag Pavilion. On August 14, 2019, the Village of Mineola Board of Trustees issued a Decision granting an Amendment to the previously granted Special Use Permit, modifying the restrictive covenant to allow construction of the New Life Center expansion, as currently proposed.

**POTENTIAL ENVIRONMENTAL IMPACTS**

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

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

**Traffic, Air Quality and Noise**

The Proposed Project would not change the nature or intensity of the use of the existing NYU Winthrop Hospital (i.e., the total number of beds would not change). As such, the Proposed Project is not anticipated to result in any significant increase in traffic at the Project Site. Accordingly, no significant adverse traffic impacts are anticipated.

As no significant traffic delays (or vehicle idling) beyond the existing conditions at the Project Site are expected due to the Proposed Project, there would be no adverse changes to existing air quality from mobile sources.

The Proposed Project would include the installation of rooftop heating, ventilating, and air conditioning (“HVAC”) equipment. This new equipment would be more energy efficient than the current units and would not include any significant new stationary sources of air emissions. No permit(s) or registration(s) by State or federal authorities is expected to be required. As such, no significant adverse impacts to air quality are anticipated.

With respect to noise impacts, construction activities would only be undertaken during the hours permitted under §376-17.1 of the Code of the Village of Mineola, *Hours for construction work and repairs*. No construction activities would be performed during sensitive times (i.e., overnight hours). Noise generation from the Proposed Project is expected to be similar to existing conditions and would be similar to existing ambient noise levels. The proposed HVAC equipment would be equipped with noise attenuation measures as needed to maintain existing ambient level. As such, the Proposed Project would not result in significant adverse noise impacts.



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**Water Resources**

*Water Supply*

The Project Site receives potable water from the Village of Mineola Water Department and would continue to receive potable water from existing infrastructure under the proposed action. The existing NYU Winthrop Hospital consumes approximately 177,300 gallons per day (“gpd”) of water.<sup>5</sup> The Proposed Project is intended to accommodate existing programs at NYU Winthrop Hospital and would not result in a change in the number of beds at the overall NYU Winthrop Hospital. As such, no substantial change in the Project Site’s water demand is expected, and it is anticipated that the Village of Mineola Water Department would continue to be able to supply potable water to the Project Site. Therefore, the Proposed Project is not expected to result in a significant adverse impact to the water supply system.

*Sanitary Wastewater*

Sanitary wastewater generated at the Project Site is conveyed to sewers maintained by the Village of Mineola Sewer District and is processed at the Nassau County Department of Public Works’ (“DPW”) Bay Park Sewage Treatment Plant (“STP”). The existing NYU Winthrop Hospital generates approximately 177,300 gpd of sanitary wastewater.<sup>6</sup> Under the proposed action, the existing sewer infrastructure would continue to accommodate sanitary wastewater generated by the Proposed Project. The Proposed Project is intended to accommodate existing programs at NYU Winthrop Hospital and would not result in a change in the number of beds at the overall NYU Winthrop Hospital. As such, no substantial change in the Project Site’s sanitary wastewater generation is expected, and it is anticipated that the Village of Mineola Sewer Department and Nassau County DPW would continue serve the Project Site. Thus, the Proposed Project is not expected to result in a significant adverse impact on sanitary wastewater collection or treatment infrastructure.

*Groundwater*

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

*Stormwater*

The Proposed Project is expected to result in only nominal ground disturbance and changes in surface coverage (i.e., adjacent to the New Life Center vertical addition, and within the area of the Winthrop Pavilion to be demolished and restored) with no significant increase in impervious surface area. New stormwater management infrastructure (e.g., retention pipes, drywells) would be installed within the project area

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<sup>5</sup> Based on a factor of 300 gpd/bed per the Nassau County Department of Public Works’ *Minimum Design Sewage Flow Rates* for hospitals. There are 591 beds at the existing NYU Winthrop Hospital.

<sup>6</sup> Ibid.

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as needed to minimize stormwater runoff. Accordingly, the Proposed Project is not expected to have a significant adverse impact on stormwater management.

