



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

**Date:** July 15, 2019

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

**Applicant:** Northwell Health Obligated Group  
2000 Marcus Avenue  
New Hyde Park, New York 11042  
(Nassau County)

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

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

**Title of Action:** Northwell Health Obligated Group  
*Staten Island University Hospital Comprehensive Cancer Center  
2019 Financing Project (Hospitals Program)*

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

**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 the Northwell Health Obligated Group (“Northwell”) for the *Staten Island University Hospital Comprehensive Cancer Center (2019 Financing Project)* (the “Proposed Project”). For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would involve DASNY’s authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate Series 2019 Bonds issued in one or more series to be sold at one or more times through a negotiated offering on behalf of Northwell, pursuant to DASNY’s Hospitals Program.

More specifically, the Proposed Project would consist of the development of a Comprehensive Cancer Center (“Cancer Center” or the “Center”) on the campus of Staten Island University Hospital (“SIUH”). The Cancer Center would combine existing radiation, adult medical and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes. The Cancer Center would be located at SIUH’s existing radiation oncology facility which would remain operational during the construction. Proposed work would consist of approximately 38,200 gross square feet (“gsf”) of construction, including interior renovation (approximately 24,000 gsf), rooftop expansion (approximately 13,700 gsf), and the addition of a two-car elevator shaft (approximately 420 gsf). Sitework would include landscaping, new curbs, asphalt paving, concrete sidewalks, site lighting, drainage, and a new steel & glass canopy.

## **Location of Proposed Project**

The SIUH campus is located at 475 Seaview Avenue, Staten Island, Richmond County, New York.

## **Description of the Institution**

Staten Island University Hospital, a two-campus, 668-bed, certified medical center, is Staten Island’s major teaching hospital and one of the New York metropolitan area’s largest. SIUH is Staten Island’s largest employer with 7,000 positions, including a medical/dental staff comprising more than 1,000 physicians and dentists who practice in over 40 medical, surgical, and dental specialties and subspecialties and in a growing number of centers of care. SIUH’s 17-acre North campus (475 Seaview Avenue) houses Staten Island’s most modern emergency department, a state-of-the-art education center, and a medical arts pavilion, while its South campus (375 Seguine Avenue) includes its own emergency department as well as a range of specialty programs, including geriatric psychiatry, behavioral health and substance abuse services.

## **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.

Representatives of DASNY reviewed the *Short Environmental Assessment Form* (“SEAF”) *Part 1*, dated June 12, 2019 (attached), prepared by representatives of Northwell, and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. Part 617.2(al) of the SEQR implementing regulations. On June 14, 2019, DASNY circulated a lead agency request letter, including the *SEAF Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives visited the Project Site and its environs and discussed the Proposed Project’s environmental effects with representatives of SIUH, 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 *SEAF 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 consolidate and co-locate SIUH’s Cancer Services and Radiation Oncology programs within the existing radiation oncology suite on the ground and second floor and adjacent administrative space on the second floor. In addition, a new adult and pediatric chemotherapy and infusion center would be created in new space on the current roof by the addition of a new third floor. Currently, cancer services are in dispersed locations across the North Campus, which is not conducive to patient / family-centered experience or to satisfaction. The objective of this project is to create an Integrated Cancer Center at the North Campus with co-located services: Medical Oncology, Offices, Chemotherapy and Infusion Suite, Exam Rooms, Cancer Administrative Offices, and Radiation Therapy Suite. When complete, the

Proposed Project would combine existing radiation, adult medical, and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes.

SGPIPA. DASNY's Smart Growth Advisory Committee reviewed the SG/SAF 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 ten criteria of the SSGPIPA, Article 6 of the ECL, is detailed in the attached SG/SAF. 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.

Coastal Management/Waterfront Revitalization Program Determination. The Proposed Action would take place in the New York State Coastal Area, specifically within the boundaries of the City of New York, a municipality with a New York State Department of State ("NYSDOS") approved Local Waterfront Revitalization Program ("LWRP").

Accordingly, DASNY prepared and filed a New York City Waterfront Revitalization Program ("WRP") Consistency Assessment Form (attached) with the New York City Department of City Planning ("DCP"). In addition, pursuant to the New York State Coastal Management Program ("NYSCMP"), DASNY prepared and filed a NYSDOS Coastal Assessment Form with NYSDOS (attached).

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

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and 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 resources: 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 *SEQR Supplemental Report*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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.

In addition to the Proposed Project described above, Northwell is also seeking financing for certain refunding, renovation and maintenance projects at various facilities

throughout its healthcare network. These components of the 2019 Financing Project are described below:

Refunding. This component of the proposed financing would involve a refunding of all or a portion of DASNY's North Shore – Long Island Jewish Obligated Group Revenue Bonds, Series 2009A. Refinancing of existing debt is a Type II action under SEQR as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29).

Various Renovations and Upgrades. Northwell is planning a series of renovation and maintenance projects at various facilities throughout its healthcare network, as follows:

Staten Island University Hospital. SIUH would construct an advanced operating room suite and renovate support space (utilizing existing space), including new imaging equipment, ceiling supported display monitors, anesthesia equipment and surgical lighting. Additionally, staff office space and locker rooms, new medical gas systems, mechanical systems, electrical systems, plumbing systems, fire protections systems and nurse call systems would be installed.

North Shore University Hospital. Project activities at North Shore University Hospital would include the renovation of existing space for a new 18-room state of the art intensive care unit; nourishment station; medication rooms; family waiting rooms; private offices; staff lounge and locker rooms; supply room; soiled linen room; private consultation room; and team stations. The existing Emergency Department ("ED") would be expanded (within existing space) to create an ED Treatment area with 12 beds and an Observation Unit with 5 patient observations beds and one patient exam room, storage room and electrical room. The main entrance would be renovated to create an enlarged entry vestibule and lobby. Additional site work would include new sidewalk paving and partial new driveway paving. The existing interventional radiology service would be renovated and expanded by adding a 12-bed recovery space. Various support services, a waiting area and a consultation area would also be added. The existing Cesarean Delivery Department would be renovated and expanded by creating an 8-bed holding/recovery suite and a Cesarean Section operating room. In addition, the renovations would include the pharmacy, nourishment area, medication room, equipment room, bathrooms and nursing and staff stations. North Shore University Hospital is located at 300 Community Drive, Manhasset (Nassau County).

Southside Hospital. Project activities at Southside Hospital would include the renovation of its existing Brain Injury Unit and Patient Transport areas and conversion of space to 18 private and one double-occupancy Medical/Surgical patient rooms. The renovation of the existing Physical and Occupational Therapy suite and conversion of the space to Medical/Surgical patient rooms would provide for 9 private rooms and support areas. The relocation of the existing interventional radiology program's pre-operative and recover space would expand capacity from 10 beds to 17 beds. A new HVAC system would be designed for this space as well as the extension of existing medical gas services, plumbing services and telephone and nurse call systems. The pharmacy would be renovated. Replacements and upgrades of various air handling units, exterior ductwork,

steam to hot water conversion stations, electrical systems, chiller systems, water pumps, plumbing systems and modernize the elevators would be included as well. Southside Hospital is located at 301 East Main Street, Bay Shore (Suffolk County).

Long Island Jewish Valley Stream. Project activities at Long Island Jewish Valley Stream would include the creation of a new Orthopaedic Medical/Surgical Unit consisting of 18 renovated private patient rooms (by renovating/reallocating existing space). In addition, a staff lounge would be added, along with physical therapy and a separate family waiting area. Other renovations would include upgrades to the pharmacy, HVAC system, the electrical system, the plumbing system and upgrades to the fire alarm and fire protection systems. Long Island Jewish Valley Stream is located at 900 Franklin Avenue, Valley Stream (Nassau County).

Long Island Jewish Forest Hills. Project activities at Long Island Jewish Forest Hills would include the renovation and upgrading of its nursery, labor and delivery and postpartum patient areas. The upgrades would also reconfigure the existing locker rooms, enlarge the environmental services room and modify the existing stairwell, nurse station, medication area, clean supply room, nourishment area and family waiting room. In addition, the renovations would include upgrades to the pharmacy, HVAC system, the electrical system, the plumbing system and upgrades to the fire alarm and fire protection systems. Long Island Jewish Forest Hills is located at 102-01 66<sup>th</sup> Road, Forest Hills (Queens County)

Huntington Hospital. Project activities at Huntington Hospital would include the renovation and upgrading of the postpartum patient area to allow for single occupancy and installation of private bathroom and showers. The renovations would also reconfigure the central core area and staff support spaces. The upgrades would provide for a new dedicated entrance from the parking area with waiting rooms and bathrooms and allow for additional security features. In addition, renovations would include upgrades to the Pharmacy, electrical system, the plumbing system and upgrades to the fire alarm and fire protection systems. Huntington Hospital is located at 270 Park Avenue, Huntington (Suffolk County).

Glen Cove Hospital. Project activities at Glen Cove Hospital would include the creation by renovating/reallocating existing space of a new Special Treatment Unit for highly infectious patients. The unit would include two isolation rooms with infection control areas and related support space. The support space would include the nursing station, a nourishment station, a clean work room, a soiled work room, a storage room, an environmental services room as well as a staff lounge and a visitor lounge, a security office and a clinical analysis laboratory room. Glen Cove Hospital is located at 101 St. Andrews Lane, Glen Cove (Nassau County).

The above-described *Various Renovations and Upgrades* at the referenced Northwell facilities would constitute “(r)eplacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, 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);

or (t)he purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials, is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).

DASNY's overall SEQR classification for all elements of the proposed financing is Unlisted.<sup>1</sup> The *Refunding and Various Renovations and Upgrades* are Type II actions as specifically designated by SEQR.<sup>2</sup> With regard to the Type II actions associated with the proposed financing, these "actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."<sup>3</sup> Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II. It is the determination of DASNY that these components of the Proposed Project would not cumulatively result in significant adverse environmental impacts.

**For Further Information:**

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<sup>1</sup> 6 N.Y.C.R.R. Part 617.2(al)

<sup>2</sup> 6 N.Y.C.R.R. Part 617.5(c)(2, 29 and 31)

<sup>3</sup> 6 N.Y.C.R.R. Part 617.5(a).



## Introduction

This *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 environmental review of the Proposed Comprehensive Cancer Center (“*Proposed Project*”) follows *SEQR*, and the *New York City Environmental Quality Review* (“*CEQR*”) *Technical Manual*. The *Technical Manual* was used as a guide in preparing this *Supplemental Report* with respect to environmental analysis methodologies and impact criteria for evaluating the *Proposed Project* in this *Supplemental Report*, unless stated otherwise. This *Supplemental Report* serves to augment the information and evaluation contained in the *Short Environmental Assessment Form* (“*SEAF*”).

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

## Project Description and Proposed Action

The Dormitory Authority of the State of New York (“*DASNY*”) has received a funding request from Northwell Health Obligated Group (“*Northwell*”) for its Northwell Health Obligated Group *2019 Financing Project* (*Staten Island University Hospital Comprehensive Cancer Center*) (the “*Proposed Project*”). For purposes of the *State Environmental Quality Review Act* (“*SEQRA*”), the *Proposed Action* would involve *DASNY*’s authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate Series 2019 Bonds issued in one or more series to be sold at one or more times through a negotiated offering on behalf of *Northwell*, pursuant to *DASNY*’s Hospitals Program. The proceeds of the bond issuance would be used to construct the *Proposed Project*, as described further below.

