




DASNY

TO: Jack D. Homkow, Director, Office of Environmental Affairs

FROM: Matthew A. Stanley, AICP, Senior Environmental Manager 

DATE: March 7, 2016

RE: *State Environmental Quality Review (SEQR) Type II Determination* for the Fordham University 2016 Financing Project (Independent Colleges and Universities Program)

Fordham University (“Fordham” or the “University”) has requested financing from DASNY (“Dormitory Authority State of New York”) pursuant to DASNY’s Independent Colleges and Universities Program for its *2016 Financing Project*. Accordingly, the *2016 Financing Project* is subject to environmental review pursuant to the *State Environmental Quality Review Act (“SEQRA”)*.

Based on a review of the attached *Single Approval Credit Summary*, dated February 26, 2016, it has been determined that for purposes of *SEQRA*, the Proposed Action would consist of DASNY’s authorization of the issuance of an amount not to exceed \$175,000,000 in fixed- and/or variable-rate tax-exempt and/or taxable Series 2016 bonds on behalf of Fordham. The bond proceeds would be used to finance or refinance the *2016 Financing Project*, which would consist of the reconstruction and renovation of an existing 4-story building located at 140 West 62nd Street on Fordham’s Lincoln Center Campus, borough of Manhattan, New York County, New York, including a student center, expanded and upgraded library, classrooms, offices, assembly space and utility, electrical and plumbing systems; and the refunding of all or a portion of the \$100,105,000 outstanding principal amount of the DASNY Fordham University Revenue Bonds, Series 2008B (the “2008 Bonds”); and (d) the refunding of all or a portion of the \$50,000,000 outstanding principal amount of the DASNY Fordham University Revenue Bonds, Series 2011B (the “2011 Bonds”)(the “Proposed Project”).

Description of the Institution. Fordham University is an independent, not-for-profit, coeducational, nonsectarian institution of higher education that was founded in 1841 and was granted its charter in 1846 by the State of New York. Fordham offers a wide selection of curricula, which lead to baccalaureate, masters, and doctorate degrees. A self-perpetuating Board of Trustees governs the University. Today, Fordham University comprises primarily three campuses — two residential and one commuter. The Rose Hill Campus, adjacent to the New York Botanical Gardens in the Bronx, and the Lincoln Center Campus, adjacent to the Lincoln Center for the Performing Arts on Manhattan’s Westside, are both residential campuses. The Westchester Campus located in Harrison, New York, is largely a commuter branch of the University. Fordham University has four undergraduate and six graduate colleges on its three campuses, and it serves approximately 15,286 undergraduate and graduate students at all locations.

SEQR Determination. DASNY completed this environmental review in accordance with the *SEQRA*, codified at Article 8 of the *New York Environmental Conservation Law ("ECL")* and 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.

Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in Part 617.4 is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2). Refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23). Type II "actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."¹ Therefore, no further *SEQR* determination or procedure is required for any project identified as Type II.

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

At the time of Fordham's funding request to DASNY, the renovation of 140 West 62nd Street was approximately 70 percent complete, according to a representative of Fordham. The building had previously been evaluated for its eligibility for the State and National Registers of Historic Places ("S/NR") and New York City Landmark designation ("NYCL") during the New York City Planning Commission's ("CPC") *City Environmental Quality Review ("CEQR")* process for the Fordham University Lincoln Center Master Plan in 2009. The *Final Environmental Impact Statement ("FEIS")*, dated April 10, 2009, for that project noted that the building had been significantly altered since its construction in 1961 and did not possess significance that would render it eligible for S/NR listing or NYCL designation. The CPC's *Notice of Completion of the FEIS* (April 10, 2009) noted "(t)here are no properties on the project site that are architecturally significant." It is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

Attachments

cc: Dena Amodio, Esq.; David Ostrander; *SEQR* File, *OPRHP* File

¹ 6 *N.Y.C.R.R.* § 617.5(a).