*Surface Water*

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

**Solid Waste**

Solid waste generated at the Project Site would be collected and disposed at the appropriate facilities, in accordance with Chapter 446, *Collection Regulations*, of the Code of the Village of Mineola.

The Proposed Project is intended to accommodate existing programs at NYU Winthrop Hospital and would not result in a change in the number of beds at the overall NYU Winthrop Hospital. As such, no substantial change in solid waste generation is anticipated due to the Proposed Project.

Construction of the Proposed Project would generate construction and demolition debris, which would also be collected and disposed of in accordance with Village regulations.

NYU Winthrop Hospital is considered a Resource Conservation and Recovery Act ("RCRA") large quantity generator of hazardous wastes associated with healthcare functions of the Hospital. As the Proposed Project would accommodate existing Hospital programs, no significant increase in hazardous wastes generated at the Project Site is anticipated, and wastes would continue to be stored and disposed of in accordance with State regulations. Thus, the Proposed Project is not expected to result in significant adverse impacts related to hazardous wastes.

**Soils and Topography**

The Proposed Project involves construction of a vertical addition to the existing New Life Center (with structural footings at grade) as well as renovations to existing Hospital spaces, demolition of the Winthrop Pavilion, construction of a new service elevator/staircase structure, and landscaping improvements. These construction activities would result in nominal ground disturbance within previously developed areas consisting of buildings and landscaped areas. No steep slopes would be disturbed. As such, the Proposed Project is not expected to result in significant adverse impacts to soils and topography.

- (ii) ***the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;***

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The Project Site is currently developed with the existing NYU Winthrop Hospital campus, including numerous buildings, parking lots, walkways, driveways and landscaped areas. The Proposed Project would occur within existing developed areas containing buildings and landscaped areas and would not result in any substantial changes in land coverages. According to the New York State Department of Environmental Conservation's ("NYSDEC") *Environmental Resource Mapper* and *New York Nature Explorer*, the Project Site does not contain any species of plants or animals listed as endangered or threatened, nor does it contain any habitats associated with such species. While *New York Nature Explorer* records indicate the presence of endangered Slender Crab Grass (*Digitaria filiformis*) in the vicinity of the Project Site, these records date to 1899. As this species is typically associated with disturbed habitats near coastal areas and as the last reported date of occurrence was over 100 years ago, it is unlikely that this species occurs at the Project Site. Similarly, the Project Site does not contain any species of plants or animals listed as rare or as a species of special concern. As such, the Proposed Project would not result in a significant adverse impact to natural resources.

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

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

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

As the Proposed Project would involve an addition to the existing NYU Winthrop Hospital, the existing land use at the site would not change (see Figure 1). The Proposed Project would not result in a change in the number of beds available at the Project Site. Additionally, since the proposed addition would be situated atop an existing space, and the Winthrop Pavilion would be demolished and replaced with a much smaller stair/elevator/building connector, the overall intensity of land use would be lessened. Thus, the Proposed Project would not result in a significant increase in the intensity of land use at the Project Site.

The *Comprehensive Master Plan for the Village of Mineola*<sup>7</sup> (*Comprehensive Plan*) identifies Winthrop-University Hospital (now NYU Winthrop Hospital) as a key community facility and downtown resource in the Village. The *Comprehensive Plan* contains the following recommendations with respect to the Village's land use policy toward the Hospital:

- *Support the Hospital's efforts to upgrade its downtown campus, including cohesive on- and off-site pedestrian enhancements;*

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<sup>7</sup> Incorporated Village of Mineola. *Comprehensive Master Plan for the Village of Mineola*. November 2005. Available from <https://www.mineola-ny.gov/sites/mineolany/files/uploads/finalcompplan.pdf>. Accessed on 20 November 2019.