More specifically, the *Proposed Project* would consist of the development of a Comprehensive Cancer Center (“*Cancer Center*” or the “*Center*”) on the Staten Island University Hospital (“*SIUH*”) campus. The *Proposed Project* would involve construction of a third floor atop the already existing two-story Radiation Oncology Center near the hospital’s Heart Tower, while renovating the lower two floors. The project would add 10 adult and three pediatric infusion chairs, increasing the total number of treatment areas to 27 adult and six pediatric infusion chairs. The *Proposed Project* would combine existing radiation, adult medical, and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes. The existing Radiation Oncology facility would remain operational during the construction.

The *Cancer Center* would have its own identity within the campus and have its own entrance. To the patients, it would seem a separate facility. The 38,200 sf *Cancer Center* would consist of approximately 13,700 sf for the 3rd-story rooftop expansion; interior renovations on the 1<sup>st</sup> and 2<sup>nd</sup> floors providing a new entrance dedicated to the *Cancer Center* and expanding the main lobby (approximately 24,000 sf); and the addition of a two-car dedicated elevator shaft for the *Cancer Center* (approximately 500 sf). Site

work would include landscaping, new curbs, asphalt paving, concrete sidewalks, site lighting, drainage, and a new steel & glass canopy.

Renovation and construction of the building expansion is expected to commence in October 2019 and be completed in February 2020. The Proposed Project would be constructed as of right under applicable zoning regulations and would not require any discretionary actions (special permit or variance) for approval beyond DASNY's funding authorization.

### **Project Location and Site Detail**

The Project Site is the existing radiation oncology wing of Staten Island University Hospital, located at 475 Seaview Avenue, borough of Staten Island, Richmond County, New York, known on the tax map of The City of New York as Block 3355, Lot 32 ("Project Site") (see Figure 1). The Project Site consists of a portion of the approximately 19.8-acre Staten Island University Hospital North Campus (the "campus"). The original SIUH building was built in 1978-1979 followed by addition of the Heart Tower (2000) and an addition to the Emergency Department (2010). The facility today consists of approximately 567,517 square feet of hospital space. The campus is located in the Old Town-Dongan Hills-South Beach neighborhood of Staten Island in Community District Staten Island 2.

### **Project Purpose and Need**

Staten Island sees the highest rates of cancer in New York City, with 524.9 cases per 100,000 compared with the City's average of 453.4 per 100,000, according to DOH's Cancer Registry (<https://www.health.ny.gov/statistics/cancer/registry/vol1/v1crichmond.htm>). Northwell Health currently sees close to 30,000 cancer patients each year and expects a 10 percent increase in the new facility's first year. The new Cancer Center would help serve the needs of this growing community, close to home.

The new Cancer Center would bring all adult, pediatric and radiation oncology patients to a centralized facility to help streamline care and improve patient experience.

### **Land Use, Zoning, and Public Policy**

The *CEQR Technical Manual* states that a Land Use, Zoning, and Public Policy assessment is appropriate if a project would have a direct effect on Land Use, Zoning, and Public Policy; or if it has the potential to affect land use regulation.

This analysis of land use, zoning, and public policy examines the area within 200 feet of the Project Site, the area in which, according to the 2014 *CEQR Technical Manual*, the Proposed Project could reasonably be expected to cause potential effects for a site-specific action. The land use study area is generally bounded by SIUH's Irving R. Boody Jr. Medical Arts Pavilion to the north, Mason Avenue to the west, Seaview Avenue to the south, and hospital parking lots to the east (see Figure 2).

As explained below, the Proposed Project would not result in significant effects on Land Use, Zoning, and Public Policy.

**Land Use. Project Site.** The Project Site comprises approximately 38,200 sf of construction at the existing the Staten Island University Hospital North Campus. The proposed renovations and expansion would be constructed on a currently developed portion of the Project's tax parcel including the existing radiation and oncology facilities (see Figure 2). All land uses on the Project Site and SIUH campus are hospital-related.

**Study Area.** The 200-foot Study Area includes a portion of the existing Northwell Health Staten Island University Hospital and adjacent Irving R. Boody Jr. Medical Arts Pavilion. Portions of the facilities' parking lots are also included in the Study Area (see Figure 2). All land uses in the study area are hospital-related.

The Proposed Project would result in the expansion of an existing institutional land use. The Proposed Project would not alter or displace any existing land uses. The Proposed Project would represent an intensification of the existing institutional uses in the vicinity; however, it would not represent a substantial change in land use. No significant adverse land use impacts would occur.

**Zoning and Public Policy.** The Project Site and Study Area are located in an R3-1 low density district (See Figure 3) according to New York City's Zoning and Land Use Map. R3-1 districts are the lowest density residential zoning districts and typically include semi-detached one- and two-family residences, as well as detached homes.

The Proposed Project would occur within the current building footprint of the existing Northwell Health Staten Island University Hospital. Hospitals are permitted uses within the R3-1 zoning district. No zoning change would be required in order to facilitate the Proposed Project. No significant adverse zoning impacts would occur.

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 DASNY's SEQR determination. 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 ten criteria of the SSGPIPA, Article 6 of the ECL, is detailed in the attached SGISAF.

The Project Site and Study Area are also located within the New York City Waterfront Revitalization Program (WRP) Coastal Zone Boundary (CZB)(See Figure 4). The Project Site is located inland, approximately 3,600 feet from the Atlantic Ocean.

DASNY prepared and filed a New York City Waterfront Revitalization Program ("WRP") Consistency Assessment Form with the New York City Department of City Planning ("DCP"). In addition, pursuant to the New York State Coastal Management Program ("NYSCMP"), DASNY prepared and filed a NYSDOS Coastal Assessment Form with NYSDOS. Both forms are attached to DASNY's SEQR determination.

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

### **Socioeconomic Conditions**

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes within the area affected by the project that would not occur in the absence of the project. Projects that would result in the following conditions would trigger a *CEQR/SEQRA* analysis of socioeconomic conditions:

- Direct displacement of a residential population so that the socioeconomic profile of the neighborhood would be substantially altered. Displacement of less than 500 residents would not typically be expected to affect socioeconomic conditions in a neighborhood.
- Direct displacement of more than 100 employees; or the direct displacement of a business or institution that is unusually important as follows: it has a critical social or economic role in the community, it would have unusual difficulty in relocating successfully, it is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation, it serves a population uniquely dependent on its services in its present location, or it is particularly important to neighborhood character.
- Introduction of substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project could lead to indirect displacement. Residential development of 200 units or fewer or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts.
- Projects that are expected to affect conditions within a specific industry, such as a citywide regulatory change that could adversely impact the economic and operational conditions of certain type of businesses.

The Proposed Project would involve approximately 38,200 sf of construction of a new 3<sup>rd</sup> story addition and renovation of the existing 1<sup>st</sup> and 2<sup>nd</sup> floor radiation and oncology facilities, creating a complete Cancer Center designed to improve patient experience and accommodate additional patient volumes. The Proposed Project would not introduce or displace any residents, nor would it displace employees or a business or institution. The new Cancer Center is intended to fulfill unmet existing demand for specialized medical facilities. The Proposed Project would be consistent with and would contribute to the existing medical institutional uses on the Northwell Health Campus. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

## Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility; or if it would have an indirect effect by introducing new populations that would overburden existing facilities. As explained below, the Proposed Project would not result in significant indirect effects on community facilities and services, such as public schools, libraries, hospitals, child-care centers, or police and fire protection.

- **Schools:** The *CEQR Technical Manual* specifies that if a project introduces more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools, there may be a significant impact to educational facilities. The Proposed Project would not generate any residential units. Therefore, no further analysis is warranted.
- **Libraries:** The *CEQR Technical Manual* recommends an analysis of potential impacts to public libraries if a project would increase the service population by more than 5 percent. The Proposed Project would not result in an increase to the population served by local libraries and would not generate any new residents. Therefore, further analysis is not necessary.
- **Health Care Facilities:** The *CEQR Technical Manual* recommends an analysis of potential indirect impacts to public health care facilities if a project would introduce a sizeable new neighborhood. The Proposed Project would not generate any new residents. Therefore, further analysis is not necessary.
- **Child-Care Facilities:** The *CEQR Technical Manual* recommends an analysis of potential impacts to publicly funded group child-care and Head Start centers if a project would generate more than 20 eligible children under age 6 and living in low- to moderate-income residential units. As noted above, the Proposed Project would not generate any new low- or moderate-income residential units and, therefore, further analysis is not necessary.
- **Police and Fire Protection:** The *CEQR Technical Manual* recommends an analysis of potential impacts to police and fire services if a project would affect the physical operations of, or access to and from a precinct house or a station house, or if it would introduce a sizable new neighborhood. The Proposed Project would not directly affect the operations of a police or fire station, nor would it introduce a sizeable new neighborhood. Therefore, no further analysis is necessary.

The Proposed Project would not result in a significant increase in population on the Project Site or on the Northwell Health Campus. Therefore, the Proposed Project would not result in a significant adverse community facilities impact, and no further analysis is necessary.

## Open Space

The *CEQR Technical Manual* requires an analysis of potential impacts on open space when a project would have a direct effect on open space, or when it would have an indirect effect by generating more than 50 residents or 125 workers in an area identified as underserved for open space resources;

more than 350 residents or 750 workers in an area identified as well-served; or more than 200 residents or 500 employees in an area not identified as either underserved or well-served by open space resources.

Open spaces in the vicinity of the Proposed Project include the Ocean Breeze Park and South Breeze Wetlands to the northeast on Mason Avenue and Quintard Street, Dongan Playground at Nugent Avenue between Buel Avenue and Dongan Hills Avenue, and the Midland Boardwalk and Beach south of Father Capodanno Boulevard. The Proposed Project would not directly affect any open space resources. It would serve patients of Northwell Health; therefore, the Proposed Project would not result in a change in population that would have an indirect effect on open space. The Proposed Project would not displace any existing public open spaces. The addition of 13 infusion beds and interior renovations would not result in a significant increase to the Institution's population, and the Project Site is located in an area that is identified as well-served by open space resources. Therefore, the Proposed Project would not have the potential to result in any significant adverse impacts to open space, and no further analysis is necessary.

### **Shadows**

A shadows analysis is required if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) representing a net height increase of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources as defined in the *CEQR Technical Manual* include publicly accessible open spaces, sunlight-dependent features of historic architectural resources, and sunlight-sensitive natural resources.

Although the Proposed Project includes a rooftop expansion to the 3<sup>rd</sup> story, its size and configuration would not be higher than the hospital's other 3<sup>rd</sup> floor building components. The construction of the proposed project would not result in a net height increase of the hospital. The Project would not be adjacent to a sunlight-sensitive resource. Therefore, the Proposed Project would not have the potential to cast any incremental shadows, compared with the as-of-right development, and no further analysis is necessary.

### **Historical and Cultural Resources**

The *CEQR Technical Manual* recommends an analysis of potential effects on historic resources through analysis of potential prehistoric archaeological resources within a half-mile radius of the site, historic archaeological resources in the nearby area, and architectural resources within 400-feet of the Project Site.

The Project Site and adjacent structures are not listed on the National Register of Historic Places or the NYC Landmark Preservation Commission's (LPC) list of landmarks. In a letter dated June 25, 2019, OPRHP determined that no archaeological and/or historic resources would be impacted by the Proposed Project (Attachment A). In addition, in a memo dated June 25, 2019, the NYC Landmark Preservation Commission determined that the SIUH campus had no architectural or archaeological significance (Attachment A). The Proposed Project would not have the potential to impact historic archaeological and architectural resources, and no further analysis is necessary.

## Urban Design and Visual Resources

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

## Natural Resources

A natural resources assessment is conducted when a natural resource is present on or near a development site and the Proposed Project may involve the direct or indirect disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetlands, including freshwater and tidal wetlands; terrestrial resources, such as grasslands and thickets; shoreline resources, such as beaches, dunes, and bluffs; gardens and other ornamental landscaping; and natural resources that may be associated with built resources, such as old piers and other waterfront structures.