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- *Preserve the double row of houses flanking Fleet Place as the transition from the Hospital to the adjoining residential area;*
- *Promote new hospital construction on the north side of Second Street between Third Avenue and Mineola Boulevard, consistent with downtown design guidelines;*
- *Support placement of parking and other Hospital uses on the south side of the Long Island Railroad with safe pedestrian crossings;*
- *Monitor the Hospital's parking situation to ensure that it does not negatively impact adjacent neighborhoods; and*
- *Develop a long-term plan for the parking garage at the northeast corner of First Street and Third Avenue.*

Most of these recommendations specifically relate to other portions of the Hospital campus outside of the Proposed Project area. However, the Proposed Project would enhance pedestrian circulation on-site by providing a connection between the New Life Center and the Potter Pavilion via the proposed service elevator/staircase structure, as well as adding a sidewalk along the existing access driveway connecting the New Life Center to First Street. This structure would facilitate movement of patients directly from each floor of the New Life Center to other portions of the Hospital. As such, the Proposed Project would be consistent with the relevant recommendations of the Village's *Comprehensive Plan*.

The Project Site is located within an H District (Hospital) of the Village of Mineola (see Figure 2). Permissible uses within the H District include a public or private hospital and accessory uses customarily incidental to the operation of a hospital. The bulk and dimensional regulations of the H District are provided in the following table:

**Table 1                      Bulk and Dimensional Requirements**

<b>Dimensional Requirement</b>	<b>Required/Permitted</b>
Front Yard Setback (Feet)	20-feet
Side Yard Setback (Feet)	50 – feet along residential border 20 – feet along non-residential border
Rear Yard Setback (Feet)	20-feet
Height (In Stories and Feet)	4 stories (50-feet)

It should be noted that the Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the "Hoag Covenant"), which restricts construction west of the exterior of the existing wall of the Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow construction

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of the New Life Center expansion, as currently proposed. As such, it is not anticipated that the Proposed Project would have a significant adverse impact on zoning.

The Proposed Project would also be analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act* (“SGPIPA”), Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *SSGPIPA* outlines requirements for state agencies to fund infrastructure projects in accordance with smart growth criteria. As the Proposed Project components would include financing through DASNY’s Hospitals Program, a Smart Growth Impact Statement Assessment Form (“SGISAF”) for the Proposed Project would be prepared pursuant to the *SSGPIPA* procedures. DASNY’s Smart Growth Advisory Committee would review the Proposed Project against the relevant smart growth criteria established by the legislation.

Based on the above, the Proposed Project would not create a material conflict with a community’s current plans or goals as officially approved or adopted.

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

**Cultural Resources**

The Project Site is not listed on the State or National Register of Historic Places, nor is it substantially contiguous to such resources. Additionally, the Project Site is not located within an archaeologically sensitive area, as determined by the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). Consultations were undertaken with the OPRHP regarding the potential for the Proposed Project to impact significant historic and cultural resources (including archaeological resources) (OPRHP Project Review No. 19PR07778). By its letter dated November 19, 2019, OPRHP indicated that *“no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”* (see copy of correspondence annexed hereto). Accordingly, the Proposed Project would not have a significant adverse impact on cultural resources.

**Visual Resources**

The Proposed Project would involve the construction of a two-story (plus mechanical penthouse) addition to the existing two-story NYU Winthrop Hospital New Life Center, and the construction of a five-story (including equipment penthouse) staircase and service elevator structure proximate to the same. The existing Winthrop Pavilion would be demolished to accommodate the proposed staircase and service elevator structure. The proposed New Life Center vertical addition and staircase/service elevator structure would be designed to be compatible with the established aesthetic character of NYU Winthrop Hospital. The maximum height of the proposed New Life Center vertical addition would be approximately 62-feet-2 inches above finished grade level (“afg”), while the proposed staircase/service elevator structure would reach a

**Dormitory Authority of the State of New York  
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slightly lower top height. The proposed heights of the New Life Center addition and the staircase/service elevator structure would be lower than that of the existing adjacent North and Potter Pavilions. The remainder of the Proposed Project involves internal renovations of the existing North and Potter Pavilions. These renovations would not include any exterior work and would therefore not alter the aesthetic character of the existing Hospital. Outdoor lighting would be designed to be properly spaced, shielded and directed downward and to prevent excess glare and/or light trespass.

Based on the foregoing, the Proposed Project is not expected to have a significant impact on visual resources.

**Neighborhood Character**

The Proposed Project would involve the expansion and renovation of the existing Hospital use to serve existing Hospital programs. NYU Winthrop Hospital is a long-established institution within the Village of Mineola that has provided medical service to the community since 1896. The Proposed Project would not result in a change of use or a substantial change in the intensity of use at the Project Site, nor would it substantially change the visual character of the Project Site. As such, the Proposed Project would not result in significant adverse impacts to neighborhood character.

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

The Proposed Project would be expected to result in an increase in energy demand due to the net addition of approximately 26,748 gsf of floor area at the overall Hospital. It is expected that the Proposed Project, when operational, would consume approximately 6,705,723.6 thousand British thermal units (“MBtu”) per year.<sup>8</sup> However, this increase in energy demand is not expected to be significant in terms of overall energy demand, and no significant upgrades to energy infrastructure serving the Project Site are expected to be required. As such, the Proposed Project would not result in a major change in the use of either the quantity or type of energy.

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

The Proposed Project would modernize the existing New Life Center maternity unit to deliver state-of-the-art care and provide a better experience for families and visitors. Similarly, the proposed renovations of the North and Potter Pavilions would provide more support space to better serve the existing services and would improve NICU conditions. Accordingly, implementation of the Proposed Project would improve health services available to the public. The Proposed Project is not anticipated to result in significant environmental impacts that would cause a hazard to human health, as all regulated medical waste are expected to continue to be handled and disposed of in accordance with prevailing regulations.

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<sup>8</sup> Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) from Table 15-1 “Average Annual Whole-Building Energy Use in New York City.” The City of New York, Mayor’s Office of Environmental Coordination, *CEQR Technical Manual*, April 2016.

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It is noted that one spill associated with the Project Site on the NYSDEC's Spill Incidents Database (No. 1611267) currently remains open. This spill occurred on March 3, 2018, and involved approximately 20 gallons of motor oil spilling on impervious surface due to an equipment failure. This spill is not related to the Proposed Project, and it is expected that any required remediation activities are being undertaken with appropriate agency oversight.

Based on the foregoing, the Proposed Project is not expected to have a significant adverse impact on public health.

**(viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;**

The Project Site does not contain any agricultural, open space or recreational uses, nor is it adjacent to such uses. The Proposed Project would accommodate existing NYU Winthrop Hospital programs and would not change the overall number of beds at the Hospital. As such, the intensity of use for the Proposed Project would be comparable to that of the existing NYU Winthrop Hospital. Therefore, the Proposed Project would not represent a substantial change in the use, or intensity of use of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

**(ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;**

The Proposed Project would involve improvements intended to meet the needs of existing Hospital programs and would not result in a change in the number of beds at the overall NYU Winthrop Hospital. While the nature of the established Hospital use at the Project Site involves both short- and long-term, temporary stays at the Project Site by patients, the Proposed Project would not encourage or attract a large number of people to the Project Site compared to the number of people who would typically come to the New Life Center absent the Proposed Project. As such, no significant adverse impacts are anticipated.

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

The Proposed Project would not create a material demand for other actions that would result in a significant adverse impact on the environment.

**(xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or**

Implementation of the proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the

**Dormitory Authority of the State of New York  
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environment, but when considered together result in a significant adverse impact on the environment.

- (xii) *two or more related actions undertaken, funded or approved by any agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.***

Implementation of the proposed action would not result in cumulative impacts that would meet any of the criteria set forth in 6 NYCRR § 617.7.