The Project Site would be developed with the existing Northwell Health SIUH building. No natural resources would be impacted, and therefore no further analysis is necessary. The following discussion is provided for informational purposes only:

**Wetlands.** Based on National Wetland Inventory and New York State Department of Environmental Conservation Mapping (See Figure 5) the Proposed Project is not located within waters of the U.S. Although the NYSDEC mapping shows the project location to be within a "check zone" for wetlands, onsite observation and aerial mapping confirms that no wetlands are located on the property.

**Floodplains.** The Proposed Project does not occur in a currently designated 100-year or 500-year flood zone. As shown on the effective Flood Insurance Rate Map (FIRM) dated 9/5/2007 (Figure 6) and the preliminary FIRM dated 12/5/2013 (Figure 7), the Project Site is located within a (preliminary) 500-year flood zone. However, current 100-year flood zone mapped by the Federal Emergency Management Agency (FEMA) does not extend onto the SIUH property and the project construction is outside the current 500-year flood zone.

**Threatened and Endangered Species and Critical Habitat.** An electronic "Information for Planning and Consultation" ("IPAC") query of identified threatened, endangered, proposed and candidate species as well as proposed and final designated critical habitat was requested from the United States Fish and Wildlife Service ("USFWS"). The IPAC query identified two threatened or endangered species that are potentially affected by activities in the area: the Piping Plover (*Charadrius melodus*), a threatened bird species, and the Roseate tern (*Sterna dougallii dougallii*), an endangered bird species. The IPAC query stated that the Project Site is outside of the critical habitat for the Piping Plover. It also stated that no critical habitat has been designated for the Roseate Tern. Based on the urban character of the site and

the lack of suitable habitat for these species on the project site, no impacts to federally listed species are anticipated. A copy of the IPAC query is provided in Attachment B.

A review of the NYSDEC's "Environmental Resource Mapper" was conducted. The results indicated that the project location is in the vicinity of rare dragonflies and damselflies, and in the vicinity of the yellow bumble bee. None of these species are listed as being Endangered or Threatened by NYS. A copy of the Environmental Resource Mapper results is provided in Attachment B. Appropriate habitat is not available onsite for any of the species of concern that were listed as being potentially in the project vicinity.

Based on the urban character of the site and the lack of suitable habitat for the listed species, no impacts to state-listed threatened or endangered species are anticipated.

The project is not located along and does not affect any Wild or Scenic Rivers (See Figure 8).

**Wildlife and Fish.** Based on the urban character of the site and the lack of suitable habitat, no impacts to wildlife and fish are anticipated. The entire Atlantic coast lies within a diffusely defined migratory bird flyway. However, proposed structures are not located in avian habitat and do not extend to elevation of migratory flyways. The Project Site is not located in or near Essential Fish Habitat.

### **Hazardous Materials**

The Proposed Project would entail interior renovation of an existing building, construction of a new third story on an existing building as well as limited sitework with previously-disturbed areas. All construction activities would occur within the existing hospital campus footprint.

Although these activities could increase pathways for human exposure, hazardous materials impacts would be avoided by performing the project in accordance with the following:

- During any future subsurface disturbance, excavated soil should be handled and disposed of in accordance with applicable regulatory requirements. If dewatering is necessary for the proposed construction, water would be discharged to sewers in accordance with New York City Department of Environmental Protection ("NYCDEP") requirements.
- Any suspect asbestos-containing-materials ("ACM") that would be disturbed by the Proposed Project would be surveyed for asbestos by a NYC-certified asbestos investigator. All such ACM would be removed and disposed of prior to the disturbance in accordance with local, state and federal requirements.
- Any activities with the potential to disturb lead-based paint would be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 C.F.R. 1926.62 - Lead Exposure in Construction).
- Unless there is labeling or test data indicating that any suspect polychlorinated biphenyl ("PCB") containing electrical equipment and fluorescent lighting fixtures do not contain PCBs, and that any fluorescent lighting bulbs do not contain mercury, if disposal is required, it would be conducted in accordance with applicable federal, state and local requirements.



With these measures, the Proposed Project would not result in any significant adverse impacts related to hazardous materials.

### **Water and Sewer Infrastructure**

A *CEQR Technical Manual* water and sewer infrastructure assessment analyzes whether a project may adversely affect the city's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be required for projects with an exceptionally large demand for water (over 1 million gallons per day) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and storm water conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial/institutional use in Manhattan, or 400 residential units or 150,000 sf of commercial/institutional use in all other boroughs;
- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial/institutional use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial/institutional use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial/institutional use in all other zoning districts;
- Is located in an area that is partially sewered or currently unsewered;
- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;
- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or
- Would involve construction of a new storm water outfall that requires federal and/or state permits.

The Proposed Project would not exceed any of the above thresholds. Therefore, the Proposed Project would not result in any significant adverse impacts of on water and sewer infrastructure, and no further analysis is necessary.

### **Solid Waste and Sanitation Services**

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan ("SWMP" or "Plan") or with state

policy related to the city's integrated solid waste management system. As the Proposed Project would not result in significant additional populations, it is not expected to generate a substantial amount of solid waste as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city's capacity to handle solid waste, and no further analysis is required.

## Energy

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. As the facility energy use roughly scales with floor area, and because the overall increase in floor area is small compared to the overall hospital floor area, the increased energy use is not anticipated to significantly increase transmission or generation of energy. Therefore, the Proposed Project would not result in significant adverse impacts to the consumption or supply of energy.

## Transportation

The additional facilities provided by the Proposed Project would not generate more than the *CEQR Technical Manual* thresholds for analysis of projects that create 50 peak hour vehicle trips or 200 peak hour pedestrian or transit trips. A transportation analysis is not warranted, and the Proposed Project would not result in any significant adverse transportation (traffic, parking, transit, or pedestrian) impacts.

## Air Quality

The Proposed Project would not generate a significant number of vehicle trips and would not exceed the *CEQR Technical Manual* thresholds for conducting a mobile source intersection analysis. Therefore, a mobile source analysis is not required.

The Proposed Project would result in renovation and expansion of an existing building. Potential air quality impacts would be minimized by using gas-fired boilers that would be located in the existing 2<sup>nd</sup> floor Mechanical Equipment Room. Based on the proposed heating and hot water system design, the potential significant adverse air quality impacts would not be anticipated with the Proposed Project.

## Greenhouse Gas Emissions

Increased greenhouse gas ("GHG") emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the city's GHG reduction goal to a degree considered significant (generally larger projects resulting in the development of 350,000 square feet or greater undergoing an Environmental Impact Statement ["EIS"], or for projects on a case-by-case basis to determine its consistency with the city's GHG reduction goals) and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions. In addition, actions that fundamentally change the city's waste management system, such as city capital projects, power generation projects, and promulgation of regulations, may also need to be analyzed. The Proposed Project would not exceed the 350,000 sf threshold. The Proposed Project is not a city capital project, would not introduce new power

generation, would not change the city's waste management system, and would not affect regulations. Therefore, GHG emissions analysis and assessment of consistency with the city's GHG emission reduction goal are not required.

### **Public Health**

According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. The Proposed Project is not expected to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. No exceedances of federal, state, or city standards would occur as a result of the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts to public health, and no further analysis is warranted.

### **Neighborhood Character**

As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that define a neighborhood's distinct personality. These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and/or noise. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements. An assessment of neighborhood character is generally needed when a Proposed Project has the potential to result in significant adverse impacts in any of the technical areas listed above, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

While the Proposed Project would result in a partial renovation and expansion of the existing Northwell Health Staten Island University Hospital, the building renovations and rooftop expansion are allowed as of right and would be similar in scale to the existing building. Further, the Proposed Project would not result in any adverse impacts to the neighborhood's land uses, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, or noise. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts, and no further analysis is warranted.

### **Construction**

The Proposed Project would result in construction activities on Northwell Health Campus. As with all construction projects, work on the Project Site would result in temporary disruptions to the surrounding area, including occasional noise and dust. The overall construction duration for the Proposed Project is expected to be approximately five months.

Construction of the Proposed Project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 a.m. and 6:00 p.m. on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the NYCDOB and NYCDEP). During construction of the Proposed Project, all necessary measures would be implemented to ensure adherence to the New York City Air Pollution Control Code regulating construction-related dust emissions and the New York City Noise Control Code

regulating construction noise. Given that all construction activities would occur within the existing hospital building footprint, no sidewalk or roadway closures are needed.

Through implementation of the measures described above the temporary adverse effects associated with the proposed construction activities would be minimized. Accordingly, the Proposed Project would not result in significant adverse impacts during construction, and no further analysis is required.

### **List of Figures**

- Figure 1 Project Location
- Figure 2 Existing Land Use
- Figure 3 Zoning
- Figure 4 Waterfront Revitalization Program and Coastal Zone Boundary
- Figure 5 Wetlands
- Figure 6 Floodplain Map – Effective Flood Insurance Rate Map
- Figure 7 Floodplain Map – Preliminary Flood Insurance Rate Map
- Figure 8 Wild and Scenic Rivers

### **List of Attachments**

- Attachment A Historical and Cultural Resources
- Attachment B Threatened and Endangered Species and Critical Habitat



# FIGURES







- Legend**
- Staten Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center



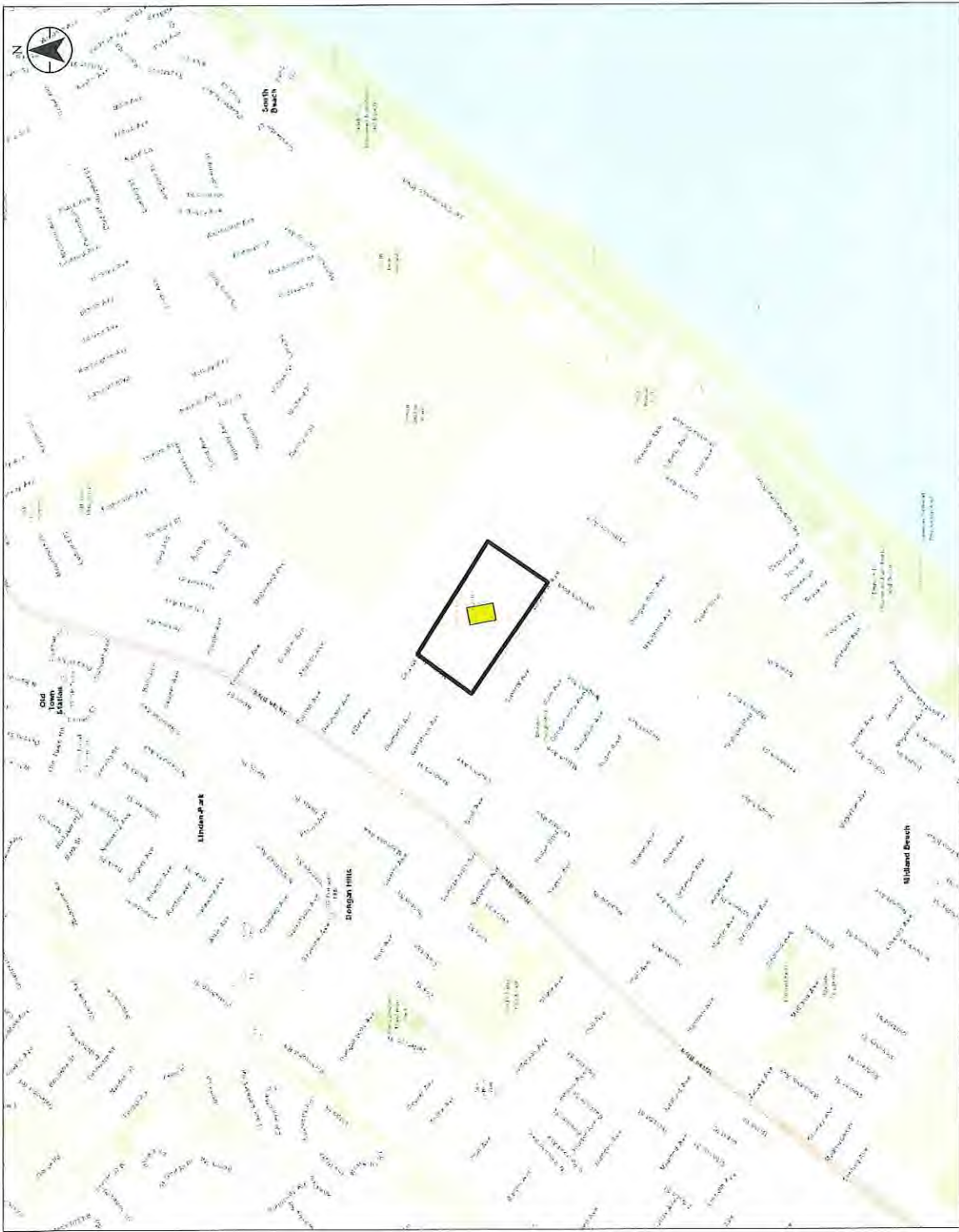
**Project Location**  
 475 Seaview Avenue  
 Staten Island, New York