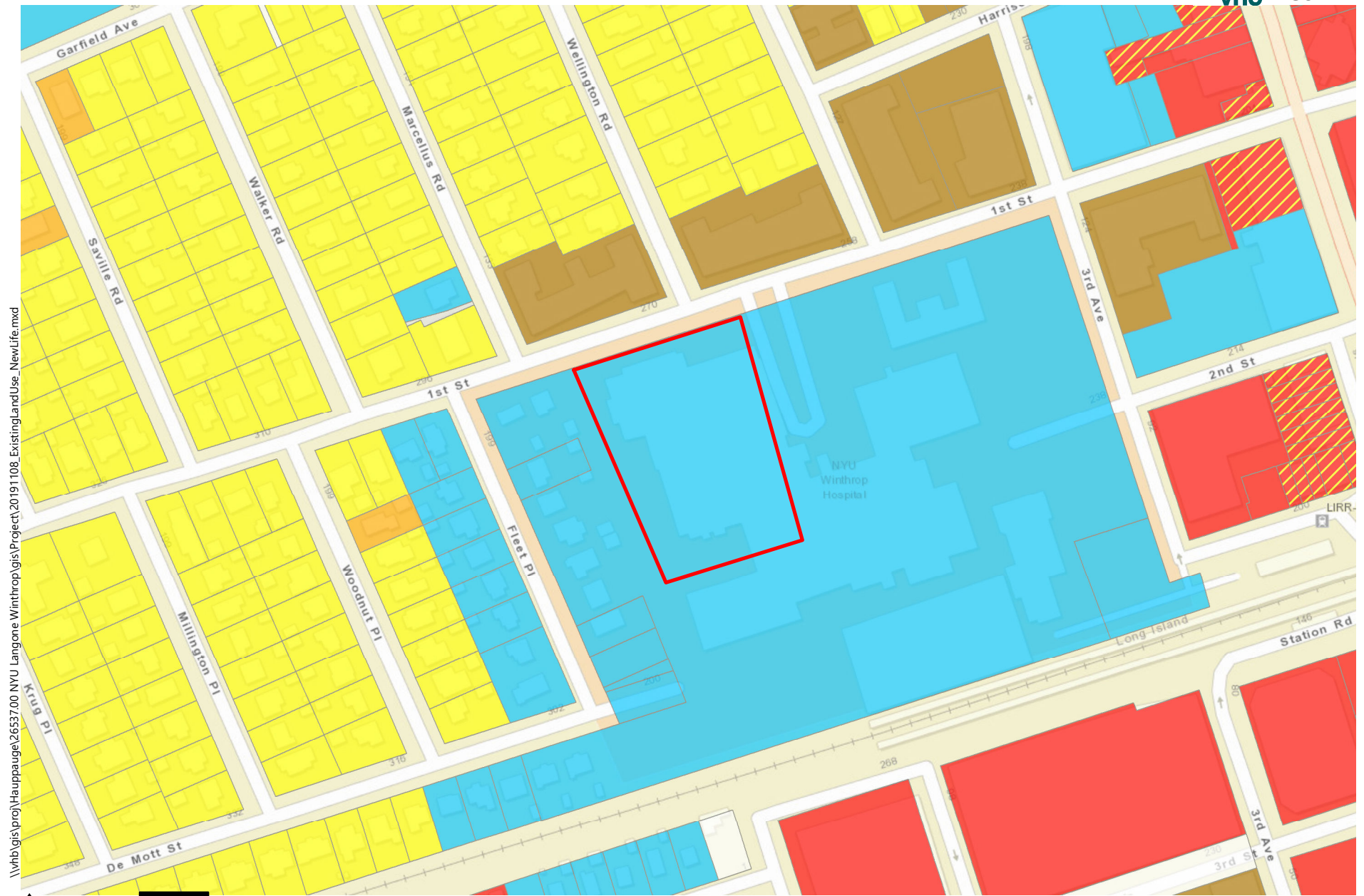
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**Dormitory Authority of the State of New York  
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**FIGURES**