Prepared by A/E on 2/20/07/03  
 TR by JF on 2/20/07/03

Client: Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review

Figure No. 1  
 Title

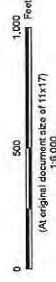
**Project Location**



Customer: This document has been prepared based on information provided by others as well as the North Shore LIJ. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and for receipt thereof in a non-electronic format. All data is the property of Stantec and shall not be reproduced without the written consent of Stantec.



- Legend**
- Staten Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center
  - Project Study Area
  - One & Two Family Buildings
  - Multi-Family Walk-Up Buildings
  - Multi-Family Elevator Buildings
  - Mixed Residential & Commercial Buildings
  - Commercial & Office Buildings
  - Industrial & Manufacturing Buildings
  - Transportation & Utility
  - Public Facilities & Institutions
  - Open Space & Outdoor Recreation
  - Parking Facilities
  - Vacant Land



NAD 83  
 T. Coordinate System: NAD 83 StatePlane New York Long Island FIPS 2104 Feet  
 Prepared by A/E on 2/10/17  
 475 Seawater Avenue  
 Great Neck, New York  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review  
 Figure No. 2  
 Title  
**Existing Land Use**



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**Legend**

- Staten Island University Hospital - North Campus
- Approximate Location of Proposed Cancer Center
- Project Study Area
- New York Zoning Districts



Map  
 1. Coordinate System: NAD 1983 StatePlane New York Long Island SPPS 3104 Feet

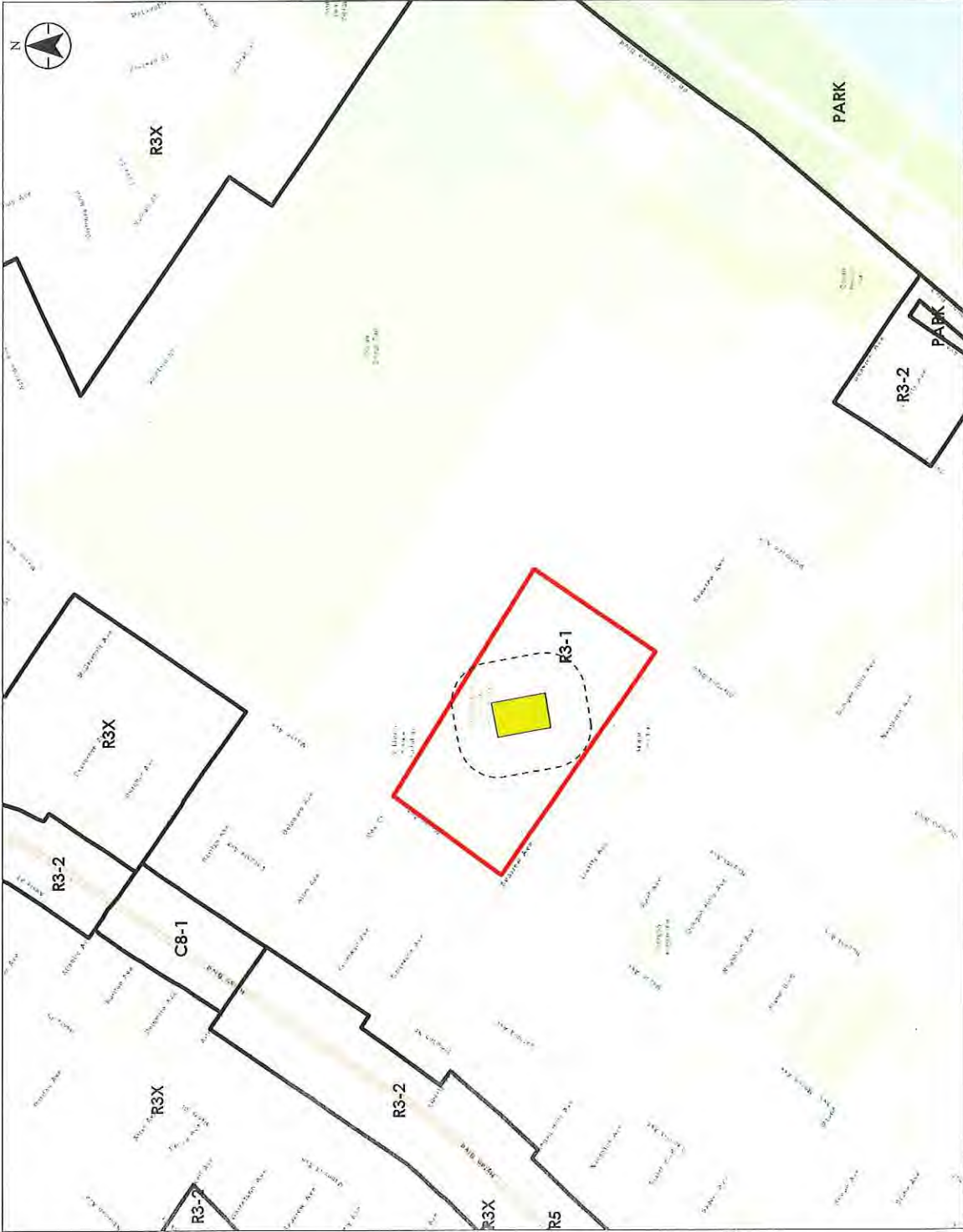


Project Location  
 275 Seaview Avenue  
 Great Neck, New York

Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review





Figure No. 3

Title  
 Zoning



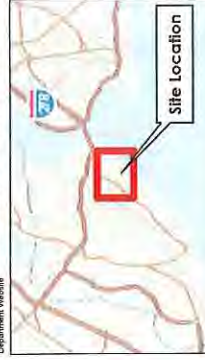
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- Legend**
-  Station Island University Hospital - North Campus
  -  Approximate Location of Proposed Cancer Center
  -  Project Study Area
  -  NYC Coastal Zone Boundary



**Note:**  
 1. Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet  
 2. Data Source: NYC Department of City Planning (2013) downloaded from the NYC Planning Department Website



**Project Location**  
 Prepared by AN on 2016/07/20  
 475 Seawater Avenue  
 Great Neck, New York

**Client**  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review

**Figure No.**  
 4

**Title**

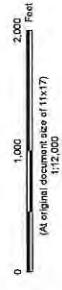
**Waterfront Revitalization Program and  
 Coastal Zone Boundary**







- Legend**
- Station Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center
  - Project Study Area
  - State-Regulated Freshwater Wetland
  - NYSDEC Wetland "Chickadees"
  - NWI Wetlands**
  - Type**
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine



**Notes**  
 1. Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet  
 2. Data Source: Wetland Information data (DWI) downloaded from the NYC Planning Department Website



**Project Location**  
 475 Seawater Avenue  
 Station Island, New York

**Prepared by AN on 2019-07-03**  
 178 by MF on 2019-07-03

**Client**  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review






**Figure No.**  
 5

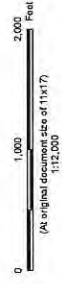
**Wetlands**



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- Legend**
-  Staten Island University Hospital - North Campus
  -  Approximate Location of Proposed Cancer Center
  -  Project Study Area
  -  100-year flood zone
  -  500-year flood zone



Notes:  
1. Coordinate System: NAD 83  
2. Source: National Hydrographic Survey (NHS) 2014  
3. Data: Hydrographic Survey (NHS) 2014  
4. Data: Hydrographic Survey (NHS) 2014  
5. Data: Hydrographic Survey (NHS) 2014



Project Location:  
475 Seaview Avenue  
Great Neck, New York  
11042

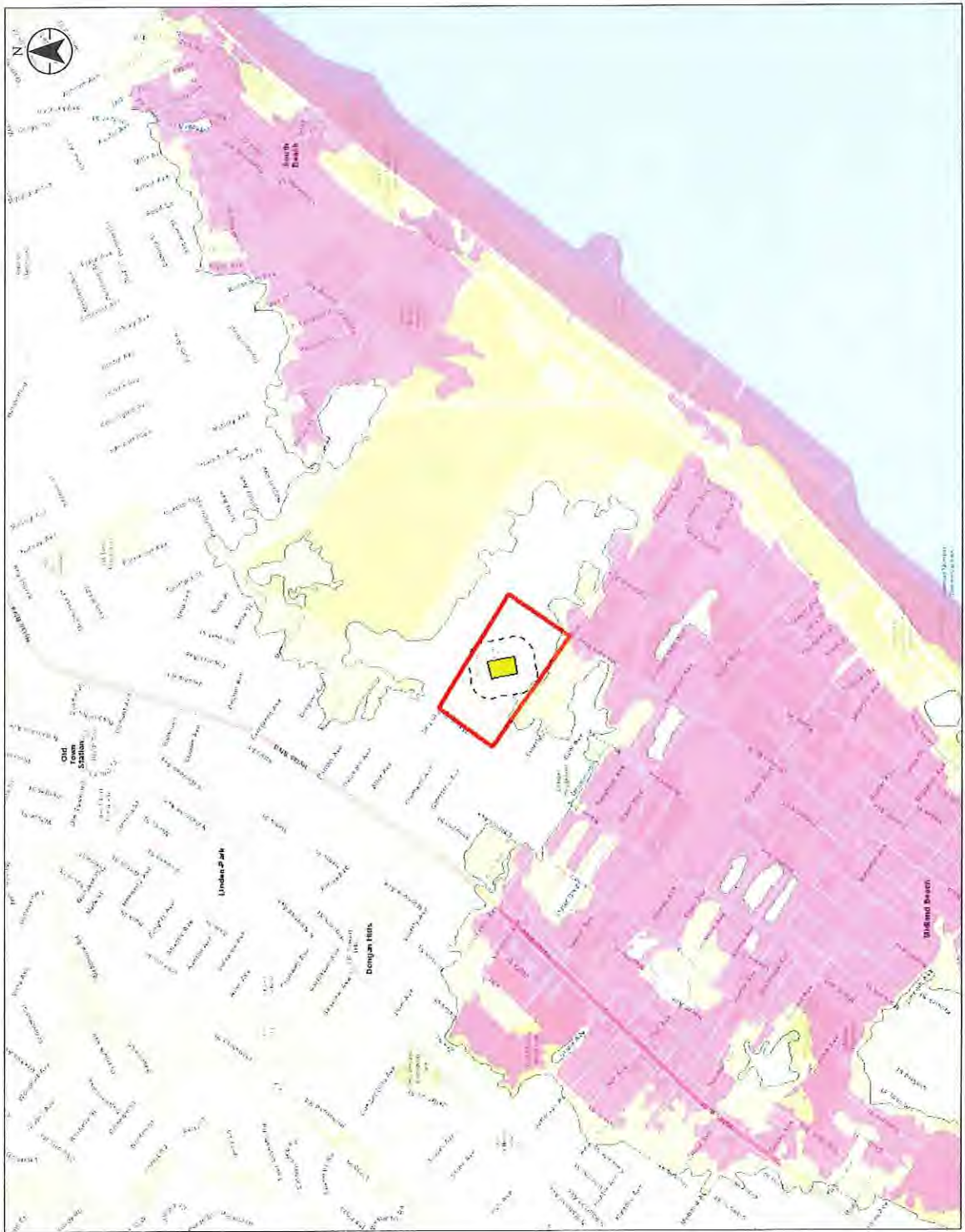
Prepared by AN on 2/19/2013  
TR by MF on 2/16/2013

**North Shore LIJ  
Staten Island University Hospital  
Northwell Health Staten Island University Hospital  
Comprehensive Cancer Center  
City Environmental Quality Review**

**Figure No. 6**

**Title**

**Floodplain Map - Effective  
Flood Insurance Rate Map**



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- Legend**
- Staten Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center
  - Project Study Area
  - 100-year flood zone
  - 500-year flood zone



**NOTES**

1. Coordinate System: NAD 1983. StatePlane New York Long Island 8160 3104 Feet. Data visualization data (DVI) downloaded from the NYC Planning Department Website.

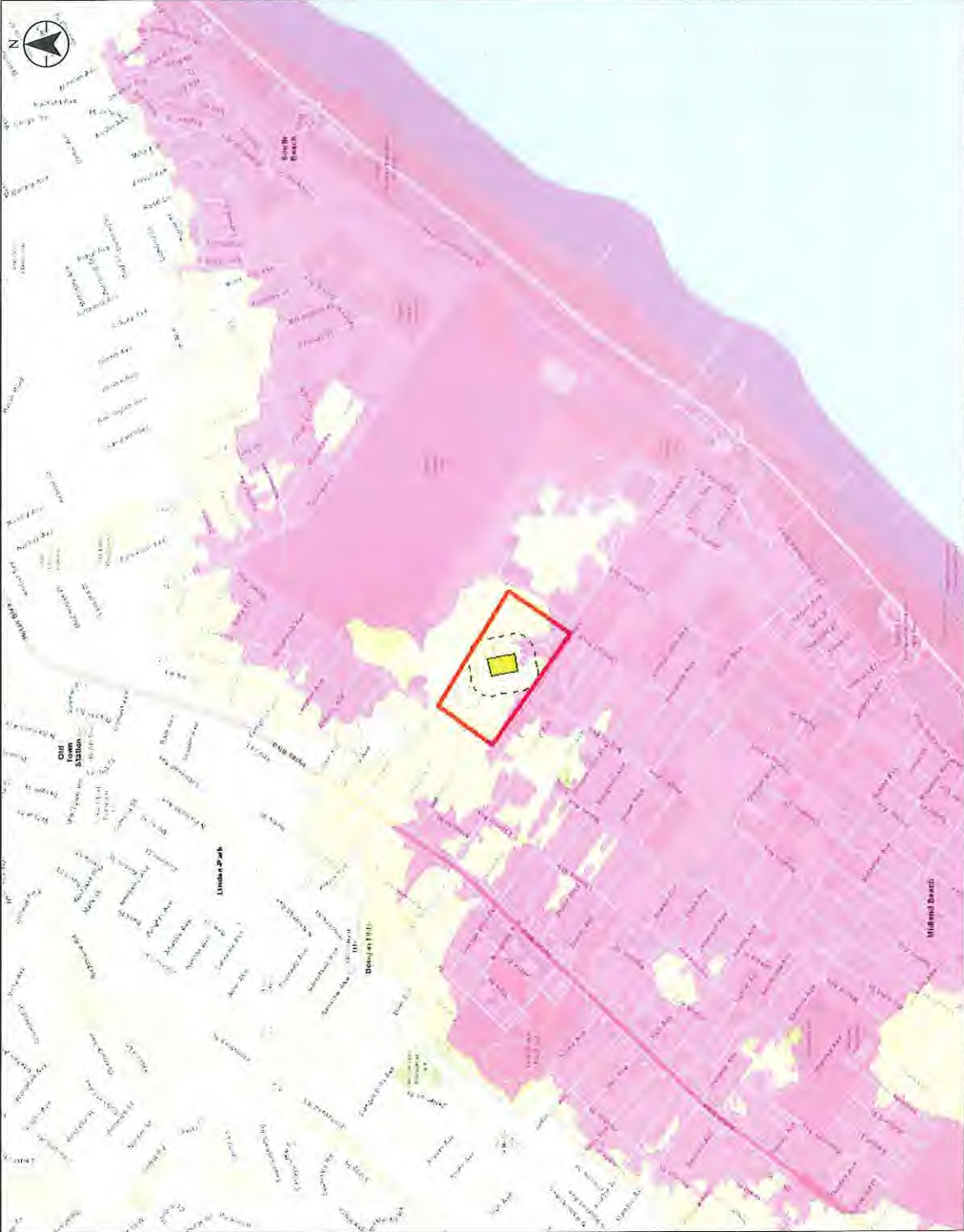


**Project Location:**  
475 Sycamore Avenue  
Staten Island, New York 10310

**Client:**  
Northwell Health Staten Island University Hospital  
Comprehensive Cancer Center  
City Environmental Quality Review

**Figure No.:** 7

**Title:**  
Floodplain Map - Preliminary  
Flood Insurance Rate Map



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Legend  
 Staten Island University Hospital - North Campus  
 Wild and Scenic Rivers



Notes  
 1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere  
 2. Data Source: Environmental Data (EDS) downloaded from the NYC Planning Department Website



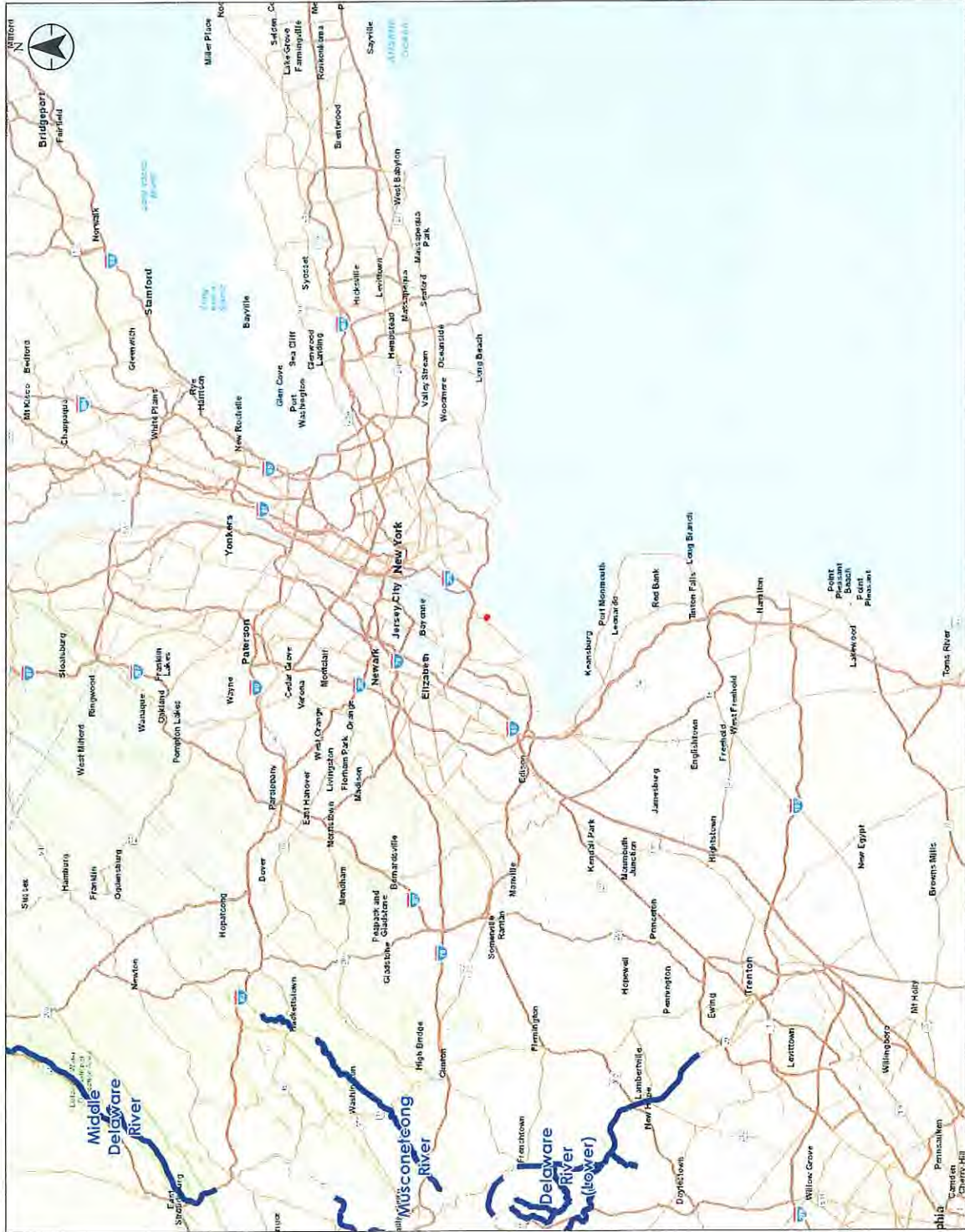
Project Location  
 475 Seawater Avenue  
 Staten Island, New York

Prepared by AS on 2016-07-03  
 TR by MP on 2015-07-03

Client  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 City Environmental Quality Review

Figure No. 8

Title  
 Wild and Scenic Rivers







# **ATTACHMENT A**

## **Historical and Cultural Resources**





**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

June 25, 2019

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

Re: DASNY  
Staten Island University Hospital Comprehensive Cancer Center  
475 Seaview Avenue, Staten Island, NY NY  
19PR03988

Dear Mr. Stanley:

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



## ENVIRONMENTAL REVIEW

**Project number:** SEQRA-R (DASNY)  
**Project:** SI UNIVERSITY HOSPITAL COMP.CANCER CENTER  
**Address:** 475 SEAVIEW AVENUE BBL: 5033550032  
**Date Received:** 6/20/2019

---

- No architectural significance**
- No archaeological significance**
- Designated New York City Landmark or Within Designated Historic District**
- Listed on National Register of Historic Places**
- Appears to be eligible for National Register Listing and/or New York City Landmark Designation**
- May be archaeologically significant; requesting additional materials**

*Gina Santucci*

6/25/2019

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 34288\_FSO\_DNP\_06252019.docx



# **ATTACHMENT B**

## **Threatened and Endangered Species and Critical Habitat**





**IPaC** Information for Planning and Consultation U.S. Fish & Wildlife Service

## IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

### Location

Richmond County, New York



### Local office

Long Island Ecological Services Field Office

☎ (631) 286-0485

📠 (631) 286-4003

340 Smith Road

Shirley, NY 11967-2258

## Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

### Listed species

<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/6039">https://ecos.fws.gov/ecp/species/6039</a>	Threatened
Roseate Tern <i>Sterna dougallii dougallii</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/2083">https://ecos.fws.gov/ecp/species/2083</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be

found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Blue-winged Warbler *Vermivora pinus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds May 1 to Jun 30