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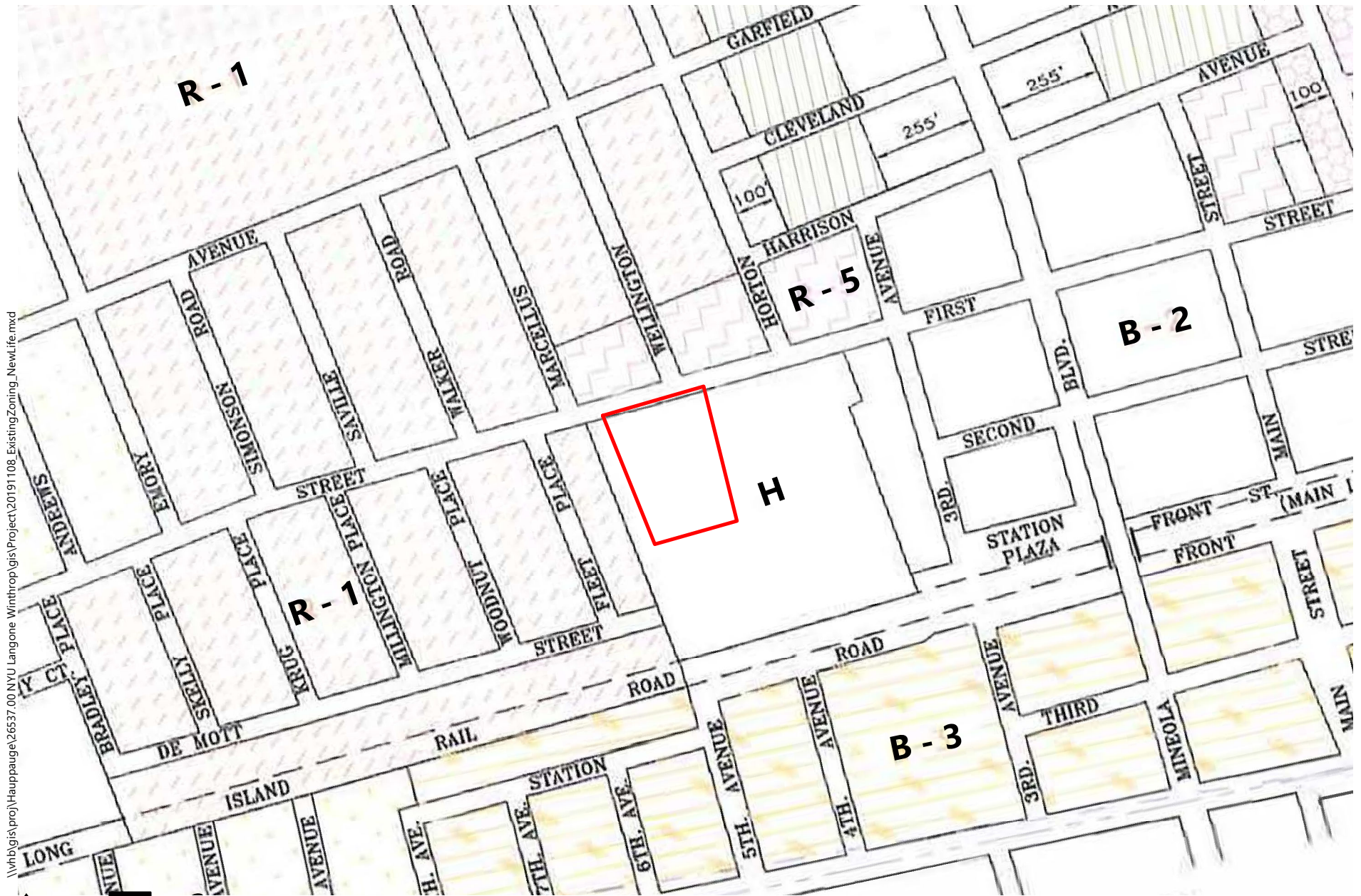
- Project Site (approximate extent of project area)
- Single-Family Residential
- Two- or Three-Family Residential
- Multi-Family Residential
- Community Facilities
- Vacant
- Mixed-Use
- Commercial

**New Life Center Expansion at NYU Winthrop Hospital**

**Existing Land Use**  
 NYU Winthrop Hospital  
 Village of Mineola, Nassau County

Sources: Nassau County Planning Department (2019);  
 ESRI World Street Map





**New Life Center Expansion at NYU Winthrop Hospital**

 Project Site

**Zoning Districts**

- B-2 District (Special Business)
- B-3 District (Special Office Use)
- H (Hospital District)
- R-1 District (One-Family Residential)
- R-5 District (Apartment Residential)

**Existing Zoning**

- NYU Winthrop Hospital
- Village of Mineola
- Nassau County

Source Info: Zoning Map of the Inc. Village of Mineola, Revised August 2006.