Cerulean Warbler *Dendroica cerulea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/2974>

Breeds Apr 28 to Jul 20

Eastern Whip-poor-will *Antrostomus vociferus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Aug 20

Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds elsewhere
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

**Breeding Season (🟡)**

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**Survey Effort (|)**

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

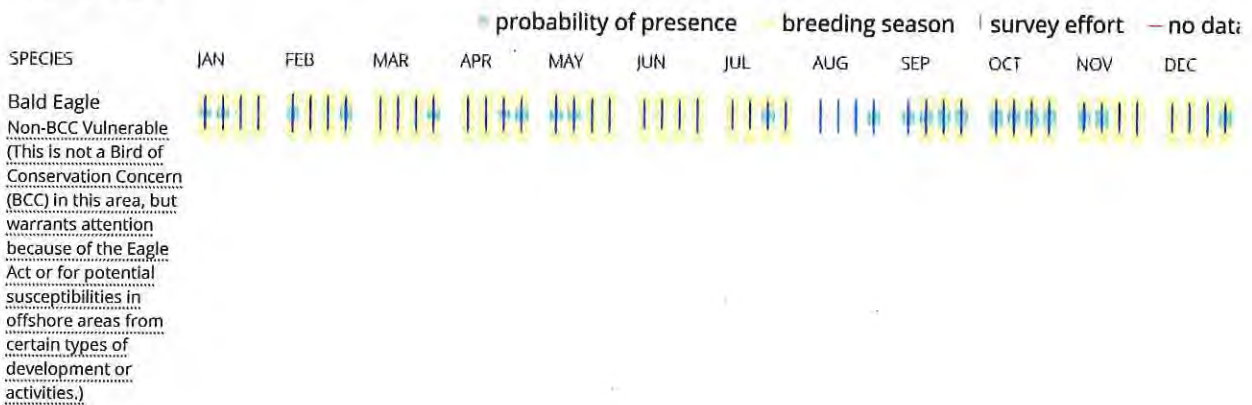
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

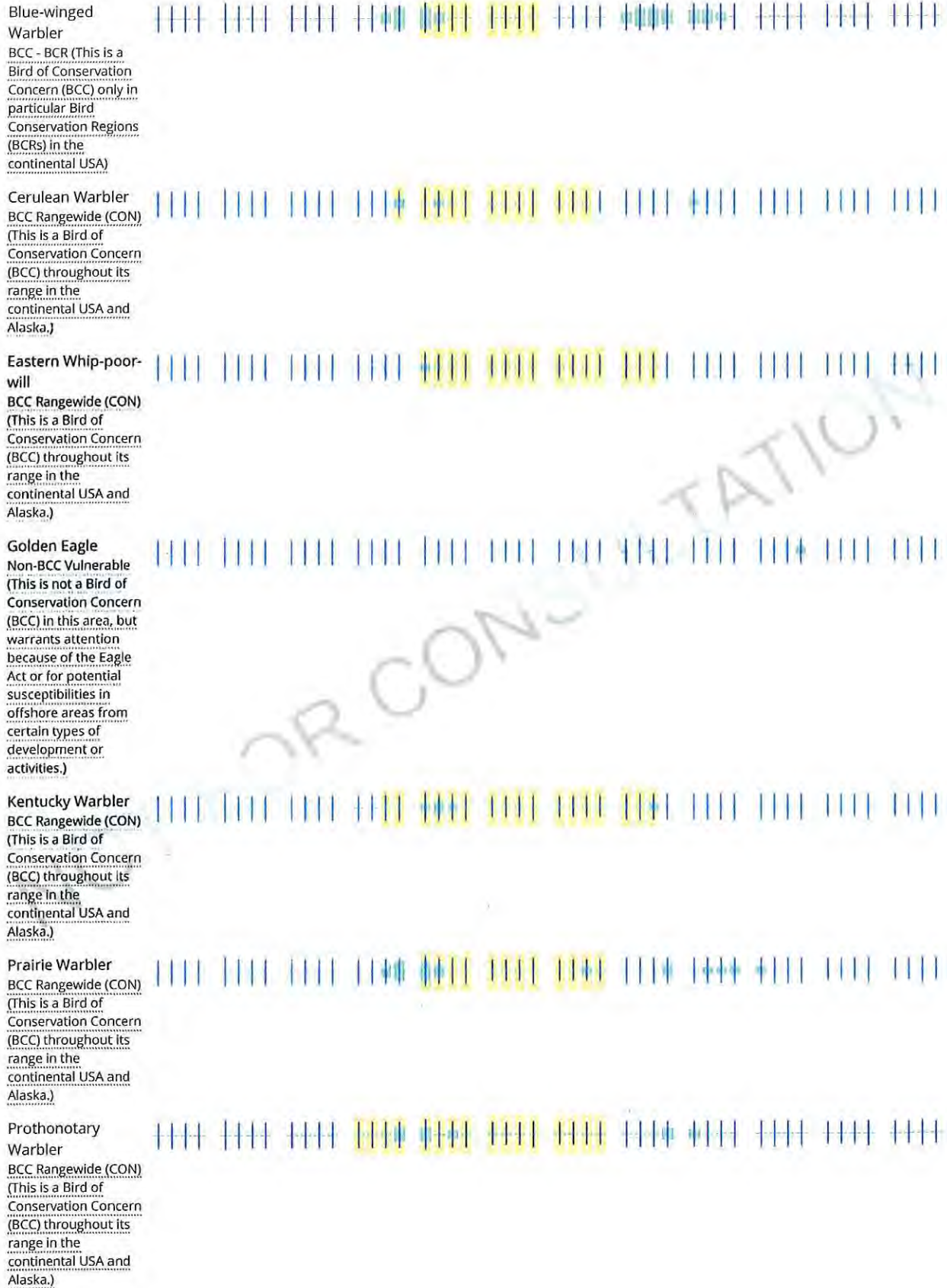
**No Data (-)**

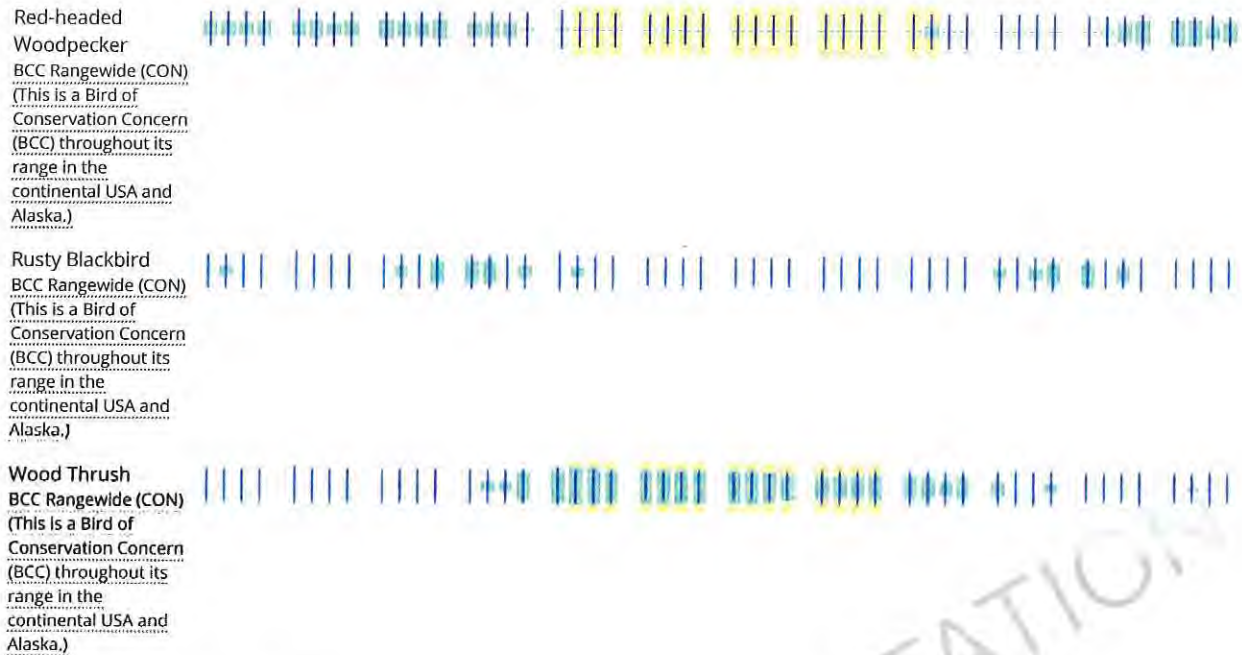
A week is marked as having no data if there were no survey events for that week.

**Survey Timeframe**

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).



Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

#### How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

#### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

#### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

#### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

#### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey

effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

#### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

#### Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

## Environmental Resource Mapper



The coordinates of the point you clicked on are:

<b>UTM 18</b>	<b>Easting:</b> 577358.133	<b>Northing:</b> 4493079.255
<b>Longitude/Latitude</b>	<b>Longitude:</b> -74.086	<b>Latitude:</b> 40.585

The approximate address of the point you clicked on is:  
10305, Staten Island, New York

**County:** Richmond

**City:** New York

**USGS Quad:** THE NARROWS, NY-NJ

### DEC Region

#### Region 2:

(New York City) Brooklyn (Kings County), Bronx (Bronx County), Manhattan (New York County), Queens (Queens County) and Staten Island (Richmond County). For more information visit <http://www.dec.ny.gov/about/605.html>.

### Old or Potential Records (Not displayed on the map)

**Common Name:** Straw Sedge

**Scientific Name:** Carex straminea

**Date Last Documented:** 1896-06-15

**Location:** Grant City

**NYS Protected:** Endangered

**Common Name:** Primrose-leaf Violet  
**Scientific Name:** *Viola primulifolia* var. *primulifolia*  
**Date Last Documented:** 1907-05-30  
**Location:** Grant City  
**NYS Protected:** Threatened

**Common Name:** Downy Carrion-flower  
**Scientific Name:** *Smilax pulverulenta*  
**Date Last Documented:** 1919-05-17  
**Location:** Grant City  
**NYS Protected:** Endangered

**Common Name:** Northern Cricket Frog  
**Scientific Name:** *Acris crepitans*  
**Date Last Documented:** 1887-09-10  
**Location:** Reeds Valley  
**NYS Protected:** Endangered

**Common Name:** Straw Sedge  
**Scientific Name:** *Carex straminea*  
**Date Last Documented:** 1915-06-13  
**Location:** South Beach  
**NYS Protected:** Endangered

**Common Name:** Spring Ladies'-tresses  
**Scientific Name:** *Spiranthes vernalis*  
**Date Last Documented:** 1892-08-07  
**Location:** South Beach  
**NYS Protected:** Endangered

#### Rare Plants and Rare Animals

This location is in the vicinity of Rare Plants Listed as Endangered, Threatened, or Rare by NYS

This location is in the vicinity of Rare Dragonflies and Damselflies – Not Listed by NYS

This location is in the vicinity of Yellow Bumble Bee -- Not Listed by NYS

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.



## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Staten Island University Hospital- Comprehensive Cancer Center			
Project Location (describe, and attach a location map): 475 Seaview Avenue, Staten Island, New York 10305			
Brief Description of Proposed Action: The proposed Comprehensive Cancer Center project will combine existing radiation, adult medical and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes. It is located at the existing radiation oncology facility which will remain operational during the construction. The department will have its own identity within the campus and its own entrance. To the patients, it will appear to be a separate facility. The proposed work consists of approximately 38,200 s.f. of construction; comprised of interior renovations (approximately 24,000 s.f.), rooftop expansion (approximately 13,700 s.f.), and the addition of a two car elevator shaft (approximately 420 s.f.). Sitework includes landscaping, new curbs, asphalt paving, concrete sidewalks, site lighting, drainage, and a new steel & glass canopy.			
Name of Applicant or Sponsor: Mr. Paul Rhodes; Assoc. Exec. Director		Telephone: 718-226-9199 E-Mail: PRhodes@northwell.edu	
Address: 475 Seaview Avenue, Plant Operations Dept.			
City/PO: Staten Island,		State: New York	Zip Code: 10305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See Appendix A			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19.8 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		37.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Hospital			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO	YES
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	NO	YES
b. 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 checked="" type="checkbox"/>		<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline  Forest  Agricultural/grasslands  Early mid-successional  
 Wetland  Urban  Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

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

16. Is the project site located in the 100-year flood plan?

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

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

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

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment: \_\_\_\_\_

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

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: \_\_\_\_\_

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

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: \_\_\_\_\_

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

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

Applicant/sponsor/name: Paul Rhodes Date: June 12, 2019

Signature:  Title: Associate Executive Director



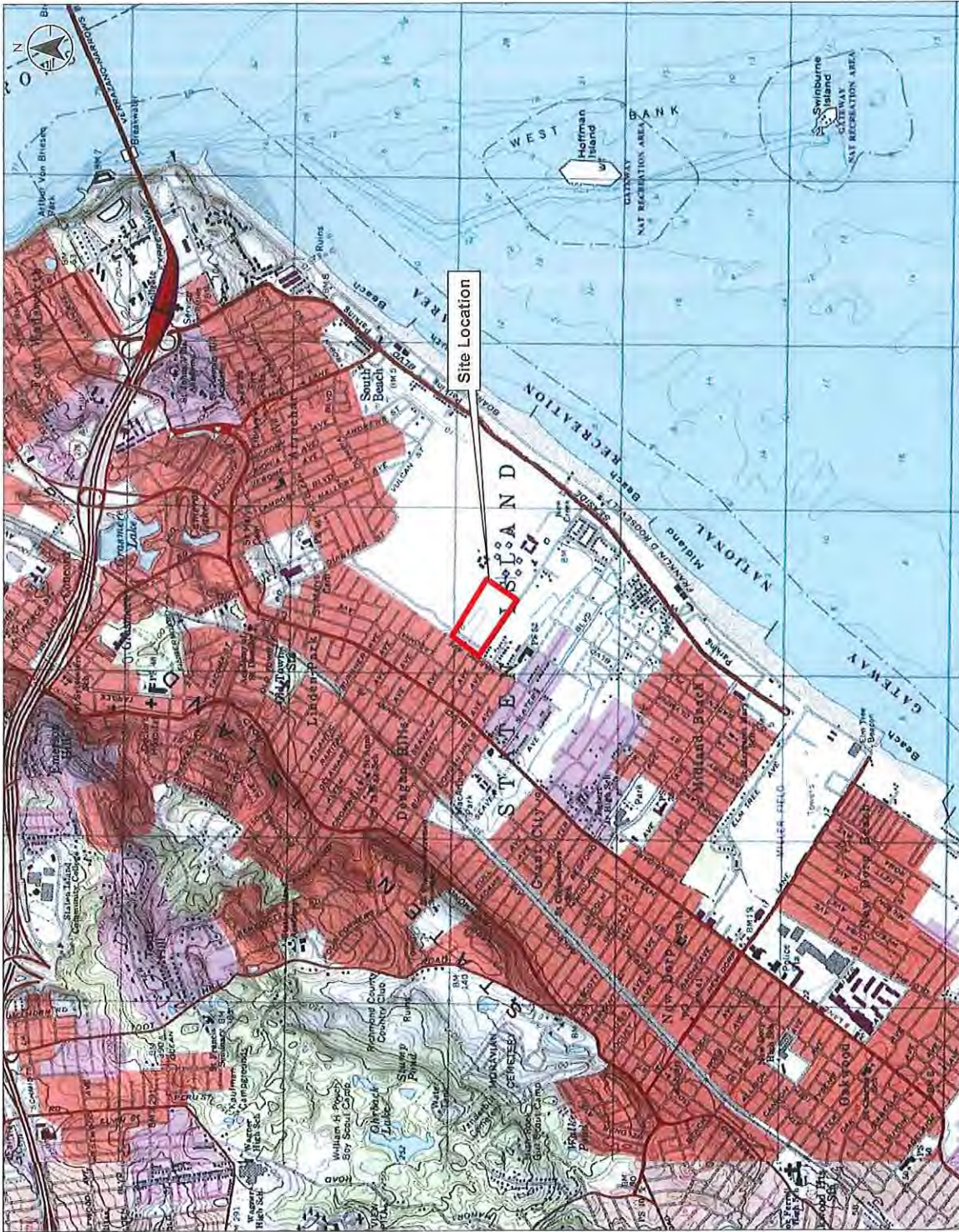


05624  
 1: Coordinate System: NAD 1983 StatePlane New York Long Island EPSS 3168 FTM



Project Location  
 475 Greenway Avenue  
 Staten Island, NY 10314  
 Client  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 Short-Environmental Assessment Form  
 Figure No. 1

Title  
**Location Map**



Disclaimer: This document has been prepared based on information provided by others as cited in the figures section. Stantec has not verified the accuracy or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.





- Legend
- Staten Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center



Project Location  
 875 Shoreview Avenue  
 Staten Island, NY 10314

Client/Project  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 Short Environmental Assessment Form

Figure No.  
 2

Title  
 Vicinity Map



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



- Legend
- Staten Island University Hospital - North Campus
  - Approximate Location of Proposed Cancer Center
  - 100-year flood zone
  - 500-year flood zone



Project Location  
 475 Seaside Avenue  
 Staten Island, NY 10310  
 Prepared by A/E/C on 10/16/2020  
 10/16/2020 10:50:18 AM on 10/16/2020

Client/Project:  
 Northwell Health Staten Island University Hospital  
 Comprehensive Cancer Center  
 Short Environmental Assessment Form  
 Figure No. 3

Title **Floodplain Map**



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy or completeness of this information and shall not be responsible for any errors or omissions which may be responsible for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.





# Appendix A Project and Sponsor Information Responses

2.

## **NEW YORK STATE DEPARTMENT OF HEALTH**

### **Article 28 – CON Filing**

This project requires a CON filing. The I-2 portion (Radiation Oncology) is required to be Article 28 compliant because of inpatient traffic. Other spaces are being designed to Article 28 requirements. See Links below.

- New York State Department of Health:  
[https://www.health.ny.gov/facilities/cons/more\\_information/](https://www.health.ny.gov/facilities/cons/more_information/)

## **BUILDING DEPARTMENT REVIEW**

### **Permit Application**

Application to the NYC DOB is anticipated to take place through the HUB. More information is available at:

- New York City Department of Buildings:  
<https://www1.nyc.gov/site/buildings/index.page>

### **Architectural and Engineering Approvals**

The Contractor is to maintain the most recent copy of the approved drawings on site during construction.

- Architectural drawings
- Structural drawings
- Mechanical drawings
- Plumbing drawings
- Fire Suppression System drawings

## **PLANNING AND ZONING**

### **SITE PLAN APPROVAL**

No site work is anticipated that affects zoning and there will not be a required Site Plan Approval in excess of the basic building permit.

### **PLANNING AND ZONING APPROVAL**

No changes to permitted uses is being proposed; no special zoning review is anticipated.

Parking requirements for the additional area are met with the existing parking capacity.





Project:	Northwell 2019 SIUH Cancer Center
Date:	July 15, 2019

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

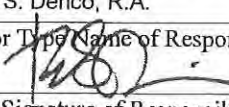
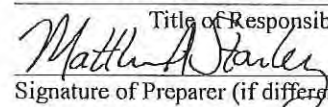
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Northwell 2019 SIUH
Date:	July 15, 2019

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached SEQR Supplemental Report

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Dormitory Authority of the State of New York	July 15, 2019
Name of Lead Agency	Date
Robert S. Derico, R.A.	Acting Director, Office of Environmental Affairs
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



DASNY

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date:

**Project Applicant:** Northwell Health Obligated Group  
**Project Name:** Staten Island University Hospital Comprehensive Cancer Center  
**Program:** Hospitals  
**Project Location:** 475 Seaview Avenue, Staten Island, Richmond County, New York.  
**Project Number:** NA  
**Completed by:** Matthew A. Stanley, AICP

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 involve DASNY's authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate Series 2019 Bonds issued in one or more series to be sold at one or more times through a negotiated offering on behalf of Northwell. The Proposed Project would consist of the development of a Comprehensive Cancer Center on the campus of Staten Island University Hospital ("SIUH"), including interior renovation (approx. 24,000 gsf), rooftop expansion (approx. 13,700 gsf), and the addition of a two-car elevator shaft (approximately 420 gsf).

**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 would improve existing healthcare infrastructure.

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")
    - 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/lwrrp.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 would be located in the City of New York.

<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.

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

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

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

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

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

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

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

The project would not significantly impact the above-listed resources, as indicated in the coordinated SEQR review completed by DASNY.

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

The project would be located in a mixed-use area of Staten Island.

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 would be located in an area served by public transportation.

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 conducted a coordinated SEQR review of the project.

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

The project has been planned and designed in response to the Staten Island community's desire for consolidated cancer services on the island.

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

The Proposed Project would meet all appropriate codes.

<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.

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 project would promote sustainability by being located on a site served by public transportation.

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

DASNY conducted a coordinated SEQR review of the project.

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

As a community hospital, SIUH engages in planning activities to improve the services it delivers to patients and visitors, therefore the 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

New construction would involve adding a third story to an existing building. Concurrently, SIUH is constructing a new 12,600-square-foot power plant to protect vital infrastructure from dangerous storms and floods. The new plant is being built at an elevation of 18 feet above Mean Sea Level; the FEMA 500 year Flood Elevation for the planned site is 16 feet.


---

**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.

 7/15/19  
\_\_\_\_\_  
Signature/Date

Robert S. Derico, R.A., Acting Director, Office of Environmental Affairs  
Print Name and Title

---

<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.





FOR INTERNAL USE ONLY

Date Received: \_\_\_\_\_

WRP No. \_\_\_\_\_

DOS No. \_\_\_\_\_

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the New York City Waterfront Revitalization Program (WRP) which has been approved as part of the State's Coastal Management Program.

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

### A. APPLICANT INFORMATION

Name of Applicant: Northwell Health Obligated Group (Staten Island University Hospital)

Name of Applicant Representative: Mr. Paul Rhodes, Associate Executive Director, SIUH

Address: Plant Operations Dept., 475 Seaview Avenue, Staten Island, NY 10305

Telephone: 718-226-9199 Email: PRhodes@northwell.edu

Project site owner (if different than above): \_\_\_\_\_

### B. PROPOSED ACTIVITY

*If more space is needed, include as an attachment.*

#### 1. Brief description of activity

The Proposed Action would consist of DASNY's authorization an amount not to exceed \$250,000,000 in 30-year tax-exempt and/or taxable fixed and/or variable rate Series 2019 Bonds issued in one or more series to be sold at one or more times through a negotiated offering. A portion of the proceeds of the tax-exempt bond issuance would be used to finance the Staten Island University Hospital Comprehensive Cancer Center. The Cancer Comprehensive Center would combine existing radiation, adult medical and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes. The Cancer Center would be located at SIUH's existing radiation oncology facility which would remain operational during the construction. Proposed work would consist of approximately 38,200 gross square feet ("gsf") of construction, including interior renovation (approximately 24,000 gsf), rooftop expansion (approximately 13,700 gsf), and the addition of a two-car elevator shaft (approximately 420 gsf). Sitework would include landscaping, new curbs, asphalt paving, concrete sidewalks, site lighting, drainage, and a new steel & glass canopy.