**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

November 19, 2019

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

Re: DASNY  
New Life Center Expansion and Renovations Project at NYU Winthrop Hospital  
259 First Street, Mineola, NY  
19PR07778  
Project #358110

Dear Ms. Stein:

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

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

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

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation







# Village of Mineola

155 Washington Avenue  
Mineola, New York 11501  
Tel: (516) 746-0750 Fax: (516) 746-5602

December 2, 2019

Mayor

**Scott P. Strauss**

*Trustees*

**Paul S. Cusato**

**Paul A. Pereira**

**George R. Durham**

**Dennis J. Walsh**

*Village Attorney*

**John P. Gibbons, Jr.**

*Village Clerk*

**Joseph R. Scalero**

**VIA EMAIL: [ssstein@dasny.org](mailto:ssstein@dasny.org)**

Ms. Sara E. Stein, Senior Environmental Manger

Office of Environmental Affairs

DASNY

One Penn Plaza, 52<sup>nd</sup> Floor

New York, New York 10119-0098

Re: DASNY State Environmental Quality Review (SEQR)  
Lead Agency Coordination Request for NYU Langone  
Hospitals' 2019 Financing of the New Life Center  
Expansion and Renovations Project at NYU Winthrop  
Hospital, Village of Mineola, Nassau County, New York  
(Hospitals Program).

Dear Ms. Stein:

I am the Deputy Village Attorney for the Incorporated Village of Mineola (hereafter, the "Village"). The Village is in receipt of your Lead Agency Coordination Request for NYU Langone Hospitals' 2019 Financing, dated November 8, 2019. Please allow this letter to serve as the Village's formal response.

The Village has no objection to DASNY assuming Lead Agency and conducting a coordinated SEQR process as it relates to the financing of the New Life Center and Renovations Project at NYU Winthrop Hospital within the Incorporated Village of Mineola. The Village would respectfully note that, prior to the commencement of any work financed by DASNY, NYU Winthrop Hospital will be required to submit all necessary building permit applications and obtain all necessary permits and approvals from the Incorporated Village of Mineola and any other body or agency having jurisdiction. The Village intends to conduct an independent SEQR review of any applications which come before one of its boards.

Thank you in advance for your attention to this matter.

Sincerely,

Peter S. Trentacoste  
Deputy Village Attorney



## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** December 10, 2019  
**Project Applicant:** NYU Langone Hospitals  
**Project Name:** 2019 Financing of the New Life Center Expansion and Renovations Project at NYU Winthrop Hospital  
**Program:** Hospitals Program  
**Project Location:** 259 First Street in the Village of Mineola, Nassau County, New York  
**Project Number:** 358110  
**Completed by:** Sara E. Stein, AICP, LEED-AP

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

### Description of Proposed Action and Proposed Project:

The Proposed Action would consist of DASNY’s authorization of the issuance of up to \$550 million in fixed-and/or variable-rate, tax-exempt and/or taxable Series 2019 bond proceeds, a portion of which (approximately \$142.1 million) would be used to finance the NYU Langone Hospitals (“NYULH”) 2019 Financing of the New Life Center Expansion and Renovations Project at NYU Winthrop Hospital (the "Proposed Project"). The Proposed Project would consist of the design and construction of an addition to, and the renovations of, the existing facilities to accommodate the expansion of the New Life Center at NYU Winthrop’s Main Hospital. Overall, a total of approximately 50,900 gsf of new floor area would be constructed, resulting in a net overall increase in the size of the Hospital of approximately 26,748 gsf. NYULH’s request for funding would also be used to finance the construction of an ambulatory care center in the Cobble Hill neighborhood of Brooklyn, Kings County, New York (approximately \$234.9 million), as well as the renovation and fit out of an existing building located at 1111 Franklin Avenue in Garden City, Nassau County, New York (approximately \$230 million). These projects would be covered under separate assessments.