#### 2. Purpose of activity

The purpose of the activity is to improve cancer care services on Staten Island.

**C. PROJECT LOCATION**

Borough: Staten Island Tax Block/Lot(s): Block 3355 / Lot 32

Street Address: 475 Seaview Avenue, Staten Island

Name of water body (if located on the waterfront): \_\_\_\_\_

**D. REQUIRED ACTIONS OR APPROVALS**

Check all that apply.

**City Actions/Approvals/Funding**

**City Planning Commission**       Yes     No

<input type="checkbox"/> City Map Amendment	<input type="checkbox"/> Zoning Certification	<input type="checkbox"/> Concession
<input type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Zoning Authorizations	<input type="checkbox"/> UDAAP
<input type="checkbox"/> Zoning Text Amendment	<input type="checkbox"/> Acquisition – Real Property	<input type="checkbox"/> Revocable Consent
<input type="checkbox"/> Site Selection – Public Facility	<input type="checkbox"/> Disposition – Real Property	<input type="checkbox"/> Franchise
<input type="checkbox"/> Housing Plan & Project	<input type="checkbox"/> Other, explain: _____	
<input type="checkbox"/> Special Permit		

(if appropriate, specify type:  Modification  Renewal  other) Expiration Date: \_\_\_\_\_

**Board of Standards and Appeals**       Yes     No

<input type="checkbox"/> Variance (use)	
<input type="checkbox"/> Variance (bulk)	
<input type="checkbox"/> Special Permit	

(if appropriate, specify type:  Modification  Renewal  other) Expiration Date: \_\_\_\_\_

**Other City Approvals**

<input type="checkbox"/> Legislation	<input type="checkbox"/> Funding for Construction, specify: _____
<input type="checkbox"/> Rulemaking	<input type="checkbox"/> Policy or Plan, specify: _____
<input type="checkbox"/> Construction of Public Facilities	<input type="checkbox"/> Funding of Program, specify: _____
<input type="checkbox"/> 384 (b) (4) Approval	<input type="checkbox"/> Permits, specify: _____
<input type="checkbox"/> Other, explain: _____	

**State Actions/Approvals/Funding**

<input type="checkbox"/> State permit or license, specify Agency: _____ Permit type and number: _____
<input checked="" type="checkbox"/> Funding for Construction, specify: <u>Dormitory Authority (Hospitals Program)</u>
<input type="checkbox"/> Funding of a Program, specify: _____
<input type="checkbox"/> Other, explain: _____

**Federal Actions/Approvals/Funding**

<input type="checkbox"/> Federal permit or license, specify Agency: _____ Permit type and number: _____
<input type="checkbox"/> Funding for Construction, specify: _____
<input type="checkbox"/> Funding of a Program, specify: _____
<input type="checkbox"/> Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits?       Yes       No

**E. LOCATION QUESTIONS**

- 1. Does the project require a waterfront site?  Yes  No
- 2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?  Yes  No
- 3. Is the project located on publicly owned land or receiving public assistance?  Yes  No
- 4. Is the project located within a FEMA 1% annual chance floodplain? (6.2)  Yes  No
- 5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2)  Yes  No
- 6. Is the project located adjacent to or within a special area designation? See *Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*  Yes  No
  - Significant Maritime and Industrial Area (SMIA) (2.1)
  - Special Natural Waterfront Area (SNWA) (4.1)
  - Priority Martine Activity Zone (PMAZ) (3.5)
  - Recognized Ecological Complex (REC) (4.4)
  - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

**F. WRP POLICY ASSESSMENT**

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the *NYC Waterfront Revitalization Program*. When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
<b>I</b>	<b>Support and facilitate commercial and residential redevelopment in areas well-suited to such development.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
<b>2</b>	<b>Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3</b>	<b>Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4</b>	<b>Protect and restore the quality and function of ecological systems within the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
<b>5</b>	<b>Protect and improve water quality in the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6</b>	<b>Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i> ) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7</b>	<b>Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8</b>	<b>Provide public access to, from, and along New York City's coastal waters.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9</b>	<b>Protect scenic resources that contribute to the visual quality of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10</b>	<b>Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## G. CERTIFICATION

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


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

Applicant/Agent's Name: Matthew A. Stanley, AICP

Address: DASNY, Office of Environmental Affairs, One Penn Plaza, 52nd Fl, New York, NY 10119

Telephone: 212-273-5097

Email: mstanley@dasny.org

Applicant/Agent's Signature: 

Date: 7/10/2019

## Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

**New York City Department of City Planning**  
Waterfront and Open Space Division  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271  
212-720-3525  
wrp@planning.nyc.gov  
www.nyc.gov/wrp

**New York State Department of State**  
Office of Planning and Development  
Suite 1010  
One Commerce Place, 99 Washington Avenue  
Albany, New York 12231-0001  
(518) 474-6000  
www.dos.ny.gov/opd/programs/consistency

## Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.





NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

- (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) \_\_\_\_\_
- (b) Financial assistance (e.g. grant, loan, subsidy)  X
- (c) Permit, license, certification \_\_\_\_\_

2. Describe nature and extent of action: **The Proposed Action would consist of DASNY's authorization an amount not to exceed \$250,000,000 in 30-year tax-exempt and/or taxable fixed and/or variable rate Series 2019 Bonds issued in one or more series to be sold at one or more times through a negotiated offering. A portion of the proceeds of the tax-exempt bond issuance would be used to finance the Staten Island University Hospital Comprehensive Cancer Center. The Cancer Comprehensive Center would combine existing radiation, adult medical and pediatric medical oncology functions into one complete facility designed to improve patient experience and accommodate additional patient volumes. The Cancer Center would be located at SIUH's existing radiation oncology facility which would remain operational during the construction. Proposed work would consist of approximately 38,200 gross square feet ("gsf") of construction, including interior renovation (approximately 24,000 gsf), rooftop expansion (approximately 13,700 gsf), and the addition of a two-car elevator shaft (approximately 420 gsf). Sitework would include landscaping, new curbs, asphalt paving, concrete sidewalks, site lighting, drainage, and a new steel & glass canopy.**

3. Location of action:

<u>Richmond</u>	<u>Staten Island</u>	<u>475 Seaview Avenue</u>
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

- (a) Name of applicant: **Northwell Health Obligated Group**
- (b) Mailing address: **2000 Marcus Avenue, New Hyde Park, New York 11042**
- (c) Telephone Number: Area Code \_\_\_\_\_
- (d) State agency application number: NA

5. Will the action be directly undertaken, require funding, or approval by a federal agency?  
 Yes \_\_\_\_\_ No X If yes, which federal agency? \_\_\_\_\_

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:

	YES	NO
(a) Significant fish or wildlife habitats? .....	_____	<u>X</u>
(b) Scenic resources of statewide significance? .....	_____	<u>X</u>
(c) Important agricultural lands? .....	_____	<u>X</u>

2. Will the proposed activity have a significant effect upon:

(a) Commercial or recreational use of fish and wildlife resources? .....	_____	<u>X</u>
(b) Scenic quality of the coastal environment? .....	_____	<u>X</u>
(c) Development of future, or existing water dependent uses? .....	_____	<u>X</u>
(d) Operation of the State's major ports? .....	_____	<u>X</u>
(e) Land and water uses within the State's small harbors? .....	_____	<u>X</u>
(f) Existing or potential public recreation opportunities? .....	_____	<u>X</u>
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation? ...	_____	<u>X</u>

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? .....	_____	<u>X</u>
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? .....	_____	<u>X</u>
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? .....	_____	<u>X</u>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law? .....	_____	<u>X</u>
(e) Mining, excavation, filling or dredging in coastal waters? .....	_____	<u>X</u>
(f) Reduction of existing or potential public access to or along the shore? .....	_____	<u>X</u>
(g) Sale or change in use of state-owned lands located on the shoreline or under water? .....	_____	<u>X</u>
(h) Development within a designated flood or erosion hazard area? .....	_____	<u>X</u>
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? .....	_____	<u>X</u>

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? .....

_____	<u>X</u>
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D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or  
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN one copy of the Completed Coastal Assessment Form shall be submitted to:

New York State Department of State  
Office of Coastal, Local Government and Community Sustainability  
One Commerce Plaza  
99 Washington Avenue, Suite 1010  
Albany, New York 12231-0001

If assistance of further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

\_\_\_\_\_

Preparer's Name: Matthew A. Stanley, AICP \_\_\_\_\_  
(Please print)

Title: Senior Environmental Manager Agency: Dormitory Authority of the State of New York

Telephone Number: (212) 273-5097 Date: 7/10/19



## DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES

for the

### Staten Island University Hospital *Comprehensive Cancer Care Center*

#### A Copy of this Notice has been sent to:

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

The Honorable James S. Oddo  
Staten Island Borough President  
Borough Hall  
10 Richmond Terrace, Room 120  
Staten Island, New York 10301

The Honorable Steven Matteo  
New York City Council, District 50  
900 South Avenue, Suite 403  
Staten Island, New York 10314

The Honorable Andrew J. Lanza  
New York State Senate, District 24  
3845 Richmond Avenue, Suite 2A  
Staten Island, New York 10312

The Honorable Nicole Malliotakis  
New York State Assembly, District 64  
11 Maplewood Place  
Staten Island, New York 10306

Dr. Brahim Ardolic, MD  
Executive Director  
Staten Island University Hospital  
475 Seaview Avenue  
Staten Island, New York 10305

Ms. Hilary Semel  
Director  
Mayor's Office of Environmental Coordination  
253 Broadway, 14<sup>th</sup> Floor  
New York, New York 10007

Ms. Marisa Lago  
Chair  
New York City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Ms. Olga Abinader  
Acting Director  
Environmental Assessment & Review Division  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Mr. Christopher Hadwin  
Director, Staten Island Planning Office  
New York City Department of City Planning  
130 Stuyvesant Place, 6<sup>th</sup> Floor  
Staten Island, New York 10301

Ms. Gina Santucci  
Environmental Review Coordinator  
NYC Landmarks Preservation Commission  
One Centre Street, Room 9N  
New York, New York 10007

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

Mr. Steve Zahn  
Regional Director, Region 2  
New York State Department of  
Environmental Conservation  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101-5407

New York State Department of State  
Consistency Review Unit  
Office of Planning and Development  
99 Washington Avenue, Suite 1010  
Albany, New York 12231-0001

Mr. Dana T. Magee, Chair  
Ms. Debra Derrico, District Manager  
Staten Island Community Board 2  
900 South Avenue  
Staten Island, New York 10314

**DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES**

for the

**Staten Island University Hospital**  
***Comprehensive Cancer Care Center***

Mr. Robert S. Derico, R.A.  
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Office of Environmental Affairs  
Dormitory Authority State of New York  
515 Broadway  
Albany, New York 12207-2964

Ms. Sara P. Richards, Esq.  
Associate General Counsel  
Office of Counsel  
Dormitory Authority State of New York  
515 Broadway  
Albany, New York 12207-2964

Mr. Matthew T. Bergin  
Assistant Director  
Public Finance & Portfolio Management  
Dormitory Authority State of New York  
515 Broadway  
Albany, New York 12207-2964

Mr. Matthew A. Stanley, AICP  
Senior Environmental Manager  
Office of Environmental Affairs  
Dormitory Authority State of New York  
New York, New York 10119-0098