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

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

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

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

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

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

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

The Project Site is located within the boundaries of NYU Winthrop's Main 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

The Project Site is zoned as H District (Hospital) in the Village of Mineola, and the Proposed Project would be a permissible use within that district. The Village of Mineola Zoning Board of Appeals granted a request for area variances from certain dimensional requirements of the Hospital zoning district, including front yard setback, side yard setback and height (in feet and stories). Apart from the area variances, the Proposed Project required the modification of a previous condition set forth in the March 24, 1994, Village of Mineola Board of Trustees Special Use Permit Decision (known as the "Hoag Covenant"), which restricts construction west of the exterior of the existing wall of the Hoag Pavilion on the Hospital campus. Amendment of the Special Use Permit would allow construction of the New Life Center expansion, as currently proposed. Therefore, the Proposed Project would be generally consistent with this criterion.

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

The Proposed Project would preserve the state's resources by utilizing previously developed land to accommodate the expansion of the New Life Center at NYU Winthrop's Main Hospital. No significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeologic resources are anticipated as a result of the Proposed Project. Therefore, the Proposed Project would be generally consistent with this criterion.

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

The Proposed Project would be located within a developed area, on an existing hospital campus. Expansion of NYU Winthrop Hospital's New Life Center would constitute infill development, thereby promoting mixed

land uses and compact development. Therefore, the Proposed Project would be generally consistent with this criterion.

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

The Project Site is within one-quarter mile of the Long Island Railroad (“LIRR”) Mineola Station (Montauk, Oyster Bay, Port Jefferson and Ronkonkoma lines). The Mineola Intermodal Bus Center, located adjacent to the LIRR Mineola Station, also provides access to the hospital campus via the n22, n23, n24 and n40/n41 buses. Therefore, the Proposed Project would be generally supportive of this criterion.

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

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

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

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

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

The Proposed Project would be constructed as of right and would meet all appropriate codes. Therefore, it would be generally supportive of this criterion.

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

The Proposed Project would involve the construction of an addition to, and the renovations of, the existing facilities at NYU Winthrop Hospital to accommodate the expansion of the New Life Center. The Proposed Project would include many energy efficiency measures to promote sustainability goals. The Proposed Project would not create new greenhouse gas emissions that would compromise the needs of future generations. Therefore, the Proposed Project would be generally supportive of this criterion.

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

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<sup>3</sup> 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.

<sup>4</sup> 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.

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

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

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

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

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

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

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

**ATTESTATION**

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



12/10/2019

**Signature/Date**

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

**Print Name and Title**

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

Agency Use Only [If applicable]  
 Project : NYULH 2019 Financing -- New Life Center  
 Date : December 10, 2019

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

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

**Tips for completing Part 2:**

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

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

**2. Impact on Geological Features**

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

NO

YES

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

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

**3. Impacts on Surface Water**

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

NO

YES

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

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



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**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.  NO  YES  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
 If "Yes", answer questions a - h. If "No", move on to Section 5.

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

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

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

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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 <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

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

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

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 the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

NO  YES

*If "Yes", answer questions a - f. If "No", go to Section 14.*

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

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

NO  YES

*If "Yes", answer questions a - e. If "No", go to Section 15.*

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

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

NO  YES

*If "Yes", answer questions a - f. If "No", go to Section 16.*

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

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

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

**17. Consistency with Community Plans**

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

NO       YES

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

**18. Consistency with Community Character**

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

NO       YES

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



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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

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

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

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

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

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

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

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

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

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

Name of Action: NYU Langone Hospitals (NYULH) 2019 Financing of the New Life Center Expansion and Renovations at NYU Winthrop Hospital

Name of Lead Agency: DASNY

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

Title of Responsible Officer: Director, Office of Environmental Affairs

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

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

**For Further Information:**

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

Address: One Penn Plaza, 52nd Floor, New York, New York 10119

Telephone Number: (212) 273-5092

E-mail: SStein@dasny.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

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**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)  
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES  
FOR  
NYU LANGONE HOSPITALS'  
2019 FINANCING OF THE NEW LIFE CENTER EXPANSION AND RENOVATIONS  
AT NYU WINTHROP HOSPITAL PROJECT**

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2019 FINANCING OF THE NEW LIFE CENTER EXPANSION AND RENOVATIONS AT NYU  
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